



**Lower Snittlegate Lower Snittlegate,Hade Edge
HOLMFIRTH HD9 2JF**

welcome to

Lower Snittlegate Lower Snittlegate, Hade Edge HOLMFIRTH

OCCUPYING A FABULOUS RURAL POSITION WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF HADE EDGE IS THIS DETACHED FOUR BEDROOM CHARACTER FARM HOUSE WITH PANORAMIC VIEWS ACROSS THE VALLEY. SET TO A SIZEABLE PLOT WITH DETACHED DOUBLE GARAGE AND STONE OUT BUILDING IDEAL AS HOBBIES ROOM.

Summary

Impressive four bed stone detached farmhouse located in a rural location with stunning panoramic views across rolling countryside. The property has had a good level of modernisation that is within keeping of it's wealth of character and charm and offers a perfect home for professionals or family buyers wanting a rural lifestyle with accessibility. Set within substantial well manicured grounds, that includes a vegetable plot and herb garden. There is a stone out building ideal for storage/hobbies area. Further benefiting from a detached stone double garage with pull down loft ladder leading to a good level of storage. The spacious accommodation offers a good size dining kitchen, leading into an inner hallway, with sun porch, utility room, downstairs toilet, walk-in shower room and boiler room off. Leading on from the inner hallway is the formal dining room/snug and spacious lounge. To the first floor there is a spacious landing with four bedrooms, master with ensuite and house bathroom.

Accommodation Dining Kitchen

15' x 12' 3" (4.57m x 3.73m)

Spacious dining kitchen that really is the hub of this home, with a generous amount of solid oak farmhouse style wall and base units and granite worktops. Complemented with a good level of integrated appliances, including Aeg Induction hob, with Neff concealed extractor fan over, Neff microwave, Neff single oven and Aeg dishwasher. The real focal point being the Rayburn stove set to the stone chimney breast. Further enhanced by inset down lights to ceiling, with ceiling beams and tiled floor covering. Plenty of natural light floods in from the dual aspect double glazed windows taking in the truly stunning views across the countryside.

Door access into inner hallway. Radiator.

Inner Hallway

Spacious inner hallway giving access to all the downstairs rooms. With feature stone flagged floor covering and glass and timber balustrade leading to first floor landing. Inset down lights to ceiling.

Sun Porch

9' 9" x 4' (2.97m x 1.22m)

This light and sunny room located to the rear of the property is ideal to sit and take in the simply beautiful views across the rolling countryside. With feature leaded stain glass arch window and exposed stone work and tiled floor covering.

Utility Room

13' 9" x 11' 1" (4.19m x 3.38m)

Spacious utility room with tiled floor covering and inset down lights to ceiling, incorporating painted ceiling beams and wall and base units with granite worktop. Radiator. Door giving access to garden.

Shower Room

Modern shower room that has been completed to a high specification. With walk in shower, complimented by rainfall shower head and additional handset. low flush WC and wash hand basin. Further enhanced by attractive tiles to the wall and floor covering. Inset down lights to ceiling.

Storage Cupboard

Latched timber door leads to useful storage cupboard.

Boiler Room

Good size storage room, which houses the oil fired worcester Bosch boiler. Door giving access onto rear garden.





Dining Room/snug

13' 5" x 14' 6" into recess (4.09m x 4.42m into recess)
Spacious attractive room with engineered oak floor covering and ceiling beams. Double glazed leaded window takes in the beautiful countryside view across to the front of the property. The real focal point of this room is the reclaimed handmade brick fire place incorporating Dunsley log burner.

Lounge

24' 7" max recess x 15' 6" (7.49m max recess x 4.72m)
Truly stunning spacious lounge dual aspect with solid oak floor and timber ceiling beams. Plenty of natural light floods in through the double glazed bay window that takes in the breath taking view across the valley.. Further enhanced by the impressive stone fireplace with stone hearth, incorporating Dunsley log burner.

Landing

Spacious carpeted landing leading to four bedrooms, ensuite and house bathroom. Double glazed windows. Loft access. Radiator.

Master Bedroom

18' 4" x 15' 5" (5.59m x 4.70m)
Stunning spacious bedroom, that offers plenty of natural light from the dual aspect double glazed windows, taking in the truly spectacular views across the valley. With engineered oak floor covering and inset down lights to ceiling. Loft hatch. Radiator. Leading to en suite.

En Suite

Modern contemporary white suite, comprising of corner Mira shower with, low flush WC and attractive vanity sink, with storage. Paneled ceiling with inset down lights. Attractive tiled floor with under floor heating. Stainless Steel ladder radiator.

Bedroom Two

14' 10" x 12' 5" (4.52m x 3.78m)

Spacious double bedroom with engineered oak floor covering and timber ceiling beams. Double glazed leaded window. Loft hatch. Radiator.

Bedroom Three

10' 8" x 10' 1" (3.25m x 3.07m)
Double bedroom with engineered oak flooring and timber ceiling beams. Windows onto hallway.

Bedroom Four/office

13' 10" x 7' 5" Restricted head height (4.22m x 2.26m
Restricted head height)
Step down into bedroom that is currently utilised by the current owners as an office. With engineered oak flooring. Storage into eves. Leaded double glazed window. Radiator.

House Bathroom

9' 3" x 8' 1" (2.82m x 2.46m)
Spacious house bathroom with claw foot freestanding bath. Vanity sink with marble top and low flush WC. Complemented by oak floor covering and timber ceiling beams. With traditional heated towel rail radiator. Extractor.

Detached Double Garage

Alarmed Stone Detached double garage with electric doors. Pull down ladder leads to additional storage into eves. To the side of the double garage there is a log store.

Outbuilding

Alarmed stone out building, ideal space for storage and hobbies/work room. With power and light.

Solar Panel

Please note, this property has solar panels that are owned by the current vendor.

Services

This property has oil fired central heating, mains water supply and ceptic tank.



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welcome to

Lower Snittlegate Lower Snittlegate, Hade Edge HOLMFIRTH

- Rural Detached Character Farm House
- Four Bedrooms
- Set on Substantial Well Manicured Gardens
- Panoramic Views
- Double Garage

Tenure: Freehold EPC Rating: E

guide price

£700,000

directions to this property:

Leave Holmfirth via Dunford Road, follow this road up, out of Holmfirth and on reaching Hade Edge, follow Dunford Road as it forks to the right. Continue along Dunford Road, through Hade Edge village where you bear left onto flight Hill, with immediate left into Snittle Road, and the property can be found 300 yards down on the right-hand side.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF107062 - 0018

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