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PLATINUM

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Gawthorpe Green Lane, Lepton Huddersfield,

Offers over £750,000

This instantly appealing, four-bedroom semi-detached cottage enjoys a wonderful hamlet setting in this semi-rural location with a southerly aspect over its mature gardens. It blends character and contemporary style throughout with exposed stonework, beams, open fires and stoves, complemented by contemporary fixtures and fittings. Only by an internal inspection can the position, presentation and gardens be truly appreciated. The property is a perfect commuting base and convenient for local retail and leisure amenities, as well as having motorway links for the M62 and M1 near by offering access to cities such as Manchester, Leeds, and Wakefield. The accommodation on the ground floor comprises the first of two kitchens, which also serves as an everyday entrance, a large open-plan living/dining kitchen with French doors and a multifuel stove, an adjoining utility room, a formal entrance hallway, a guest WC, a living room and a study/hobby room. On the first floor is a large landing area, the master bedroom with en suite and dressing room, three further double bedrooms, one with an en suite shower room, a bathroom, a further shower room and a separate toilet. The property has an oil fired heating system, a mixture of single and double glazing, a security system and we are informed by the vendors that the property was re-roofed shortly after they purchased. Externally, the cottage is set back from the lane and has an attached double garage. The garden is simply stunning with pathways meandering through shaped lawn areas, mature beds and borders, York stone seating areas and perimeter stone walling. This beautiful one-off home is sure to impress on many levels.

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Floorplan

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

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Entrance

A wide stable style timber door with an opening glazed section gives access into the kitchen.

Utility Room/Kitchen

This serves as a secondary kitchen to the adjoining open-plan living/dining kitchen. It has an array of units to high and low levels with worktops, tiled surrounds and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances comprise Siemens double oven and grill, ceramic hob and dishwasher, along with space for additional appliances such as a freestanding fridge freezer. There is a bank of mullioned double glazed rear windows and of particular note is the flooring. The room has ceiling downlighting, a useful deep shelved pantry and a walk-in pantry with shelving and a stone keeping table. This large pantry has a continuation of the flooring and a large double glazed rear window. A panelled door leads through to the living/dining kitchen.

Dining Kitchen/Family Room

This spacious open-plan room is multipurpose and particularly light and bright with mullioned windows overlooking the front garden with its southerly aspect. The kitchen area has base units with worktops, a circular stainless steel sink with a mixer tap and an island unit incorporating a four-ring ceramic hob and a Zanussi microwave/combi oven. The centrepiece is an oil fired Aga with the usual ovens. The island unit has a wood block style worktop which extends to create a breakfast bar, although there is plenty of space for a formal dining table. There are beams on display and a continuation of the flooring. The living section has plenty of space for furniture and the focal point is a glazed door multifuel stove on a deep stone flagged hearth. There are French doors leading out to the garden, along with ceiling downlighting throughout and two radiators. A sturdy timber door leads to the utility.

Utility

This room has base units and a one-and-a-half bowl stainless steel. There is plumbing for an automatic washer, space for a tumble dryer, and this area houses the boiler for the oil fired heating system. There is a window and a timber and glazed door leading out into the garden. There is vinyl flooring and an area of robust matting, as this area serves as an entrance/exit to the garden. A door leads to the garage.

Inner Lobby

From the living/dining kitchen, a broad timber door leads to an inner lobby area, which has floor-to-ceiling storage and access to the downstairs WC.

Dining/Entrance Hall

From the inner lobby, access can be gained to the dining hall, which is a multipurpose room and could be utilised as a more formal entrance to the property via a timber and glazed external door. The dining hall could equally be utilised as a sitting/reading room or a home office. It has a wonderful window seat, an exposed beam and stonework and double glazed windows with stone mullions. There are two further beams to the ceiling, a radiator and a connecting door through to the living room. A staircase rises to the first floor accommodation.

Living Room

This large, formal reception room also enjoys a lovely aspect over the stunning gardens with a southerly aspect. It is packed with character, including beams and timbers on display. To the exposed stonework chimney breast is an open grate fire on a deep stone hearth. There are timber and glazed French doors leading out to the garden and a large multi-panelled window floods the room with natural light. The room has a radiator and a door leading to the study.

