

martin-thornton.com
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**Dyeworks, Parkwood Road, Longwood
Huddersfield,**

Offers over £675,000

MARTIN THORNTON PLATINUM.

A SUBSTANTIAL FAMILY HOME, WITH AN ACRE OF LAND & STABLES.

A grade 2 listed former mill owners property dating back to the 1700's which has undergone an extensive program of redesigning, enhancement and restoration throughout - sympathetically combining period featured with a high specification interior. Both internally & externally this property has the wow factor, and would benefit buyers looking for a spacious & stylish home with the addition of land which could be used for those with leisure, small holding or equestrian interests.

This substantial family home is set over three floors with the addition of a basement vaulted stone cellar. The accommodation comprises 4 double bedrooms each with their own stylish en suite, built in dressing room to the master along with mezzanine study / gaming areas to both 2nd floor bedrooms. There is a bespoke kitchen diner, lounge, dining room, landing library/ seating area, downstairs WC, utility and stylish home office.

The property benefits from gas central heating with cast iron radiators, underfloor heating throughout the ground floor and all bathrooms & sealed timber framed double glazing.

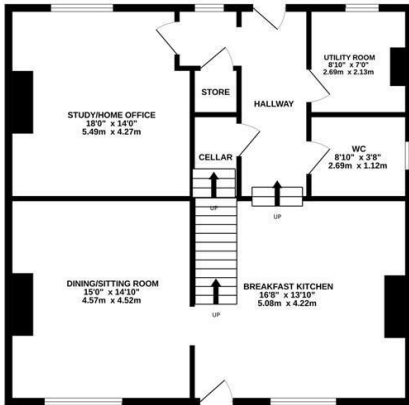
Externally the property enjoys a southerly aspect sitting within an idyllic semi rural location of aprox 1 acre of land comprising extensive landscaped gardens, grazing field, 2 x stables and a stone hay barn.

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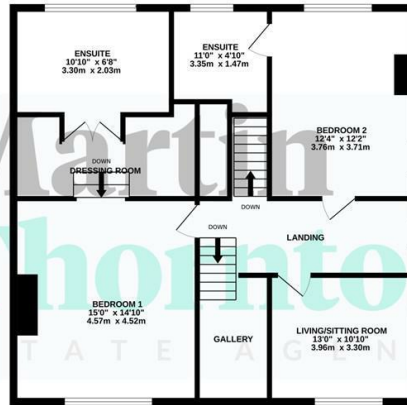
Floorplan



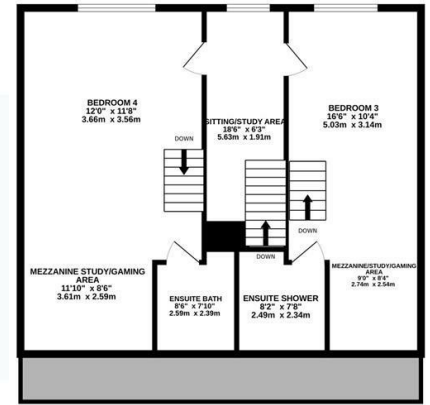
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



2ND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (243.0 sq.m.) approx.

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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Entrance Lobby



A bespoke joiner-made external timber door with double glazed panels gives access to the breakfast kitchen.

Breakfast Kitchen



A room with the wow-factor, blending character and contemporary style, being particularly light and bright. There is a series of mullioned timber sealed unit double glazed windows and a padded window seat overlooking the limestone paved front patio. There is a bespoke kitchen by Daval. On either side of the exposed stone fireplace are floor to ceiling units with wine racks, an integrated fridge and freezer. The unit carcasses are finished in oak and have pull-out drawers and, to the chimney breast itself, is the Kenwood Italian-made stove with a five-ring gas hob and ovens beneath. The centrepiece of the room is a large island unit with Quartz work surface and the worktops extend to create a large breakfast bar. There is a sunken Belfast-style rectangular sink with a grooved draining area and a Quooker instant boiling hot water tap. The floor has superb tiling which runs through into the adjoining dining room and throughout the ground floor is under floor heating. There are

fabulous exposed beams and ceiling downlighting along with a staircase rising to the first floor accommodation.

