

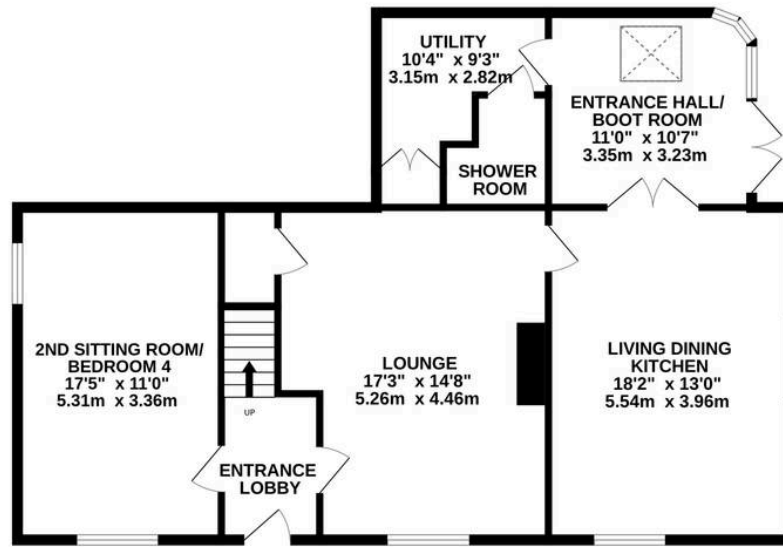


Park View Farm, Off Wakefield Road, Botany Lane

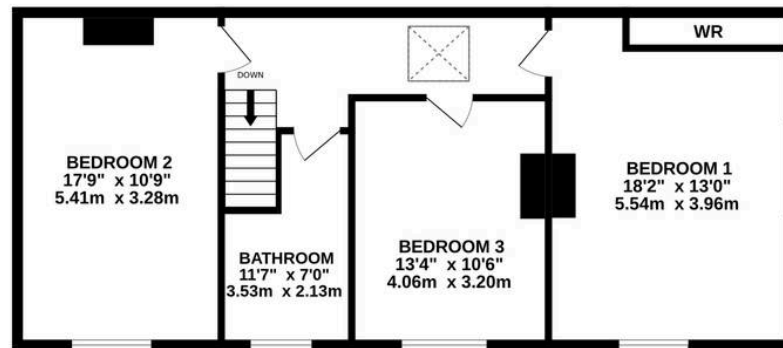
Lepton, Huddersfield, HD8 0NE

Offers in Region of **£625,000**

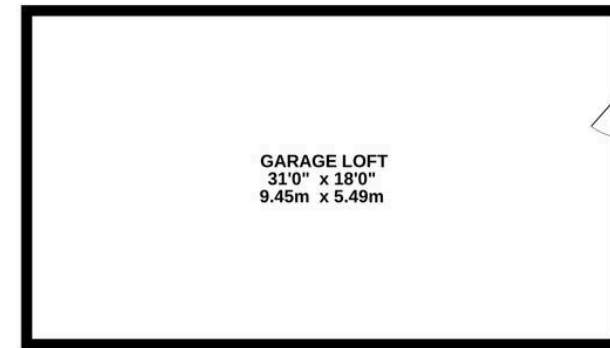
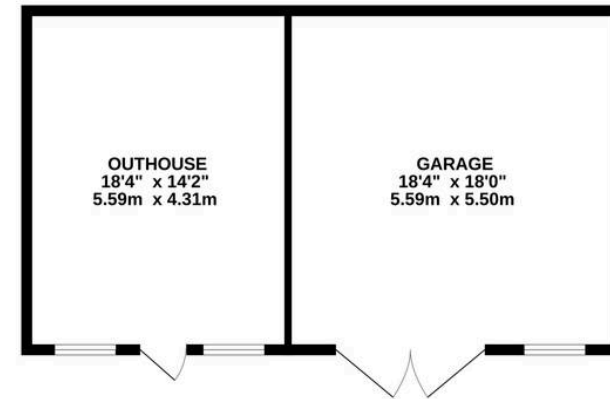
GROUND FLOOR



1ST FLOOR



GARAGE



BOTANY LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Park View Farm, Botany Lane, Lepton, HD8 0NE

**** Part-exchange considered ****

A DELIGHTFUL, PERIOD FARMHOUSE AND BARN CONVERSION, TASTEFULLY UPGRADED OVER THE YEARS AND OFFERING MUCH MORE SPACE THAN MIGHT FIRST BE IMAGINED. OFFERING SUPERB COMMUTABILITY, BEING 15 MINS FROM M1, 20 MINS FROM M62, AND 25 MINS FROM WAKEFIELD MAINLINE TRAIN STATION. THIS HOME HAS THREE/FOUR BEDROOMS AND BOASTS WONDERFUL BEAMS, TIMBERS AND OTHER PERIOD FEATURES THROUGHOUT. WITH A DELIGHTFUL GARDEN, LONG DISTANCE VIEWS AND A COACH HOUSE GARAGE WITH WORKSHOP/HOBBY SPACE AND LOFT AREA.

Briefly comprising of a fabulous entrance hall/boot room, further hallway to the front, sitting room, superb farmhouse style dining-kitchen, utility room, downstairs w.c./shower room which also serves the second sitting room/bedroom four. There are three double bedrooms off of the first floor landing, bedroom one being an exceptional room with long distance views, bedroom two once again with fabulous beams and fire place, bedroom three having mullioned windows and an outlook to the front, luxury house bathroom. Externally, there is a driveway giving right of access to the neighbouring property, parking spaces before the coach house and delightful gardens adjoining neighbouring fields with long distance views.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.





GROUND FLOOR

LIVING DINING KITCHEN

18' 2" x 13' 0" (5.54m x 3.96m)

With the continuation of the fabulous flooring, this large and impressive room has a beautiful view, courtesy of a bank of mullioned windows, out over the properties driveway, lawn gardens and long distance, rural views beyond, with trees on the skyline in the distance. There are beams to the ceiling, inset spotlighting, a fabulous stone fireplace which is home for the Rangemaster oven with usual warming ovens, gas rings and hot plate. There is a wealth of units at both the high and low level with a large amount of storage and display cabinets, plate racking, inset butler style ceramic sink with mixer tap above, integrated dishwasher, wine racking and pull out basket draws. The room also has alcove display shelving to either side of the glazed doors. There is a further bank of windows giving an outlook to the front/driveway side and central chandelier point above the table. A timber glazed door leads through to the lounge.

LOUNGE

17' 3" x 14' 8" (5.26m x 4.47m)

This as the photographs and floor layout plan suggests, is a particularly welcoming room, it has a lovely beamed ceiling with inset spotlighting, beautiful mullioned windows to the front with window seat. The room has a period style central heating radiator, a raised stone flagged hearth with a beautiful stone fireplace which is home for a log burning stove. There is a doorway giving access to a useful under stairs storage cupboard. A further timber glazed door gives access to the entrance hallway.



ENTRANCE HALL/BOOT ROOM

11' 0" x 10' 7" (3.35m x 3.23m)

Twin timber glazed doors give access through to the everyday entrance hall/boot room, this with attractive flooring, a high angled and beamed ceiling, large Velux window and particularly stylish mullioned windows to one wall, giving a lovely view out over the properties courtyard/driveway. The room has a pair of timber glazed doors giving an attractive view through to the superb dining-kitchen, and a timber glazed door gives access through to the utility room.

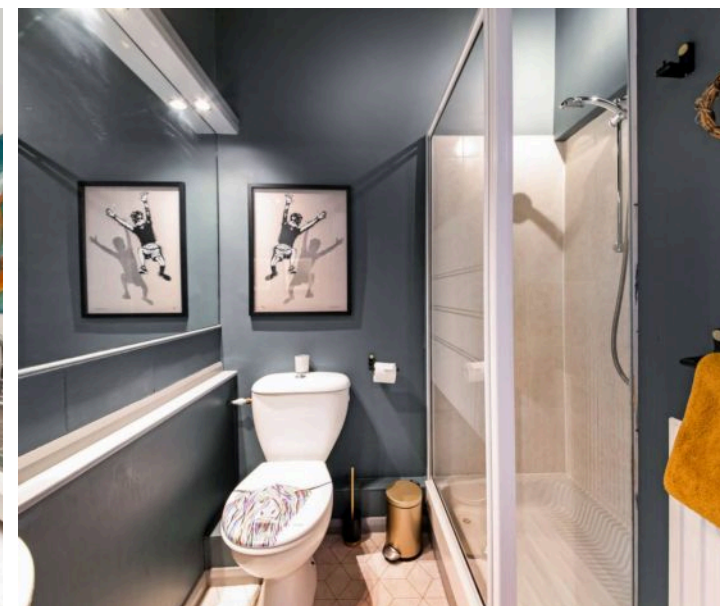
UTILITY ROOM

10' 4" x 9' 3" (3.15m x 2.82m)

This L-shaped utility room has beams to the ceiling, a Velux window, a huge amount of storage cupboards, working surface, space for fridge, washing machine, dryer and there is a stainless steel sink unit with mixer tap above. A four panelled timber door gives access to a downstairs w.c/shower room.

SHOWER ROOM

This useful space is often used in conjunction with the second sitting room, acting as bedroom four. This is a useful downstairs w.c, which features a low level w.c, a corner wash hand basin and shower cubicle. There are attractive beams and stone work on display and a large mirror with inset spotlighting over.



