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**Old Bank Bottom, Marsden
Huddersfield,**

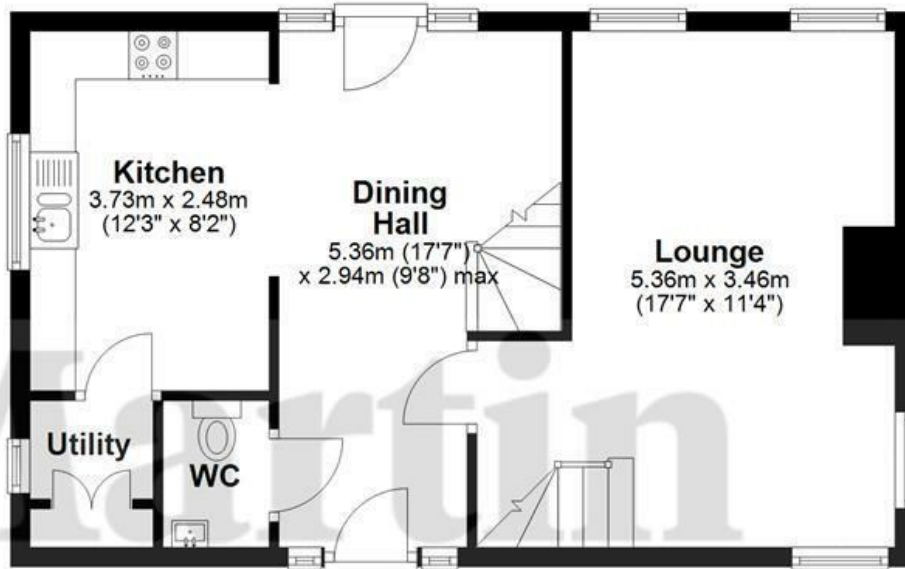
Offers over £650,000

MARTIN THORNTON PLATINUM

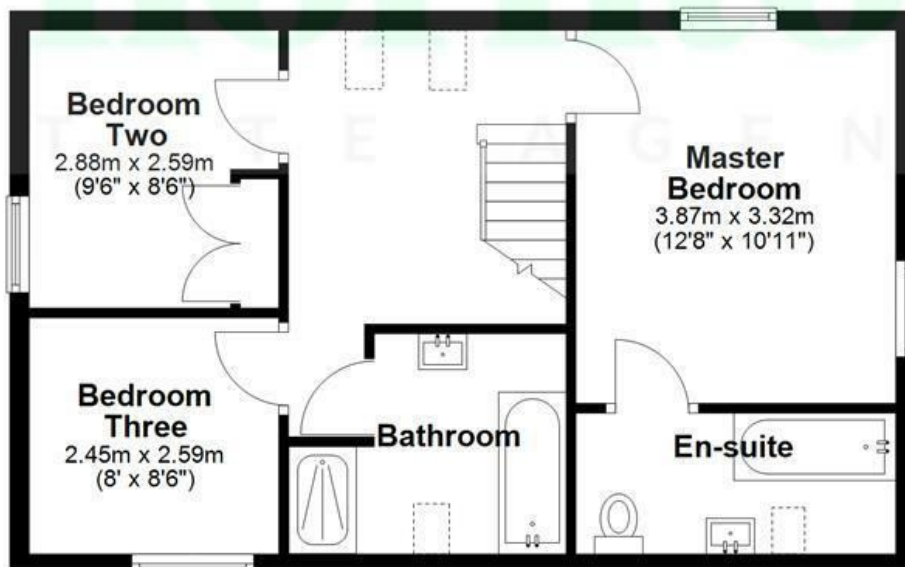
Perfect for those with equestrian interests, Bank Bottom Barn is a three-bedroom detached home with formal gardens and fields of approx 6.5 acres. This is a perfect commuter location for Leeds and Manchester and is ideally placed for popular surrounding villages. It is nestled on the hillside with superb open views and conveniently positioned between Slaithwaite and Marsden (both of which have Transpennine rail links). The barn comprises a wonderful open plan dining hallway with exposed former barn arches at either end, a separate kitchen, adjoining utility and a large living room with part vaulted ceilings. On the first floor is a galleried landing, three bedrooms (the master with an en suite) and a house bathroom. The property has a gas-fired central heating system and majority double-glazing. Externally, the redesigned formal gardens have stone flagged patio areas with glass balustrading, enjoying southerly and westerly aspects. There is a detached annex with an open plan living/kitchen/bedroom and adjoining shower room. The two separate stable blocks comprise several stables, storerooms and tack room. There is also an area that was the former menage. This extensive property is offered with no chain involvement.



