



**Gate Head View Gatehead Lane, Hepworth Holmfirth HD9 7TU**

**welcome to**

## **Gate Head View Gatehead Lane, Hepworth Holmfirth**

THIS FORMER CHAPEL BOASTS A CONTEMPORARY INTERIOR WITH VERSATILE FOUR BEDROOM ACCOMMODATION OCCUPYING AN ELEVATED POSITION OVERLOOKING THE HOLME VALLEY. ENHANCED BY GENEROUS GARDENS AND OFF STREET PARKING FOR SEVERAL VEHICLES.

### **Summary**

Set within an elevated position on the picturesque fringes of the Holme Valley, this truly unique four-bedroom detached residence is a beautifully converted former chapel, rich in character and commanding breathtaking rural views across the surrounding countryside. Enjoying a delightful sense of seclusion yet remaining within easy reach of local amenities and major commuting routes. The property offers a rare blend of heritage, space and lifestyle.

Sympathetically converted to an exceptional standard, the chapel retains much of its original charm, with striking architectural features complementing generous, light-filled accommodation arranged over spacious proportions. The interior effortlessly combines character with modern comfort, creating a warm and welcoming home ideal for both family living, a professional lifestyle and entertaining.

Externally, the property is embraced by established gardens, perfectly positioned to take full advantage of the fabulous outlook and tranquil setting. There is ample off-road parking, adding to the practicality of this impressive home, while the elevated plot enhances both privacy and panoramic vistas throughout the seasons.

An outstanding and seldom-available home of distinction, offering a peaceful rural lifestyle in one of the Holme Valley's most desirable edge-of-village locations, early viewing is highly recommended to fully appreciate all that this remarkable converted chapel has to offer.

### **Accommodation Entrance Vestibule**

On entry there is an attractive tiled floor covering, inset ceiling lighting and dual aspect double glazed windows. An oak door leads to the cloaks cupboard

again having tiled flooring and inset ceiling lighting.

### **Inner Hallway**

The bright and airy hallway has a continuation of the oak floor covering, velux windows providing the natural light, and a splendid staircase with glazed ballustrade ascends to the first floor.

### **Cloaks/W.C**

Fitted in a contemporary style the white suite comprises of a low level w/c and vanity style hand washbasin. There are tiled splashbacks a vertical, black heated rail ladder, inset ceiling lighting and double glazed window to rear aspect with countryside outlook.

### **Inner Lobby Area**

There is a useful double door storage cupboard.

### **Open Plan Living Kitchen**

28' 6" x 19' ( 8.69m x 5.79m )

A simply fabulous room that is the real hub of the home with a vast amount of space and wealth of natural light. The kitchen is fitted with a stylish range of shaker style wall and base units with quartz worksurfaces incorporating a composite sink unit with Quooker hot tap. Fitted with a full range of appliances including Bosch ceramic induction hob, double oven, dishwasher and integrated fridge freezer. The breakfast island is the centrepiece of the kitchen with ceiling light points above.

The dining/ living area once more is of generous proportions with ample space for living and dining furniture. Again a vast amount of natural light flows through the room via the numerous windows along with the patio doors that lead to the superb balcony that boasts breathtaking views across the valley.

### **Bedroom Two**





20' 10" max x 11' 9" ( 6.35m max x 3.58m )

A splendid guest room with oak floor covering having underfloor heating. There is inset ceiling lighting and the dual aspect affords views over the adjacent countryside.

A door leads to the Jack & Jill En Suite

### **En Suite**

The contemporary style suite comprises of twin vanity style hand washbasins and low level w/c. The fixed frame double shower cubicle has a rainfall shower unit and attachment whilst there is also inset ceiling lighting. The room has complementary tiling and a delightful feature arch window providing a glimpse of the original building.

A return door leads to:

### **Bedroom Three**

19' 2" x 11' 6" ( 5.84m x 3.51m )

Another spacious double room featuring inset ceiling lighting, underfloor heating and double glazing to two aspects

### **First Floor Lounge**

24' 5" x 15' 4" ( 7.44m x 4.67m )

A fabulous reception room once more boasting the spectacular outlook over rolling countryside. The room has an oak floor covering, whilst the vaulted ceiling has inset lighting and skylight windows to both front and rear aspects which along with the French style doors leading to the balcony flood a vast amount of light throughout the room. There are two period style column radiators and this room could easily be utilised as a further bedroom. The balcony itself is ideal for relaxing and taking in the stunning outlook.