Dining Room



This very spacious reception room, again, blending character and contemporary style, is a multi-purpose room and makes a superb entertaining space. It has floor tiling with under floor heating along with double glazed mullioned windows and padded window seat and, upon a deep stone flagged hearth, stands a wood burning stove. There is a feature wall with exposed stonework and wall light points.

Rear Hallway



The floor has tiling in a Herringbone pattern, again with underfloor heating and a bespoke timber and glazed rear door. There is ceiling downlighting and a beneath the staircase is the hot water cylinder. The hallway then gives access down to a large vaulted keeping cellar with a good head height and exposed stonework, including a stone-flagged floor. This area could potentially create a fabulous additional room, such as a yoga studio, gym or statement wine cellar for example.

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Downstairs WC



The stylish WC has a two-piece suite with a vanity hand basin within a display unit with storage cupboards below and a low-level WC with a concealed cistern. There is an opaque double glazed side window, an exposed ceiling beam and under floor heating.

Utility



This is a good-sized area and has wall cupboards and base units matching to those in the breakfast kitchen. There is a stainless steel sink with a single drainer and space for appliances along with plumbing for an automatic washer. The floor is tiled along with an upright chrome towel heater and rear double glazed windows.

Office



With a continuation of the herringbone tiled flooring again with underfloor heating. Exposed beams, a stone chimney breast, timber double glazed windows and exposed stone mullions with a view to the rear of the property.

First Floor Landing

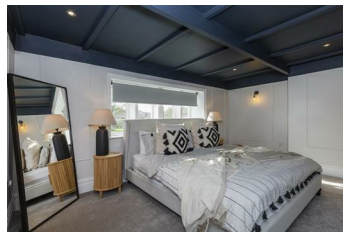
The landing has a secondary staircase and to the top floor accommodation there is ceiling downlighting. At the far end of the landing is a double glazed window and a period-style radiator.

Living/Sitting Room



Positioned on the first floor, this room takes full advantage of the southerly aspect, being particularly light and bright and overlooking the landscaped gardens. There is a series of exposed stone mullioned double glazed windows and the room itself is galleried over the breakfast kitchen beneath, which helps to maximise natural lighting and creates an open plan space. There are exposed beams, ceiling downlighting and provision for a wall-mounted TV.

Master Bedroom



This very spacious double bedroom is positioned at the front of the property and enjoys a southerly aspect over the landscaped gardens. There are quadruple wardrobes, ceiling downlighting, various wall light points and provision for a wall-mounted TV. Two steps with motion-sensored lighting lead down to the dressing area.

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Dressing Area



This has extensive furniture including built-in wardrobes with hanging, shelving and storage. There is ceiling downlighting and oak timber and glazed doors lead to the en suite.

En Suite Bathroom



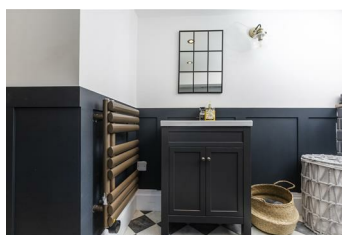
The high specification en suite has a large oval double-ended bath with a wall mounted tap, matching oval hand basins with mixer taps set to a composite worktop with storage beneath and a low-level WC with a concealed cistern. There is an exposed beam along with ceiling downlighting, an extractor fan, double glazed mullioned windows and an upright towel heater as well as under floor heating.

Bedroom Two



This spacious double bedroom is positioned at the rear of the property and has a dual aspect with rear and side double glazed windows, the rear windows with exposed stone mullions. There are exposed beams, a period style radiator and downlighting. This room also has the benefit of its own en suite.