Ground Floor



First Floor



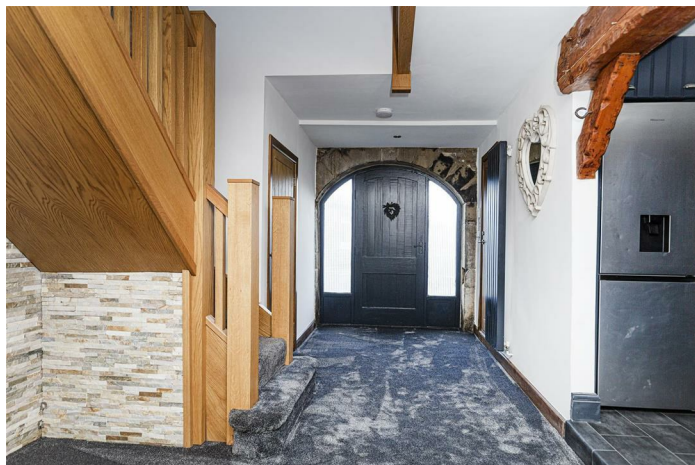
All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Old Bank Bottom, Marsden Huddersfield,

Details

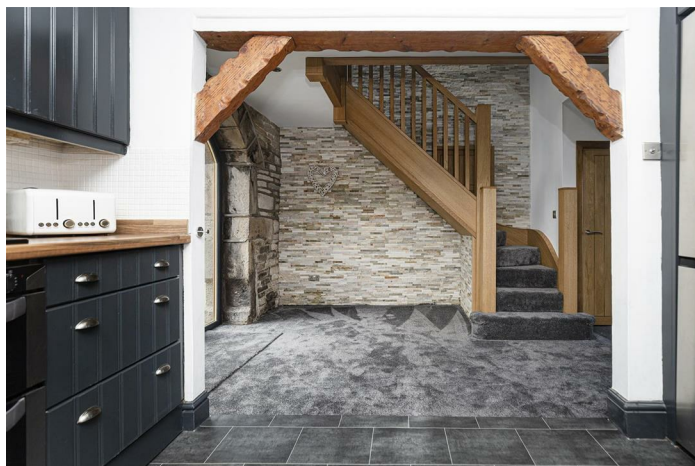


Entrance



Set to the former barn arch with exposed stonework is a timber door with glazed panels on either side providing access to the formal dining hall.

Dining Hall



At the opposite end from the front door is a similar former barn arch with exposed stonework, a uPVC door and screens on either side providing access to the stone flagged patio. Superb views over the formal gardens and adjoining fields can be enjoyed. The well-appointed room has an oak staircase, above which is a galleried landing area with oak internal doors and detailed internal joinery. This entrance hallway is also a formal dining area, adjoining the kitchen. It has ceiling downlighting, an upright contemporary radiator and access to the guest WC.

Guest WC



This has a contemporary two-piece suite comprising a low-level WC and a pedestal wash hand basin with exposed stonework above and a display shelf. There is a tiled floor, an extractor fan, ceiling downlighting and an upright ladder style radiator.

Kitchen



Adjoining the dining hall, the kitchen has wall cupboards and base units with working surfaces, matching upstands and part tiled surrounds. Integrated appliances include a four-ring gas hob, oven, canopy style filter hood and wine cooler. There is a one-and-a-half bowl sink with mixer tap and space for a freestanding fridge freezer. A uPVC window maximises natural lighting and an oak door leads to the utility.

