



Healey House
8 Highgate Lane | Lepton | Huddersfield | HD8 0HA

STEP INSIDE

Healey House

Privately enclosed with 1/3 of an acre grounds, enjoying south facing rear gardens and amazing cross valley views over the Woodsome Valley, an individually designed and built four bedroom property which offers spacious accommodation with a versatile layout.

A stone built home offering off road parking for several vehicles, wrapped within private gardens and offering accommodation which includes a stunning open plan living kitchen, lounge and snug, in addition to three bedrooms, two bathrooms and a utility.

The location offers an idyllic setting with open countryside on the doorstep whilst local services are in abundance and include highly regarded schools; bus and train services are easily accessible as is the M1 motorway ensuring convenient access to surrounding commercial centres whilst train services from Mirfield offer a direct link to the capital.

Ground Floor

The reception hall features laminate oak effect flooring and has staircase with oak banister and brushed chrome balustrade to the first floor, a window and an inner door access into the living kitchen.

Forming the hub of the home, an open plan living kitchen incorporates a dining area and kitchen, features oak flooring and invites an abundance of natural light indoors via two windows to the rear and sliding patio which open to the garden room. The kitchen features a range of fitted furniture with shaker-style units and rolled-edge work surfaces incorporating a ceramic sink and drainer with chrome mixer tap. A complement of appliances includes a four-ring ceramic AEG induction hob with cooker hood over, a matching AEG double oven, a shoulder-level microwave oven, and a dishwasher. There is tiling to splash areas, under-unit lighting and soft-closing doors. A freestanding breakfast island has a granite top and fixed frame cupboards and drawers beneath.

The garden room enjoys a fantastic open-aspect view across the property's gardens and valley beyond, has tiling to the floor and French doors out to the patio seamlessly connecting the outdoors to the inside.

An inner hallway provides access to two double bedrooms and the lounge which offers generous accommodation, enjoys a light and airy disposition with dual-aspect windows, including a bay window commanding stunning open-aspect views across the gardens and the valley beyond. A cast-iron Clearview Portway multi-fuel stove has attractive limestone inset and hearth. A bathroom is presented with a three piece suite finished in white.

There are two double bedrooms to this section of the home; a generous front facing room with a window overlooking the front gardens whilst the second bedroom has a window to the side aspect of the property overlooking the east side lawn.

Off the kitchen a third bedroom or family room / home office benefits from generous proportions and a dual aspect of mullioned windows to both the side and rear elevations, the rear taking full advantage of the panoramic views across the valley. There is a freestanding cast-iron Clearview multi-fuel stove set upon a raised hearth.

First Floor

The landing has a skylight window with integrated blind and is centrally positioned offering access to both the first floor bedroom and luxury bathroom.

The bedroom is flooded with natural light and offers spacious accommodation, has three skylight windows, providing panoramic views across the valley resulting in a stunning room which could be utilised as a full bedroom suite accompanying the bathroom which presents a three-piece suite finished in white comprising a freestanding, double-ended, roll top bath with floor-mounted chrome mixer tap and showerhead attachment, a low-level W.C. with concealed cistern and push-button flush, and a broad wash hand basin set upon a bespoke oak vanity cupboard with wall-mounted mixer tap and mosaic tiled splashback. There is attractive Karndean flooring, and a skylight window.













LOCAL AREA

Lepton

Lepton

The property enjoys the most enviable of settings, open countryside on the doorstep resulting in the most idyllic of locations and an enviable outdoors lifestyle, and within easy access of the M1 and M62 (for Leeds 35 mins and Manchester 50mins).

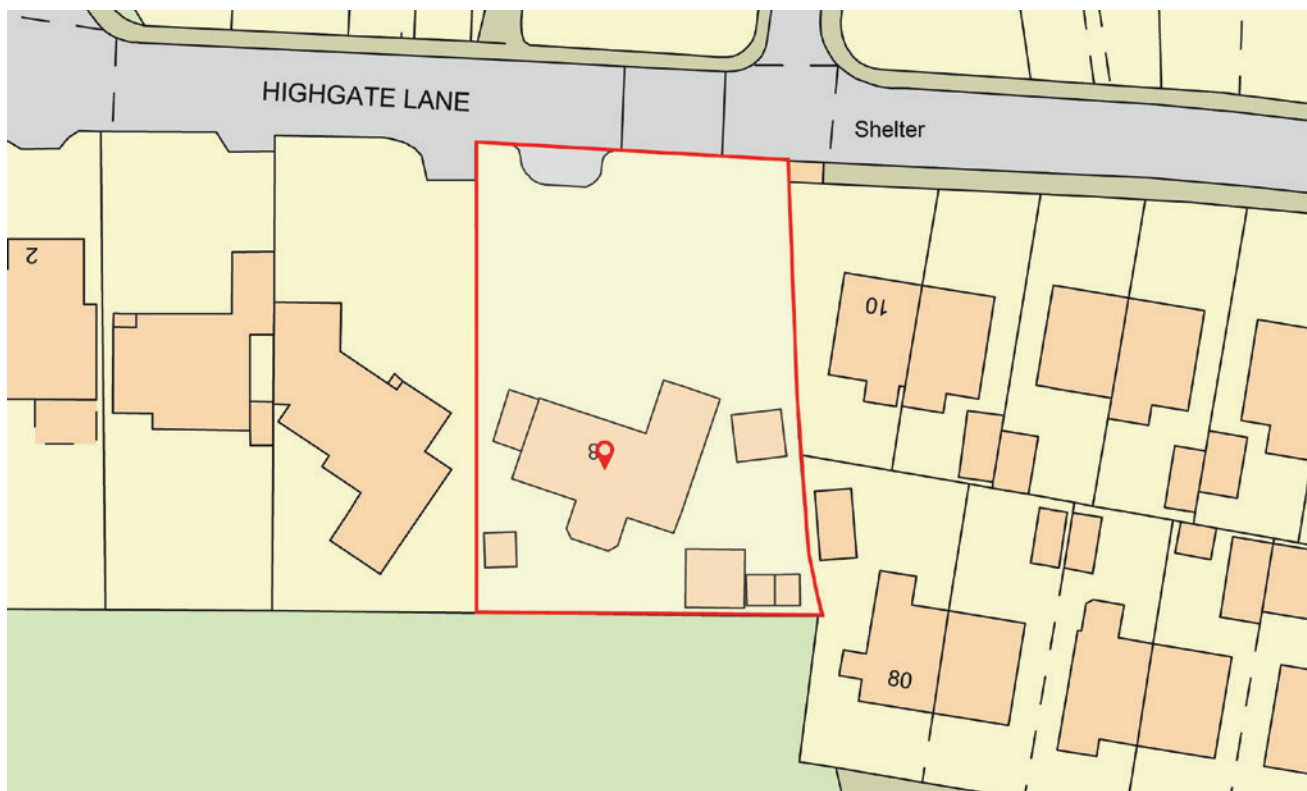
Highly regarded schools are easily accessible including Wakefield Girls' High, Queen Elizabeth Grammar in Wakefield and Huddersfield Grammar School, amongst others. Locally there are quaint village pub's and restaurants including the locally famous 3 Acres at Emley. Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop, National Mining Museum and the Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park is within a short drive. Mirfield is within 20 minutes by car and offers a direct link to the capital by train. In short, a delightful countryside development, with a real sense of community where every day 'hustle and bustle' can be reached within a short drive.



