



Snow Gate™

Estate agency done properly



Totties Lane

Totties, Holmfirth, HD9 1UW

A stunning character filled five double bedroom barn conversion in the heart of the picturesque village of Totties just above New Mill and Holmfirth. The property has original flagged and timber floors, exposed beams and stonework plus a working Yorkshire Range. The spacious and flexible accommodation over two floors comprises large entrance hallway, lounge, farmhouse kitchen, utility/wc and integral garage/workshop. To the first floor are five large double bedrooms, master with ensuite and a family bathroom all off a large landing. Enclosed mature garden and gated off road parking.

Totties is a typical Holme Valley rural village with beautiful countryside walks from the doorstep, not one but two independent garden centres both with great cafes on site, and catchment primary/secondary schools are outstanding. Close-by amenities in neighbouring villages and easy access to local transport links.

NO VENDOR CHAIN.

O.I.R.O £600,000

Totties Lane

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- A LARGE FIVE DOUBLE BEDROOM CHARACTER BARN CONVERSION
- FULL OF PERIOD FEATURES INCLUDING BEAMS, YORKSHIRE RANGE AND FLAGGED FLOORS
- TWO LARGE RECEPTION ROOMS AND SPACIOUS FARMHOUSE DINING KITCHEN
- FLEXIBLE FIRST FLOOR ACCOMMODATION AND TWO STAIRCASES
- LARGE INTEGRAL GARAGE AND ENCLOSED FRONT GARDEN/GATED OFF ROAD PARKING
- NO VENDOR CHAIN

Entrance

Entrance Hallway

17'6" x 13'0" (5.33m x 3.96m)

Lounge

18'2" x 17'4" (5.54m x 5.28m)

Farmhouse Kitchen

18'6" x 13'2" (5.64m x 4.01m)

Utility/WC

14'5" x 6'0" (4.39m x 1.83m)

Integral Garage

19'2" x 11'0" (5.84m x 3.35m)

First Floor Landing

10'4" x 10'4" approx (3.15m x 3.15m approx)

Bedroom 1

18'5" x 10'7" (5.61m x 3.23m)

Ensuite

9'10" x 5'1" (3.00m x 1.55m)

Bedroom 2

18'9" x 11'0" (5.72m x 3.35m)

Bedroom 3

17'8" x 11'5" (5.38m x 3.48m)

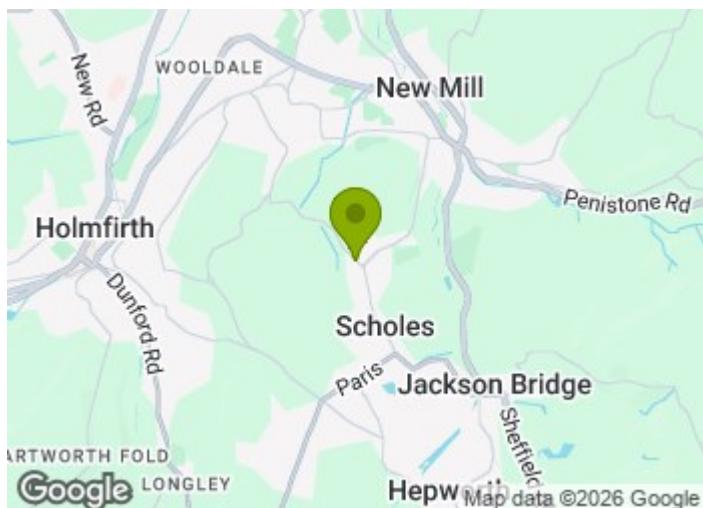
Bedroom 4

12'8" x 10'3" (3.86m x 3.12m)

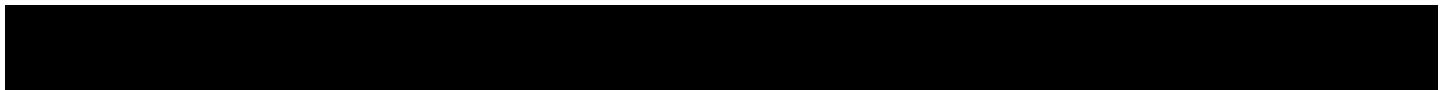
Bedroom 5

13'3" x 10'0" (4.04m x 3.05m)

Garden and Off Road Parking



Directions



Floor Plan



Totties Lane, Holmfirth, HD9 1UW

Total Area: 213.1 m² ... 2294 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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