Old Bank Bottom, Marsden Huddersfield,

Details



Utility



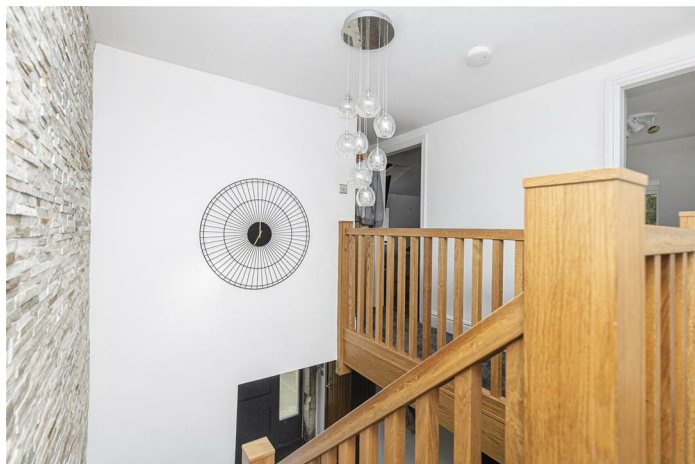
The utility has a worktop and plumbing for an automatic washer and tumble dryer. Twin doors conceal the Ideal Logic boiler for the central heating system. There is a side uPVC window and a radiator.

Living Room



From the entrance hallway, access can be gained down to the living room via a short run of steps. This good-sized and well-appointed room incorporates exposed beams and timbers. Set to the chimney breast on a stone flagged hearth is a multifuel stove. There are windows to three elevations incorporating New England style timber shutters and polished timber sills, a useful storage area beneath the staircase and feature tiling to one wall, incorporating the chimney breast, and provision for a wall-mounted flat screen TV. This area also has a radiator.

First Floor Landing



From the dining hallway, the staircase rises to the galleried landing, which has oak newel posts and spindles. There is feature tiling to one wall and two Velux windows within the roofline. The first floor rooms all have oak doors.

Bedroom One



This double bedroom enjoys a dual aspect with uPVC windows to two elevations looking down and across the valley. Both windows incorporate New England style timber shutters. There is ceiling downlighting, plenty of space for furniture and access to an en suite bathroom.

Old Bank Bottom, Marsden Huddersfield,

Details



En Suite Bathroom



This room has a stylish three-piece suite with a bath incorporating a shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin with a tiled splashback and a low-level WC. There is floor tiling, ceiling downlighting, a Velux window and a radiator.

Bedroom Two



This double bedroom has a built-in treble wardrobe with a hanging rail and shelving, a uPVC side window with a superb open aspect and a radiator.

Bedroom Three



This good-sized third bedroom has a uPVC and a Velux window within the angled roofline. It has plenty of space for furniture.

House Bathroom



The four-piece suite comprises a panelled bath, a hand basin with storage cupboards below and a low-level WC. There is a separate shower cubicle with a folding entrance door and a wall-mounted shower fitting. The cubicle is tiled to full height and the remaining walls have half height tiling. There is an upright ladder style radiator and a Velux window within the angled roofline.

Old Bank Bottom, Marsden Huddersfield,

Details



External Details



Nestled on the hillside with views across and down the valley, there is extensive parking for several vehicles and the formal gardens have been redesigned and landscaped. There are stone paved pathways, gates and glazed balustrading. The stone flagged seating areas wrap around the property and take full advantage of the aspect and orientation that the property enjoys. The larger patio adjoins the uPVC door within the former barn arch and is a real sun trap during the afternoon. There is an area of artificial grass and a similar sized seating area with glass balustrading and views across the valley to West Slaithwaite. The formal gardens, stable block and fields are approx. 6.5 acres and would be perfect for those with equestrian interests.

Annex



This is a stone built detached structure with a timber decked

seating area to one side with a uPVC and glazed balustrade. It comprises an open plan studio style living kitchen with the initial section being the kitchen area with wall cupboards, base units and working surfaces and a stainless steel sink. There is space for freestanding appliances and concealed is the Glow-worm boiler for the central heating system. The oak style laminate flooring continues throughout the space and a radiator. There is a bank of side uPVC windows and a uPVC stable style door at the opposite end. The use of furniture creates defined areas and access can be gained to the shower room. Externally, at the side of the annex a five-bar metal gate gives access to a former menage/training area and to the left hand side a tarmac driveway provides parking and access to and L-shaped stable block, which is accessed by a five-bar metal gate.

Shower Room



This room has a continuation of the oak style laminate flooring, a corner shower cubicle with aqua boarded interior and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is an upright chrome ladder style radiator and uPVC windows to two elevations.

Old Bank Bottom, Marsden Huddersfield,

Details



Stable Block One



The stable block has power and lighting, comprising three stables, two of which are approx. 12ft x 12 ft and one of which is slightly smaller. There is a separate tack room/store and to the right hand side of this a metal gate leads through into the fields.