En Suite Shower Room



The en suite has a shower cubicle with brick-style tiling, a hand-held shower attachment and a recess for toiletries. There is a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. The room has motion-sensored LED uplighting along with ceiling downlighting, an exposed beam and double glazed rear windows with exposed stonework and central mullion. There is also an extractor fan, an upright towel heater and under floor heating.

Top Floor

From the landing, a staircase rises to the top floor accommodation.

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Sitting/Study Area



This is a most versatile space and would make a good home office or study area. It has an angled ceiling with a stunning central truss, timbers and horizontal beams. There is exposed stonework to one wall with a double glazed rear window with central stone mullion along with a period-style radiator.

Bedroom Three



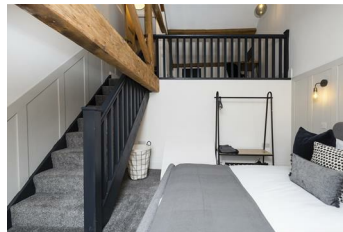
This large double bedroom is positioned at the rear of the property and would make an ideal teenage suite. The bedroom area itself is of a good size and can easily accommodate freestanding or fitted furniture. There is exposed stonework to one wall and a bank of double glazed windows with exposed mullions along with wall light points. The room has a full-height roof with a central truss, timbers and horizontal beams, with stairs leading to a mezzanine study/gaming area. Overlooking the bedroom below, this galleried area has beams and timbers along with access to useful storage which runs the full width and a period-style radiator. This bedroom also has an en suite shower room.

En Suite Shower Room



The double shower cubicle has a glazed screen along with an overhead waterfall-style shower fitting as well as a brick-style tiled interior. There is a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. There are exposed beams and downlighting along with an upright towel heater and under floor heating.

Bedroom Four



This large double room is virtually identical in proportion to bedroom three and also has a full height ceiling with central truss, timbers and horizontal beams. There is exposed stonework to one wall with a bank of double glazed windows with exposed stone mullions, along with space for freestanding or fitted furniture, bedside wall light points and a period-style radiator. A staircase leads up to the mezzanine study/gaming area. It, too, is galleried above the bedroom below and makes an ideal teenage room. There is access to storage which runs the full width, along with a period-style radiator and an en suite bathroom.

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En Suite Bathroom



This room has a freestanding double-ended bath with a stylish mixer tap and a separate hand-held shower attachment. There is a rectangular hand basin with storage cupboards below and a low-level WC with a concealed cistern. There are brick-style tiled surrounds along with exposed beams, ceiling downlighting, an extractor fan, an upright towel heater and under floor heating.

