



## 1 Hey Top, Cote Lane

Holmfirth, HD9 2RP

**O.I.R.O £825,000**

A beautiful four bedroom rural farmhouse with some of the most beautiful views set in approximately 1.25 acres of gardens and paddock with plenty of off road parking, detached double garage and 20m square agricultural outbuilding. The property is in excellent condition throughout with modern fixtures and fittings and planning to add a further kingsize bedroom with ensuite and dressing room. Briefly comprises porch/sun room, hallway, cloakroom/WC, lounge, open plan living/dining kitchen, utility, boot room and family room. To the first floor are four bedrooms off the 24ft landing and two bathrooms. Twin driveways, plenty of off road parking and area suitable for stabling.

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- STUNNING FOUR BEDROOM RURAL FARMHOUSE WITH SET IN 1.25 ACRES
- AMAZING COUNTRYSIDE VIEWS AND WALKS FROM THE FRONT DOOR
- TWO LARGE RECEPTION ROOMS AND LIVING/DINING KITCHEN
- DOUBLE DRIVEWAY WITH LOADS OF OFF ROAD PARKING
- DETACHED DOUBLE GARAGE AND 20M SQUARE AGRICULTURAL BUILDING
- PLANNING PERMISSION FOR FIRST FLOOR EXTENSION TO CREATE FIFTH BEDROOM WITH ENSUITE

<b>Entrance</b>	<b>Boot Room</b>	<b>Bedroom 4</b>
<b>Porch/Sun Room</b>	10'4" x 6'7" (3.15m x 2.01m)	11'4" x 7'6" (3.45m x 2.29m)
13'8" x 5'7" (4.17m x 1.70m)	<b>Family Room</b>	<b>Shower Room</b>
<b>Inner Hallway</b>	17'9" x 14'7" (5.41m x 4.45m)	6'4" x 3'11" (1.93m x 1.19m)
13'7" x 7'7" (4.14m x 2.31m)	<b>First Floor Landing</b>	<b>Garden and Paddock</b>
<b>WC/Cloakroom</b>	24'4" x 6'5" (7.42m x 1.96m)	<b>Double Garage and Off Road Parking</b>
5'6" x 4'2" (1.68m x 1.27m)	<b>Master Bedroom</b>	19'7" x 18'4" (5.97m x 5.59m)
<b>Lounge</b>	18'0" x 12'5" approx (5.49m x 3.78m approx)	<b>Outbuilding</b>
17'8" x 17'6" (5.38m x 5.33m)	<b>Family Bathroom</b>	19'9" x 19'9" (6.02m x 6.02m)
<b>Dining Kitchen and Snug Area</b>	10'7" x 8'8" (3.23m x 2.64m)	
26'10" x 17'6" (8.18m x 5.33m)	<b>Bedroom 2</b>	
<b>Utility/Larder</b>	11'4" x 10'3" (3.45m x 3.12m)	
7'4" x 6'5" (2.24m x 1.96m)	<b>Bedroom 3</b>	
	14'3" x 7'1" (4.34m x 2.16m)	

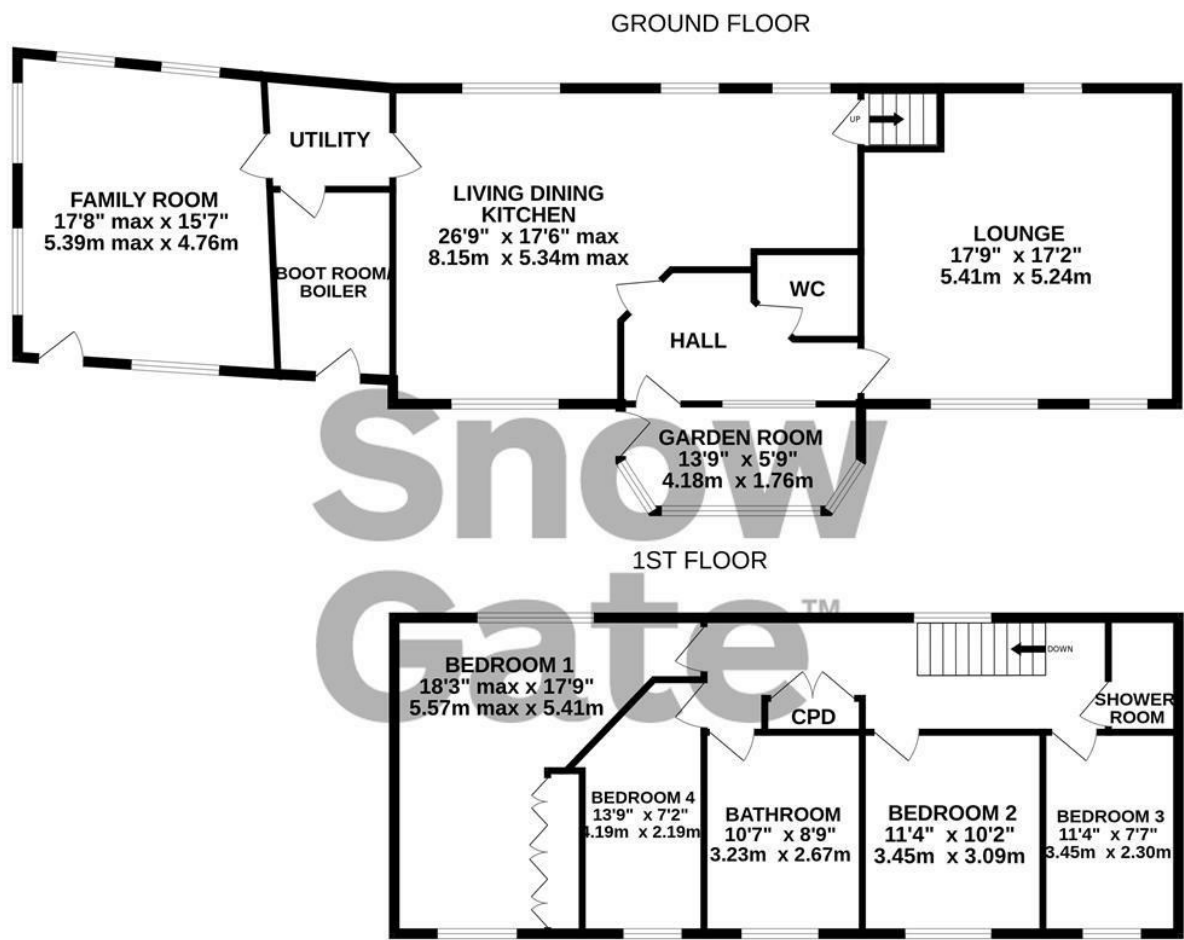


**Directions**

From the centre of Holmfirth take Dunford Road towards Hade Edge. After approximately half a mile turn right onto Choppards Bank Road, bearing left at the first fork. This leads onto Cote Lane where the property can be found on the right hand side.



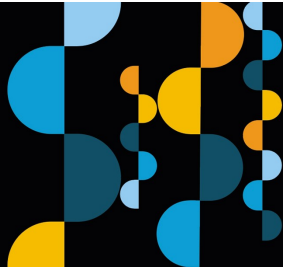
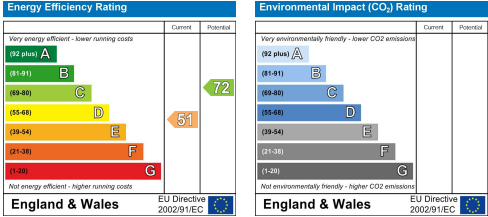
Floor Plan



TOTAL FLOOR AREA : 1938sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk