



The Old Pump House
Wakefield Road | Lepton | Huddersfield | HD8 0LY

THE OLD PUMP HOUSE





A luxury development, approached by a scenic lane opening to reveal two bespoke homes, each providing generous six bedroom accommodation, finished to an exceptional standard throughout, enjoying the most idyllic of settings and a stunning rural backdrop, commanding breathtaking views, enclosed within private landscaped gardens, each home benefitting from adjoining 2 acre paddocks.

Sympathetically designed taking full advantage of the plots they sit on; the intention to create architectural drama, anticipation and excitement achieved through well-lit, open plan living spaces, the journey from the front door being immediately impressive before leading to the large open plan living areas with bi-folding aluminium doors opening onto the rear gardens, seamlessly connecting internal and external living.

Accommodation in the main benefits from a contemporary open plan style with double bedrooms and high quality bathrooms to the first and second floors; all rooms commanding differing scenic outlooks over the grounds and surrounding landscape.

The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks being on the doorstep whilst glorious scenery associated with the Holme Valley can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to Leeds, Sheffield, Manchester and Wakefield, whilst the M62 can be reached within a 20-minute drive, whilst nearby rail links offer a direct route to the capital.

PLOT 1 – FAIRVIEW

A spacious home offering 6 bedroom accommodation, in excess of 4000 sqft, including an open plan living kitchen which seamlessly connects with the garden.

To the remainder of the ground floor, a stunning hallway offers a delightful first impression, a theme which continues throughout, whilst two additional reception rooms and a home office are complimented by the six bedroom layout with five bathrooms and a further office or playroom.

Finished to a high specification throughout and benefitting from high energy efficiency values courtesy of an air source heating system, this distinctive home enjoys views over the surrounding landscape, has a paddock adjoining the rear garden and located within a short drive of the both the M1 and M62 motorways.

Ground Floor

A contemporary styled aluminium entrance door sits within a double height glazed aspect allowing tremendous levels of natural light to be drawn indoors; the reception offering an impressive introduction to the home with porcelain tiling to the floor. The eyes are immediately drawn to a bespoke, centrally positioned oak staircase to a galleried landing whilst a cloakroom presents a modern two-piece suite incorporating a carved granite wash hand basin and a floating W.C whilst tiling to the walls and floor compliment to room.

A home office or sitting room offers versatile accommodation, positioned to the front aspect of the property commanding stunning views. The lounge, also located to the front of the home enjoys a double aspect position with windows looking out over two elevations.

A living kitchen spans the rear aspect of the property forming the heart of the home, ideal for family socialising with windows overlooking the rear garden. A bank of bi-folding doors to the sitting area opens directly onto the garden terrace whilst internal, bi-folding crittle style doors open to the dining area which has a window to the side aspect and an internal door back to the hallway. The bespoke, painted ash, in-frame kitchen has quartz worksurfaces and is designed to the highest of standards complimented by appliances from Fisher and Paykel, Miele and Siemens.

The utility is off the kitchen enjoying generous space before opening to the glass fronted link to the garage which also has a door opening directly onto the rear garden.















First Floor

An impressive galleried landing commands stunning rural views down the valley capturing Castle Hill in the distance. There is a staircase to the second floor and access to all first floor accommodation.

The principal bedroom is positioned to the front aspect of the home with windows commanding outstanding panoramic views whilst an en-suite shower room offers a stylish finish with a modern three piece suite, complimented further still by a walk-in dressing room.

The second bedroom also occupies a front facing position with windows commanding stunning views, the en-suite having a walk-in shower with a sliding glass door, a low flush W.C and a floating wash hand basin with vanity draws beneath, the room benefiting from complementary tiling to the walls and floor.

There are two additional rear facing double bedrooms each with windows overlooking the gardens and adjoining paddock land beyond.

A home office offers versatile accommodation and a stunning outlook over the rear gardens whilst the family bathroom presents a double ended bath, a floating W.C and twin wash hand basins, all complemented by stunning tiling to the walls and floor.



Second Floor

A central staircase rises to a generous landing with skylight window, there is a bedroom suite offering generous double accommodation with a skylight window and a balcony skylight to the front aspect opening to capture amazing views over the surrounding landscape. An adjoining en-suite shower room enjoys a three piece suite and has a skylight window to the rear aspect.

The sixth double bedroom has a skylight window at the rear accompanied by a feature balcony skylight opening to reveal views over the rear facing landscape whilst a separate shower room has a skylight window to the rear.

Externally

A driveway provides off road parking for several vehicles before gaining access to the attached double garage and is flanked on one side with an established shrubbed borders whilst a lawn at the front of the property wraps the side elevation of the house before extending to the rear. The rear garden is enclosed and benefits from a substantial terrace spanning the rear aspect of the home, whilst an adjoining lawn raises to a second tier garden which is separated by a post and rail fence to the paddock land which measures approximately 2 acres.

The attached double garage has power, lighting and an electronically operated entrance door.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







PLOT 2 – HILLSIDE

A six bedroom home with spacious accommodation approaching 4000 sqft, the reception having a double height glass façade pulling exceptional levels of natural light indoors. This individually designed home enjoys open plan sociable living, all rooms enjoying stunning views over the grounds and surrounding countryside.

To the ground floor a living kitchen is open plan to the garden room that's leads out onto the garden whilst a spacious lounge looks directly down the valley. Over the first and second floors there are six bedrooms and four bathrooms.

The property benefits from an air source heat pump, and overlooks the adjoining 2 acre paddock, enjoys enclosed landscaped gardens and whilst benefitting from this idyllic semi rural setting is well served by local facilities including highly regarded schools.

Ground Floor

An aluminium entrance door opens into a delightful reception hall which has a double height window to the front resulting in amazing views from both the ground and first floor over the paddock and down the valley over Huddersfield, and Castle Hill towards the Pennines and Holme Moss.

The hallway offers an outstanding first impression to the home with a bespoke staircase and access to a cloakroom that is presented with a modern two piece suite with fittings by Geberit, incorporating a floating W.C and a vanity base with insect draw units and a carved stone sink over.

The lounge offers generous proportions with windows to three aspects all enjoying views over the gardens and adjoining scenery whilst bi-folding doors open directly onto the garden terrace whilst internal bi-folding crittle styled does open directly into the living kitchen.

The living kitchen forms the hub of the home presents a stunning entertaining space incorporating the kitchen, dining area and garden room all laid out in an L-shaped design. There is a glass lantern to the ceiling, windows overlooking the rear garden and bi-folding doors seamlessly connecting the inside to the garden terrace. The bespoke, painted ash, in-frame kitchen has quartz worksurfaces and is designed to the highest of standards complimented by appliances from Fisher and Paykel, Miele and Siemens. A centrally positioned feature wall acts as a divide to the dining kitchen which has a bespoke media wall and open plan access to the breakfast / dining area

A generous utility has a rear door, a window and an internal door to the garage. A cupboard is home to the pressurised cylinder tank and manifolds for the underfloor heating.









First Floor

An impressive galleried landing commands magnificent long distance views: the principal bedroom is positioned to the rear aspect of the home with windows commanding stunning scenic views and an en-suite shower room that is presented with high quality furniture and tiling to the walls and floor whilst a window to the side aspect commands rural views.

The second bedroom suite positioned above the garage would make an ideal home gym, offering versatile space with skylight windows to each roof line and a window to the front looking directly down the valley towards Huddersfield. En-suite accommodation incorporates a shower, wash hand basin and a low flush W.C.

There are two additional double bedrooms to the first floor, each room commanding impressive views over differing aspects of the surrounding landscape

The family bathroom presents a four piece suite incorporating a double ended freestanding bath, a floating W.C, a wash hand basin with cupboard beneath and a walk-in wet room style shower, whilst impressive tiling to the walls and floor completes the room which has a window to the rear commanding stunning views.