Huddersfield	4.5 miles
Holmfirth	8 miles
Leeds	20 miles
Manchester	33 Miles
Sheffield	23 Miles
Wakefield	10 miles







STEP OUTSIDE

Healey House

Externally

The property occupies a plot extending to approximately 1/3 of an acre with private south facing gardens. The property is approached through a pillared driveway which provides off street parking for multiple vehicles and leads to the car port. The front garden is laid predominately to lawn with mature and well stocked flower and shrub beds. A section is ideal for raised beds, a vegetable plot or a patio/decking area. To the rear aspect, enjoying a south facing outlook a generous garden is superb, extending to the side with a flagged patio area ideal for Al-fresco dining. There is a multi-purpose workshop/studio which could be utilised as a garden office or hobby room. A summer house offers summer shelter and the ideal entertaining space. The gardens take advantage of pleasant open aspect views across the Woodsome valley to the rear.

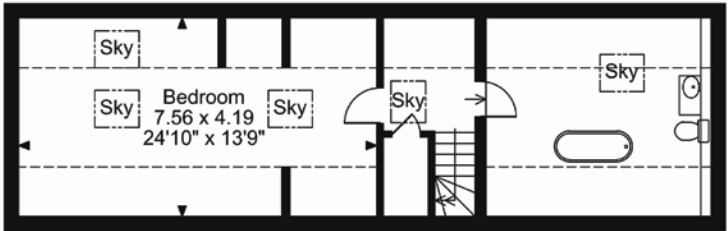
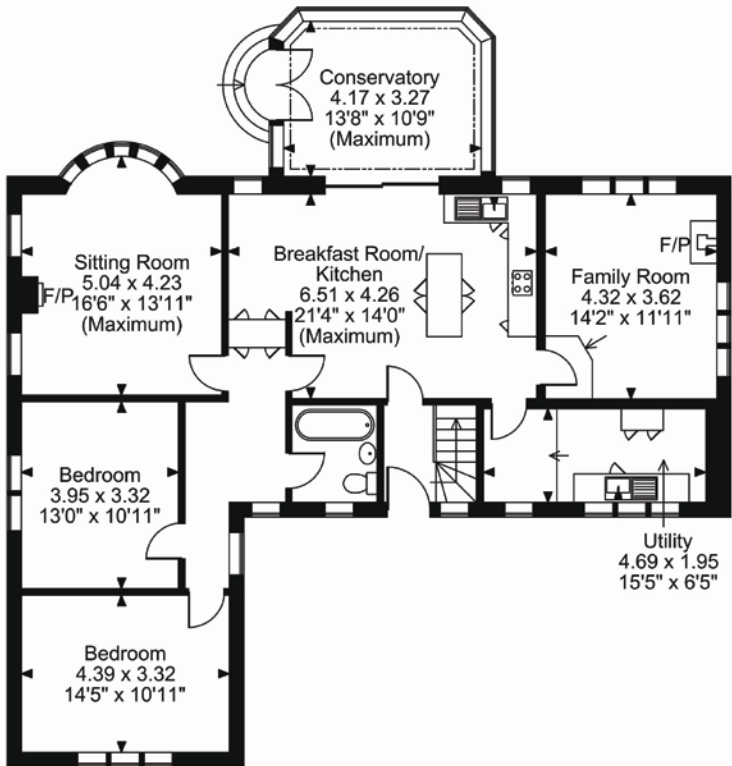
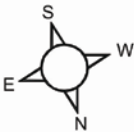
Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - D. EPC Rating - D. Fixtures and fittings by separate negotiation.

OIEO £500,000



Highgate Lane, Lepton, Huddersfield
Approximate Gross Internal Area
1769 Sq Ft/164 Sq M



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

