



Snow Gate™

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, 1 Top Of The Moor

Stocksmoor, Huddersfield, HD4 6XR

£1,500,000

A magnificent five bedroom manor house in this incredibly sought after village location a short walk from the railway station and stunning countryside. The property occupies a large plot with an adjoining 1.4 acre paddock and beautiful paved and lawned gardens and a huge detached oak framed garage as well as integral garage. The current owners have tastefully modernised the property throughout and permission was granted in June 2020 for a self contained two bedroom annex over a 1000 square foot garage ideal for a holiday let or multi generational living. The accommodation briefly comprises hallway, open plan living/dining kitchen, downstairs WC, cinema room, utility, integral garage, family room, lounge and playroom. To the first floor are five bedrooms, master with ensuite and dressing room and family bathroom. Large detached oak framed garage/workshop, gardens and paddock (in all over two acres). Must be viewed!

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- STUNNING FIVE BEDROOM MANOR HOUSE WITH PADDOCK
- HUGE DETACHED OAK FRAMED GARAGE/WORKSHOP
- IMMACULATE THROUGHOUT WITH LOVELY VIEWS AND PRIVATE POSITION
- LARGE AMOUNTS OF POTENTIAL FOR EXTENDING (SEE PLANNING PERMISSION)
- VERY POPULAR VILLAGE LOCATION A SHORT WALK FROM THE RAIL STATION
- FOUR SPACIOUS RECEPTION ROOMS AS WELL AS OPEN PLANING LIVING DINING KITCHEN

Entrance

Living Dining Kitchen

Kitchen Area
29'7" x 13'11" (9.02m x 4.24m)

Living Dining Area
22'9" x 12'6" (6.93m x 3.81m)

Rear Hallway

Front Hallway

Downstairs WC
5'10" x 3'5" (1.78m x 1.04m)

Cinema Room
17'8" x 17'3" (5.38m x 5.26m)

Boiler Room
5'11" x 4'10" (1.80m x 1.47m)

Utility
15'4" x 10'0" (4.67m x 3.05m)

Family Room/Snug
18'3" x 13'10" (5.56m x 4.22m)

Cellar

Formal Lounge
20'9" x 14'3" (6.32m x 4.34m)

Playroom/Garden room
25'0" x 12'11" (7.62m x 3.94m)

First Floor Landing
Master Bedroom Suite
29'7" x 13'11" (9.02m x 4.24m)

Dressing Room
8'5" x 8'3" (2.57m x 2.51m)

Ensuite
11'2" x 5'10" (3.40m x 1.78m)

Master Bedroom
17'10" x 13'11" (5.44m x 4.24m)

Bedroom 2
18'10" x 18'2" (5.74m x 5.54m)

Ensuite
9'9" x 7'8" (2.97m x 2.34m)

Bedroom 3
15'11" x 11'2" (4.85m x 3.40m)

Bedroom 4
14'6" x 13'7" (4.42m x 4.14m)

Bedroom 5/Study
9'9" x 6'5" (2.97m x 1.96m)

Family Bathroom
12'10" x 7'4" (3.91m x 2.24m)

Integral Double Garage
19'9" x 16'3" (6.02m x 4.95m)

Garden Store
12'1" x 11'2" rough measure (3.68m x 3.40m rough measure)

Additional Room (First Floor)
15'11" x 10'2" (4.85m x 3.10m)

Detached Oak Framed Garage
29'5" x 28'8" (8.97m x 8.74m)