Second Floor

A generous landing offering an ideal reading / seating area which would make a comfortable home office with skylight windows commanding rural views. There are two double bedrooms each with skylight windows, whilst a bathroom is presented with a high quality three piece suite.

Externally

This property has a tarmac driveway, edged by established borders, providing off road parking for several vehicles with an additional pebbled bay that directly overlooks the paddock and would make an ideal parking space for a horse box, caravan or motorhome. The remainder of the gardens wrap the south and east aspects of the home, are laid to lawn with established shrubbed borders, fenced boundaries, and a generous terrace.

The adjoining paddock land measures approximately two acres is located to the front of the home set within a hedged and fenced border. The double garage has an electronically operated door, power and lighting.

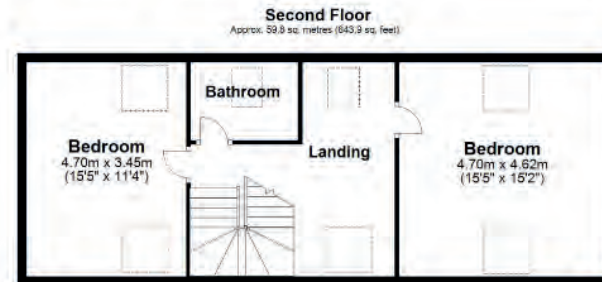
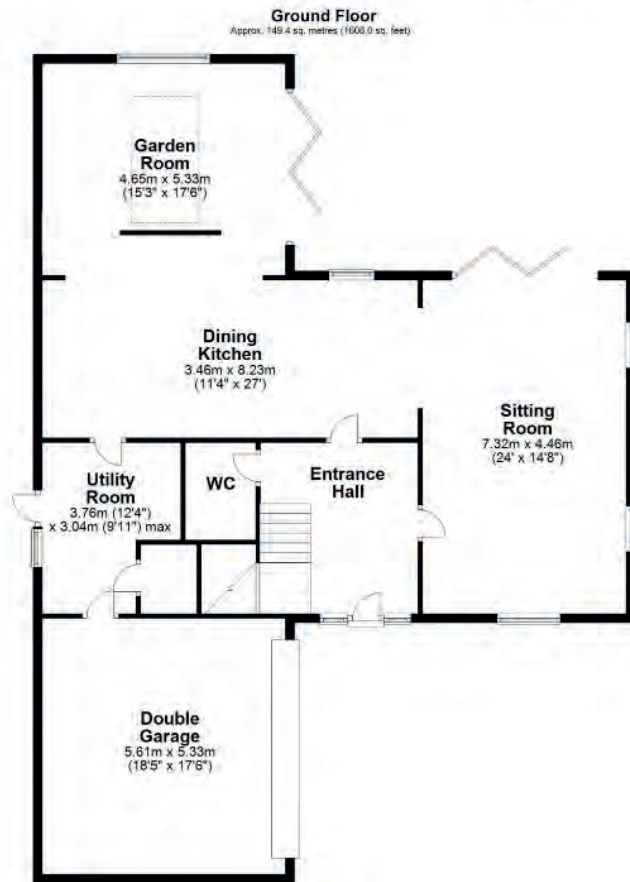
Information

Two Freehold properties with mains water and electricity. Drainage via a Septic Tank and a 12KW Air Source Heat Pump (underfloor to the ground floor level). Council Tax Band - F. EPC Rating - B. CAT6 network cabling. Fixtures and fitting by separate negotiation. A 10-year warranty.

Directions

From the roundabout at Grange Moor follow Wakefield Road towards Huddersfield and turn right into the development.

Hillside Plot 2



Total area: approx. 324.7 sq. metres (3495.2 sq. feet)





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country on



Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

