



**Totties Lane, Totties Holmfirth HD9 1UW**



**welcome to**

## **Totties Lane, Totties Holmfirth**

STUNNING GRADE II\* CHARACTER RESIDENCE BOASTING VERSATILE 3/4 BEDROOM ACCOMMODATION LOCATED IN THE SOUGHT AFTER HAMLET OF TOTTIES AND HAVING DOUBLE GARAGE AND EXTENSIVE GARDENS.

### **Summary**

Dating back to around 1684 Totties Hall simply oozes character along with spacious accommodation that is located in the desirable hamlet of Totties. This fabulous grade II\* listed residence boasts both generous and versatile 3/4 bedroom accommodation that may suit the professional couple working from home, or the growing family requiring sizeable bedrooms and extensive gardens. Briefly comprising: open plan lounge/dining area, kitchen, utility/w.c, three first floor bedrooms, master being en suite, and a splendid attic bedroom. All this is further enhanced externally by good sized gardens to the front and rear and access to a double garage. With well regarded schooling close at hand and ease of access to major commuting routes, an internal inspection would be highly recommended.

### **Accommodation**

#### **Open Plan Lounge/ Dining Room**

21' 3" x 21' 2" ( 6.48m x 6.45m )

The grandest of rooms with the focal point being the wood burner set to Inglenook style fireplace. There is a wealth of exposed stonework and timbers and the room has stone flagged flooring in the dining area and is currently carpeted in the living area. There are two period radiators, mullioned windows to front aspect and a staircase ascends to the first floor.

#### **Kitchen**

12' x 10' 6" ( 3.66m x 3.20m )

Fitted with a bespoke range of wall and base units with granite worksurfaces incorporating a pot Belfast style sink with mixer tap. Appliances include the five burner range cooker with extractor hood and a dishwasher whilst the room has inset ceiling lighting, stone flagged flooring and has windows to

rear aspect with a stable door leading out into the rear garden.

#### **Utility/W.C**

6' 2" x 5' 6" ( 1.88m x 1.68m )

There is plumbing for a washing machine, useful storage cupboards, a low flush w/c, hand washbasin, a slate tiled floor and window to rear aspect.

#### **First Floor**

##### **Bedroom One**

14' 9" x 12' 7" ( 4.50m x 3.84m )

The principle double bedroom affords more character with the mullion windows to front aspect and fabulous beamed ceiling.

##### **En Suite**

White low flush w/c and contemporary style hand washbasin with shower cubicle having rainfall unit. There is a vinyl floor covering, inset ceiling lighting and a chrome effect heated towel rail.

##### **Bedroom Two**

12' 3" x 10' 8" ( 3.73m x 3.25m )

A second double bedroom with vaulted ceiling, period style radiator, beams to ceiling and mullion windows to rear aspect.

##### **House Bathroom**

White suite comprising of low flush w/c, pedestal hand washbasin and double ended roll top bath. The room has complementary tiled surrounds, a vinyl floor covering, inset ceiling lighting, a radiator and is window to rear aspect.





### **Bedroom Three**

14' 10" x 8' 3" ( 4.52m x 2.51m )

Another room that could accommodate a double bed and having a feature ornamental fireplace, beamed ceiling and mullioned windows to front aspect.

### **Attic Room**

21' 4" x 13' restricted head height ( 6.50m x 3.96m restricted head height )

A room that provides a vast amount of versatility in its usage, which is currently used as an office. The room has exposed timbers and a vast amount of undereaves storage.

### **External**

To the front of the property is an enclosed walled garden with lawns and shrubs. The extensive rear gardens, ideal for young children or relaxing and dining al fresco, the gardens are predominantly lawned with an array of plants and shrubs and a spacious patio area. Electric gates lead to the sweeping driveway with parking for a number of vehicles that in turn leads to the double garage with additional store and both of which have an electricity supply.



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## Totties Lane, Totties Holmfirth

- Grade II\* Listed Residence
- Generous Three/Four Bedroom Accommodation
- Extensive Gardens
- Double Garage
- Prime Location

Tenure: Freehold EPC Rating: Exempt

guide price

**£525,000**

### directions to this property:

From our office on Victoria Street head left on to Towngate and continue on the A635 Station Road. Turn right on to Town End Road and take a slight right on to Wooldale Road. Continue through Wooldale village onto Fearnley Lane and into the village of Totties where Totties Hall can be found on the left hand side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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