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Marsden  
HUDDERSFIELD





# Marsden

## HUDDERSFIELD

Guide Price £550,000

A TRULY UNIQUE OPPORTUNITY TO BUY A LARGE DETACHED FARMHOUSE WITH LARGE STONE BARN RIPE FOR CONVERSION IN ADDITION TO (AVAILABLE BY SEPARATE NEGOTIATION) PLANNING PERMISSION GRANTED TO BUILD A SEPARATE COMMANDING RESIDENCE ALL SET WITHIN APPROXIMATELY 1.1 ACRES OF ITS OWN LAND AND COMMANDING BREATH TAKING VIEWS. THE MAIN HOUSE IS WELL PRESENTED AND READY TO MOVE INTO BUT ALSO OFFERS GREAT SCOPE TO ADAPT TO THE BUYERS PERSONAL



PREFERENCES. THE LARGE DETACHED STONE BARN OFFERS POTENTIAL, SUBJECT TO PLANNING, TO CONVERT AND ATTACHED TO THE MAIN HOUSE TO CREATE A PALATIAL DWELLING OR TO CONVERT AS A SEPARATE RESIDENCE. THE LARGE BUILDING PLOT WITHIN THE LAND OFFERS A SEPARATE DRIVEWAY ENTRANCE AND HAS HAD PLANNING PERMISSION GRANTED FOR A STUNNING CONTEMPORARY RESIDENCE.

## The Farmhouse

Netherleys Cottage itself extends to 2000 square feet comprising five bedrooms and two bathrooms with three reception rooms.

### Farmhouse Ground Floor

With entrance hall leading to the dining kitchen with a substantial wooden fitted kitchen. This could be painted to update the colours or replaced to the buyers choosing,

but as it is makes a charming social space. Incorporated within the kitchen is a Rangemaster cooking range comprising, double oven, grill, warming drawer and 5 ring induction hob and this is in addition to a well-equipped utility. The impressive drawing room has a beamed ceiling and, like the kitchen and sitting room affords spectacular views as well as a fireplace behind which may lie an old inglenook fireplace. The ground floor is

enhanced by having a WC and separate cloak room. The elegant sitting room has a beamed ceiling and a stone inglenook fireplace housing a cast iron gas stove.

### Farmhouse First Floor

With two staircases there is flexibility in how the property can be utilised. The views from the first floor are even more spectacular including from the master bedroom which has a contemporary white and chrome ensuite shower room. This is Jack and Jill style to allow use to the other double bedroom and small single bedroom which is currently used as a study. Two further double bedrooms, making five bedrooms in total, are served by the house bathroom. This is also a contemporary suite in white and chrome like the ensuite with twin sinks but has the advantage of both a full bath and separate walk in shower cubicle.

### The Barn

A large detached stone barn is close enough to consider converting and connecting to the main house by perhaps building a glass corridor/porch between the two yet offering enough privacy and separation to allow a separate residence to be created, all of course subject to planning permission. An especially stunning contemporary barn conversion with





stunning views would command a high resale value. The barn has a large forecourt and driveway creating an abundance of parking.

### **The Building Plot**

Available by separate negotiation at a guide price of £200,000. With planning permission to build a large, private, detached, stunning, state of the art design house with its own separate driveway entrance, generous garden provision and simply stunning views. The planning permission details can be looked at on the Kirklees Planning Portal website quoting the reference number - 2015/90497. These plans can also be emailed to you if requested by emailing [Justin@yorkshiresfinest.org](mailto:Justin@yorkshiresfinest.org)

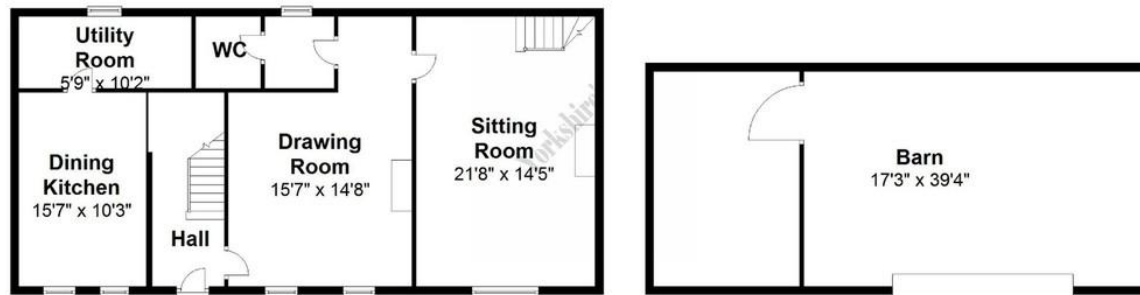
### **Outside**

Totalling approximately 1.1 acres including the building plot the grounds of Netherleys Cottage include attractive landscape gardens with large lawned areas, extensive terrace and mature bushes and shrubs in addition to a grazing paddock. We estimate the land without the building plot to be 3/4 of an acre.



### Ground Floor

Approx. 1664.7 sq. feet



### First Floor

Approx. 997.4 sq. feet



Total area: approx. 2662.1 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors Plan produced using PlanUp.







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