ENTRANCE LOBBY

This formal entrance hallway has a lovely, period style timber glazed door. Period style central heating radiator and beams on display with inset spotlighting to the ceiling, the doorway from here gives access to the second sitting room/bedroom four.

BEDROOM FOUR/SECOND SITTING ROOM

17' 5" x 11' 0" (5.31m x 3.35m)

The second sitting room, which could also be utilised as a fourth bedroom, features a pair of mullioned windows to the front, a further window to the side, inset spotlighting to the ceiling, beams on display, a period style central heating radiator and a delightful stone fireplace with raised stone hearth and library style shelving to the chimney recesses.





FIRST FLOOR

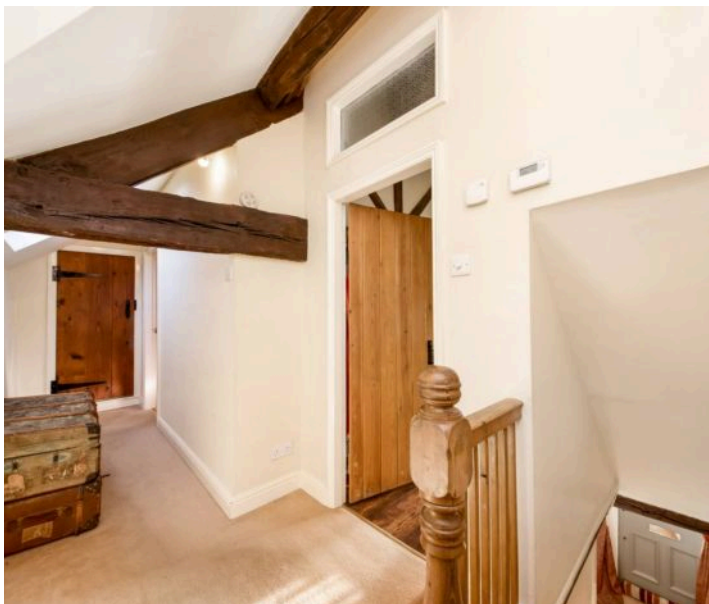
FIRST FLOOR LANDING

Staircase rises up to the first floor landing, this has a fabulous angled and beamed ceiling, with a large Velux window and a doorway that gives access through to bedroom one.

BEDROOM ONE

18' 2" x 13' 0" (5.54m x 3.96m)

With a stunning, long distance view courtesy of a bank of mullioned windows with window seat beneath. This room has an impressive ceiling height up to the full apex height with beams on display. There is a chandelier point, a full bank of inbuilt wardrobes up to the ceiling height, a further window to the side giving a pleasant outlook and a period style central heating radiator.



BEDROOM TWO

17' 9" x 10' 9" (5.41m x 3.28m)

Bedroom two is once again an incredibly characterful room, which has period features galore. This room features mullioned windows, giving an outlook to the front of the property, with incredible beams and timbers on display, and a beautiful, handmade, brick and stone fire place reaching up to the full ceiling height.

BEDROOM THREE

13' 4" x 10' 6" (4.06m x 3.20m)

Yet again, a lovely period room with a bank of mullioned windows to the front elevation, and beams and timbers on display and the brick chimney breast, which rises from the sitting room below, up to the full height ceiling with wonderful timbers again on display.

HOUSE BATHROOM

11' 7" x 7' 0" (3.53m x 2.13m)

The house bathroom comprises of a four piece suite, including a double ended, ball and claw foot bath with Victorian style handheld mixer tap/shower unit over, shower cubicle with chrome, high quality fittings, low level w.c. with polished timber seat, vanity unit with shaped wash hand basin and mixer tap, illuminated display alcove, useful storage cupboards and once again has high angled and beamed ceilings with inset spotlighting and attractive flooring.





FRONT GARDEN

To the front of the home there is an attractive garden area, additional parking space for a suitably sized car, stone flagged sitting out area and feature well which is securely capped. The property occupies a lovely location and has an extreme amount of character, both inside and out, it is assured that the combination will please when viewed, as will the long distance views.

REAR GARDEN

Outside, the property has a long, sweeping driveway which passes the front of the property and around to the side/rear. This also gives access for the neighbouring property. There is driveway/parking space before the beautiful coach house. The lovely, well maintained, enclosed garden has a terrific view out over neighbouring farmland, with wonderful long distance views beyond. There is a stone, flagged terrace and mature shrubbery and trees.

COACH HOUSE/MISTAL

18' 4" x 14' 2" (5.59m x 4.32m)

This with stable door and windows to one side and garage door to the other with a further window provides a huge amount of space, not only garaging but home office/workshop space. There is also a loft area which is purely used for storage at this moment in time and has a loading door to the garden side. The coach house/outbuilding offers a huge amount of future potential.





ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, double glazing and external lighting, external water tap. Carpet, curtains and certain other extras may be available by separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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