External Details

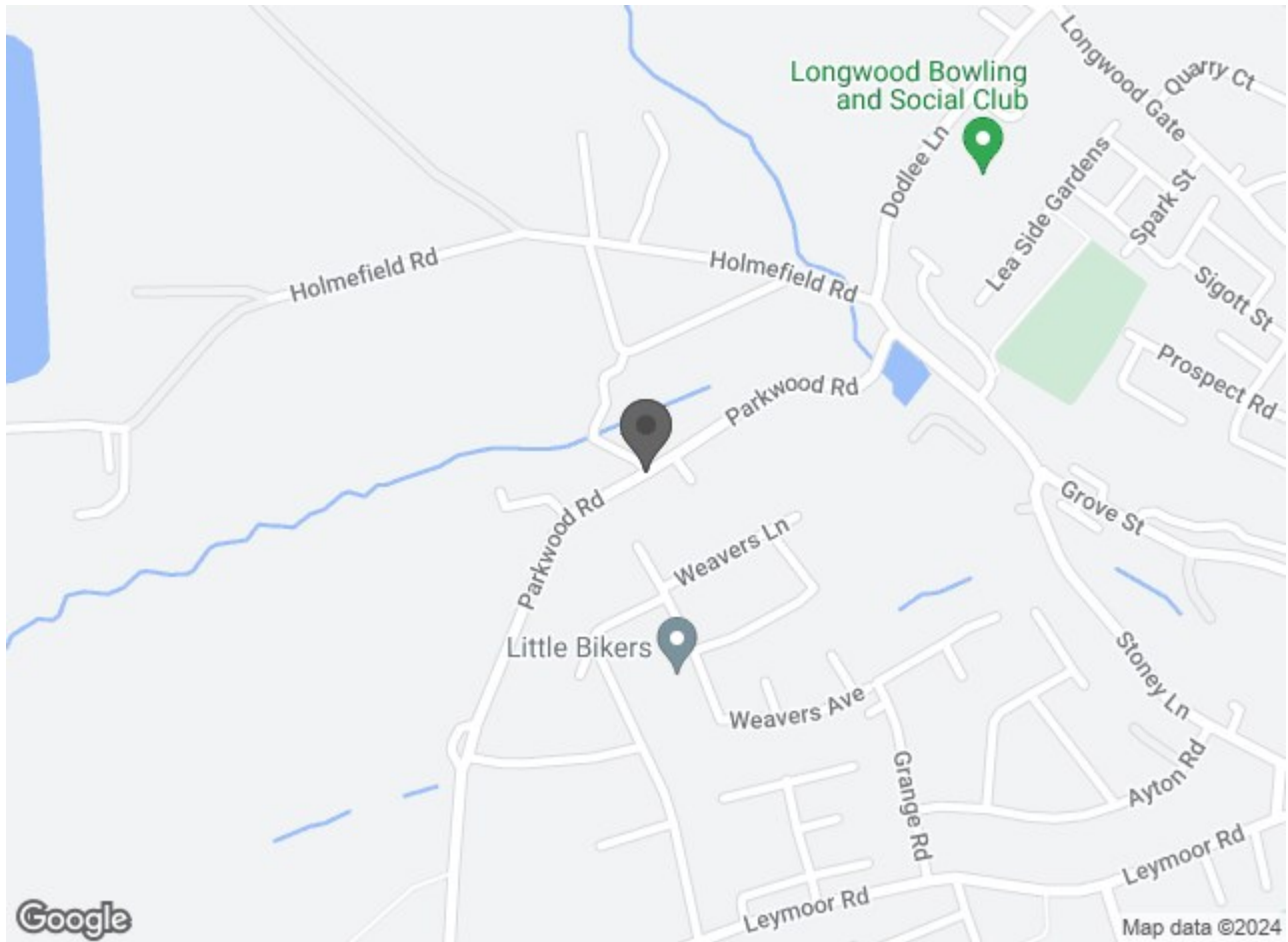


At the side of the property, there is side-by-side parking for two vehicles and a wrought iron gate between stone gateposts then leads up to the superb limestone south-facing patio which runs the full width of the property. There is a low-level dry stone wall with raised borders on either side and railway sleepers. There is an electric vehicle charging point, external power sockets, external lighting and water. The metal gate gives access to the driveway where wiring is ready, should buyers wish to install an electric gate along with cabling for garden lighting and cabling up to the barn and stable block, where there are now approved plans for a detached double garage which was part of the application to undertake the restoration and alterations to the property itself. On the opposite side of the driveway are gardens with perimeter walling and fencing. These gardens were extensively redesigned and landscaped with a series of levelled lawns and paved pathways with use of heavy timbers. There is a large timber decked seating area with a gazebo, artificial grassed seating areas and a stone pathway.

The good-sized lawned level garden is ideal for sports, etc. At the top of the driveway is the stone-built hay barn with a mezzanine level and, attached to this, two stables which are approx. 10ft 6in x 11ft 6in. As mentioned, the property has approved planning permission for a detached double garage. A metal five-bar gate then gives access to the property's field, with the garden and field being approx. 1 acre total – an ideal purchase for those with small holding/equestrian interests.

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Directions



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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