



2 Broadfields
Slaithwaite | Huddersfield | West Yorkshire | HD7 5UD

2 BROADFIELDS



Enjoying a delightful countryside setting, commanding awe-inspiring views and meticulously refurbished interiors, offering spacious accommodation, a stunning home which has been sympathetically modernised and extended, seamlessly blending modern living with timeless charm, showcasing retained period features alongside a tasteful modern design.







KEY FEATURES

A beautiful home, the accommodation incorporates a hugely impressive open plan living kitchen, lounge, dining room, home office and boot room, whilst four bedrooms to the first floor are complemented by two bathrooms.

Located on the outskirts of open countryside resulting in the most idyllic of outdoors lifestyles, whilst local facilities are easily accessible and include both train and bus services, the M62 motorway is on the doorstep ensuring convenient access throughout the region and beyond. An internal inspection is recommended to fully appreciate the standard of accommodation on offer in addition to the wonderful surroundings and outlook this bespoke property has to offer.

Ground Floor

A bespoke oak door opens into the dining hall which immediately sets the scene; a stunning room offering generous accommodation with retained features on display including exposed beams to the ceiling, stonework to three walls and an original stone chimney breast which is home to a wood burning stove that sits on a stone flagged hearth. The room has an oak floor, a bespoke staircase to the first-floor landing and windows to two aspects, the rear overlooking the gardens whilst offering a glimpse of surrounding scenery.

A boot room incorporates a utility, has a window and door to the side, full tiling to the floor, furniture with granite worksurface incorporating a drainer and sink whilst having plumbing and space for an automatic washing machine and a dryer. There are useful cupboards and a bench with cupboards beneath and over. A cloak room presents a modern two-piece suite.

The living kitchen is undoubtedly the hub of the home; a show stopping room flooded with natural light, capturing stunning views of the surrounding landscape whilst incorporating the kitchen, dining area and sitting area. The room has full tiling to the floor, a bank of sliding doors, seamlessly connecting to the garden, a vaulted ceiling with an exposed steel beam and original stonework. To the sitting area a media wall incorporates an electric fire, the kitchen benefitting from a comprehensive range of furniture complemented by granite surfaces and an island which extends to an overhanging breakfast bar with inset hob and down draft extractor. There is a Belfast double sink and full complement of appliances including twin ovens and grill, a full height fridge and a full height fridge freezer, a microwave oven and dishwasher.

The adjoining pantry has a continuation of the tiled floor, a window and furniture including cupboards, open fronted shelving and a granite workstation.

The lounge has windows to two aspects, the rear overlooking the gardens, exposed beams and a feature stone fireplace with an inset electric stove.

The home office offers versatile accommodation and would make an excellent self-contained fifth bedroom, has full height windows to two aspects, the rear enjoying stunning views, whilst an en-suite shower room is presented with a three-piece suite.















First Floor

The landing overlooks the stairwell with an exposed stone wall, has a vaulted ceiling with exposed beams and timbers whilst a feature drop light finishes the look with a full height frosted window. An original stone chimney breast incorporates an original fireplace.

The principal bedroom suite is impressive from first view, the eye naturally drawn to angled windows ensuring natural light whilst also framing surrounding countryside. A vaulted ceiling results in a feeling of open space whilst a dressing room has open fronted wardrobes, drawer units and a dresser. The en-suite bathroom has complementary tiling to the walls and floor, a frosted window and furniture including a wall hung W.C, twin basins and a shower with a fixed glass screen.

The second bedroom offers double accommodation, has two windows commanding stunning views, a vaulted ceiling with exposed beams and trusses on display, a stone fire place and en-suite facilities presenting a three piece suite.

There are two additional bedrooms, to the first floor; a double with a vaulted ceiling, a window and exposed timbers whilst the fourth bedroom has exposed trusses and a window commanding stunning views.

The family bathroom has a double ended bath with shower over, a wall hung W.C and a wash hand basin; feature tiling to the walls and floor, a frosted window and an exposed beam to a vaulted ceiling.