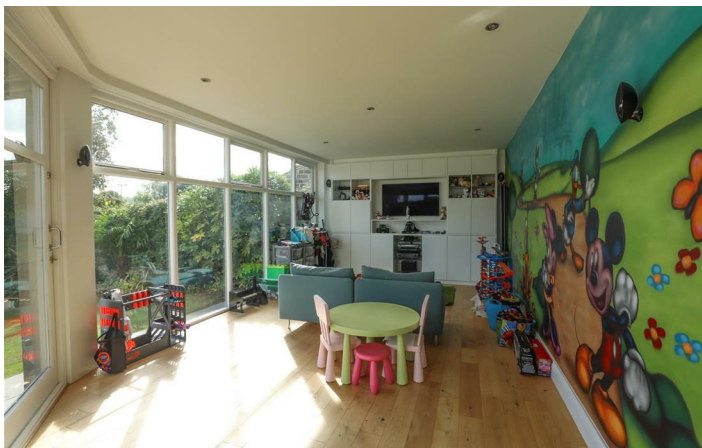
Planning Permission

Garden, Parking and Paddock

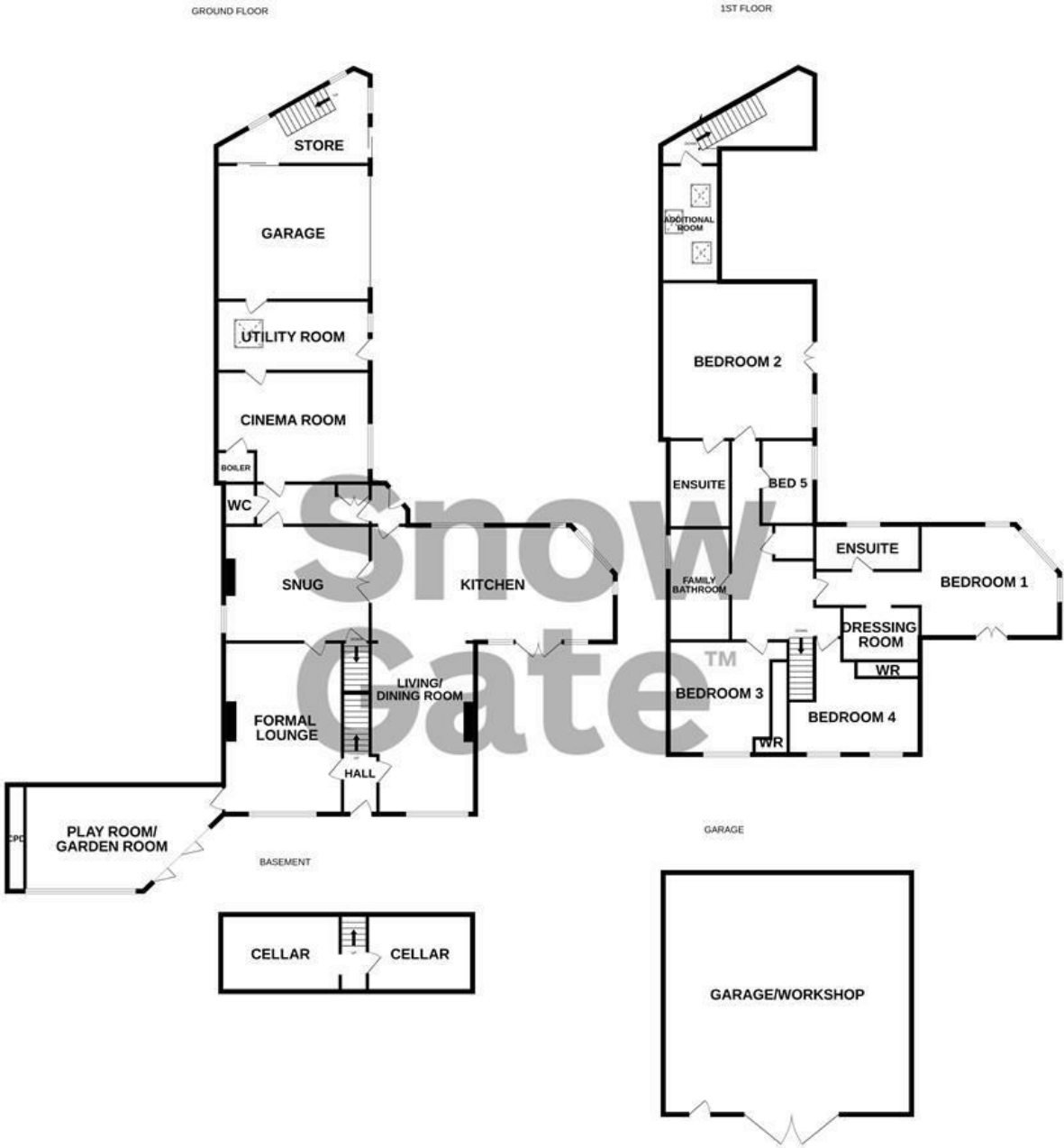


Directions

With Stocksmoor railway station on the left, head along Station Road towards Fulstone/New Mill. Take a right onto Cross Lane, approx halfway along Cross Lane immediately after Stocksmoade Court, turn left onto Top Of The Moor where the property can be found on the left hand side.



Floor Plan



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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