### **Bedroom One**

15' 4" to robe x 13' 4" ( 4.67m to robe x 4.06m )

The principle bedroom is of generous proportions

with bespoke fitted wardrobes offering ample hanging and storage space. The angled ceiling has inset spotlighting and there is a central heating radiator and three velux style windows with integral blinds provide a rural outlook.

### **En Suite**

10' 4" x 7' 3" ( 3.15m x 2.21m )

Again fitted in a superb contemporary style with white suite comprising of low level w/c, vanity style hand washbasin and step in shower with rainfall unit and attachment. There are complementary tiled walls and floor covering, inset ceiling lighting and a double glazed velux window.

### **Bedroom Four**

10' 5" x 10' 4" ( 3.17m x 3.15m )

The final double bedroom has a period style radiator, inset ceiling lighting and velux style roof window offering the delightful views.

### **House Bathroom**

10' 5" x 8' ( 3.17m x 2.44m )

Fitted in a luxurious style with the white suite consisting of low level w/c, vanity style hand washbasin and freestanding bath with floor mounted mixer tap. The fixed frame walk in shower has a rainfall unit and attachment whilst the room is complemented by the tiled surrounds and floor covering, inset ceiling lighting and a velux style window.

### **Lower Ground Floor Utility Room**

13' 3" x 8' 9" ( 4.04m x 2.67m )

The utility features plumbing for a washing machine and venting for dryer. There are fitted storage units with complementary worksurface, incorporating a one and a half bowl sink and drainer unit mixer tap. There is an integrated fridge freezer and the room has tiled flooring. A door leads to:

### **Plant Room**



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## Gate Head View Gatehead Lane, Hepworth Holmfirth

- Fabulous Detached Converted Chapel
- Versatile Four Bedroom Accommodation
- Far Reaching Panoramic Outlook
- Gated Driveway
- High Specification Interior

Tenure: Freehold EPC Rating: C

Council Tax Band: G

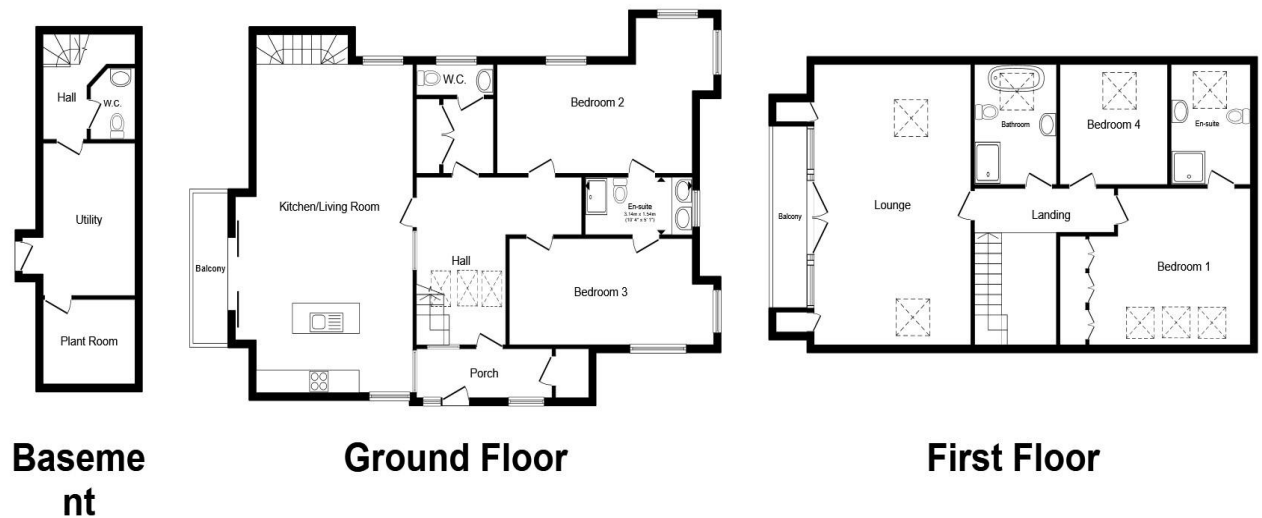
offers over

**£700,000**

### directions to this property:

Leave Holmfirth via Station Road, which in turn becomes New Mill Road and proceed into New Mill.

Upon reaching New Mill village centre, follow the road round to the right into Sheffield Road, proceed towards Jackson Bridge. Once through Jackson Bridge proceed up the hill and turn right onto Gatehead Lane where the property is on the right hand side.



Total floor area 240.6 m<sup>2</sup> (2,590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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