Stable Block Two



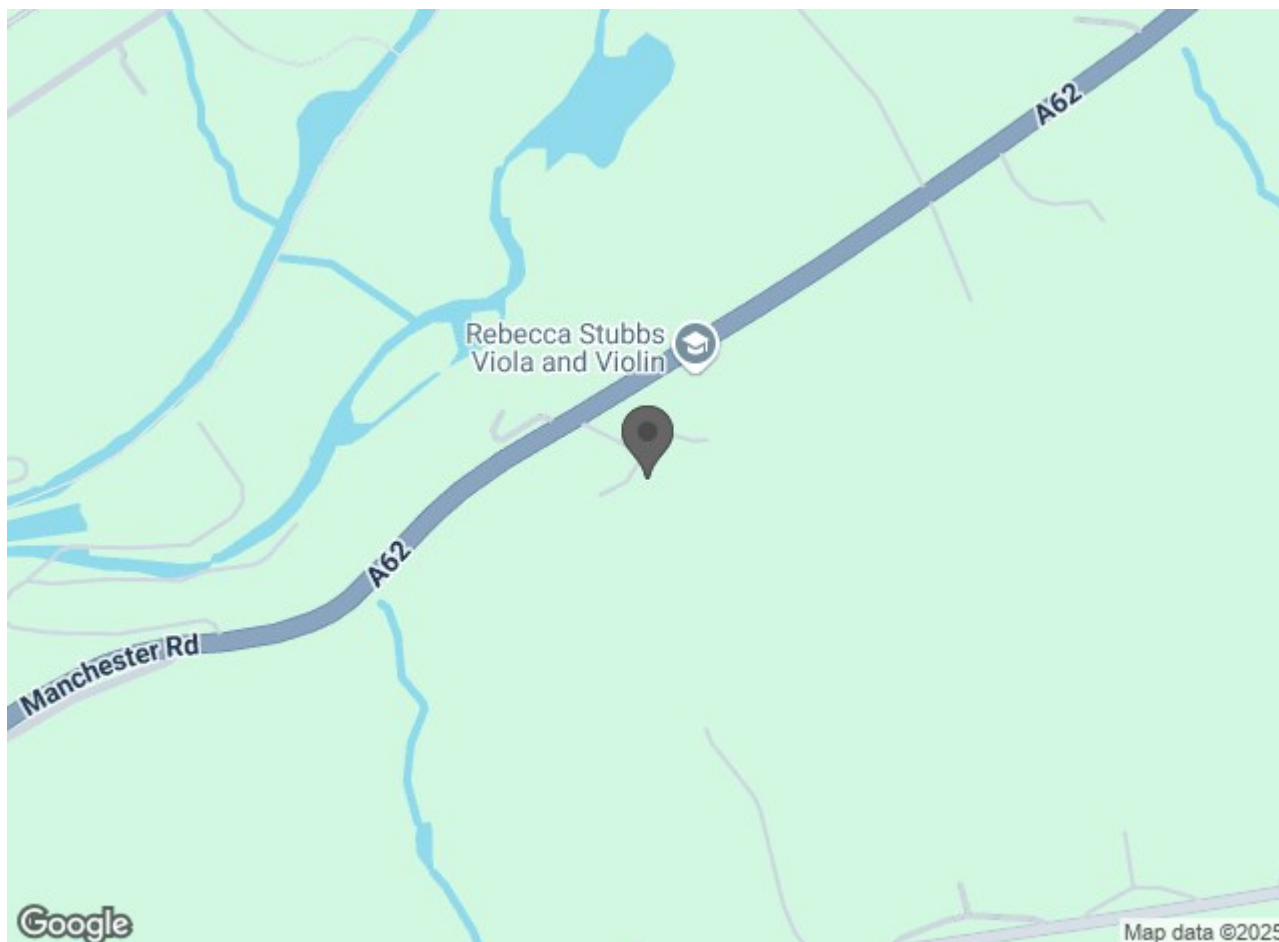
Accessed off the driveway is the second stable block comprising six stables and useful storerooms. From here, access can be gained to fields at the rear.

Tenure

The vendor informs us that the property is Freehold

Old Bank Bottom, Marsden Huddersfield,

Directions



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DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.