KEY FEATURES

Externally

A driveway offers off road parking for several vehicles and gives access to a double garage. The rear garden is laid to lawn with southeast facing gardens, privately enclosed, commanding stunning cross valley views over adjoining countryside.







LOCAL AREA

Slaithwaite, HD7

A delightful rural village, situated on a hillside crest above the Colne Valley, 5 miles west of Huddersfield, and just north of the River Colne and the Huddersfield Narrow Canal. The property occupies a delightful south facing position resulting in outstanding views across the valley, various local walks and bridle paths are on the doorstep as is the highly regarded Titanic Spa. The village itself enjoys a delightful location neighbouring villages including Marsden, Linthwaite, Milnsbridge, Scapegoat Hill, Longwood and Golcar offering amenities including an award-winning farm shop and café, numerous village pubs and restaurants and families will appreciate the proximity to well-regarded primary and secondary schools.

A charming position located on the edge of the Pennines on the outskirts of the Holme Valley; only ten miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside.

The locally famous Tunnel End and the canal towpath are a popular attractions, a walk into Slaithwaite, where many barges are moored, presents many shops, cafés and restaurants, alternatively walk in the opposite direction to Huddersfield town centre. Some famous scenes from Last of the Summer Wine have been filmed taking full advantage of the local scenery. Shops and restaurants are easily accessible whilst services include a railway stations and regular bus service. Junction 23 of the M62 is easily accessible linking up with the M1 and surrounding commercial centres including Huddersfield, Manchester, Oldham, Leeds, Sheffield and Wakefield.



INFORMATION

A Freehold property with mains gas, water electricity and drainage.
Underfloor heating to the ground floor.
Council Tax Band – H.
EPC Rating – D.
Fixtures and fittings by separate negotiation.

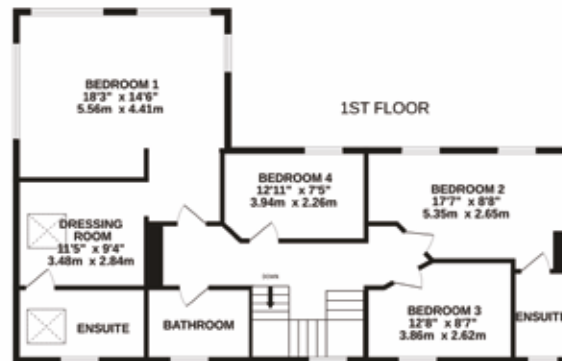
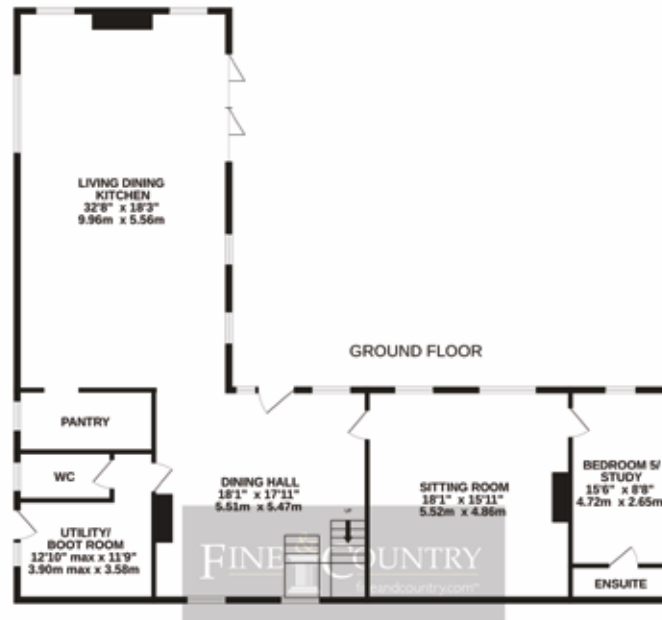
Directions

What3words - Insurers.prettiest.suave



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TOTAL FLOOR AREA : 2632 sq.ft. (244.5 sq.m.) approx.

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