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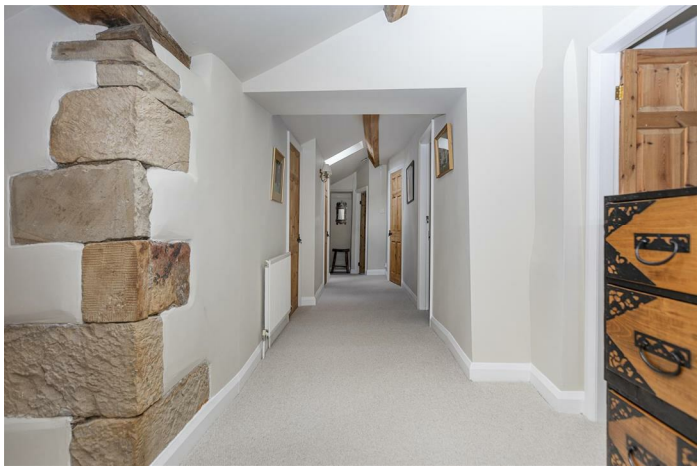
Work Room

This multipurpose space would be ideal as a study/home office gaming room, etc. It enjoys a superb view across the gardens and a southerly aspect. There is a beam and timbers on display, along with mullioned windows with a deep window sill and a stone window seat. The open grate fire has a brickwork fire surround and a semicircular hearth. There are low-level storage cupboards with shelving above and a worktop with base units beneath and a stainless steel sink. The room also has a radiator.

Downstairs WC

This room has a rectangular hand wash basin set to a worktop with storage beneath and a low-level WC. There is a rear double glazed window and an upright chrome ladder style radiator.

First Floor Landing



The staircase rises to the wide first floor landing, which is presented to a particularly high standard, being contemporary and characterful. It makes a showcase of the exposed beams and timbers and incorporates Velux windows. There is access to storage within the eaves, exposed stonework and brickwork and a radiator. At the far end, a door leads into the master bedroom.

Master Bedroom

This master bedroom has the wow factor with a high ceiling incorporating beams, trusses and timbers. It has a neutral colour scheme and two sets of windows with stone mullions and deep sills, enjoying a southerly aspect. The bespoke furniture comprises wardrobes and shelving, with plenty of space for additional furniture. There is a rear Velux window within the angled roofline, along with three radiators and a

door leading to a most luxurious en suite bathroom and dressing room.

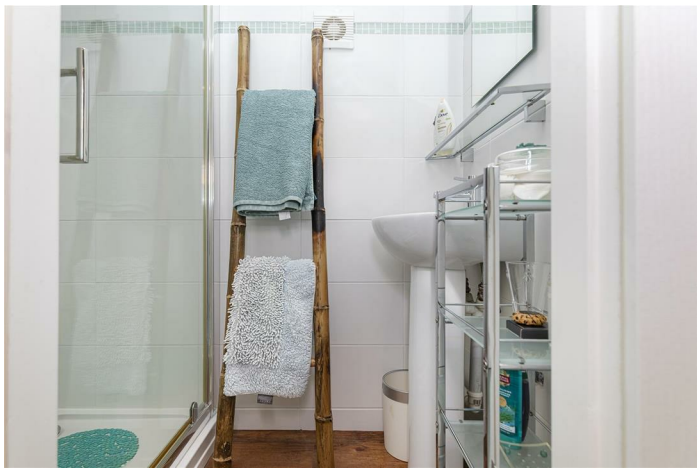
En Suite Bathroom and Dressing Area

This room has a large walk-in shower cubicle with a wall-mounted/hand-held shower attachment and a tiled interior. There is a Duravit double-ended bath with centrally positioned taps, a low-level WC and twin oval hand basins set to a composite worktop with cupboards and drawers beneath. Above this is a mirror fronted toiletries cupboard with downlighting above. There is oak style laminate flooring, LED lighting. The dressing area has sliding door wardrobes, two of which have mirrored fronts, shelving, hanging rails and drawers. This area also houses the cylinder for the hot water system.

Bedroom Two

This large double bedroom has a wonderful beam on display set to the high angled ceiling. There are storage cupboards to one side of the chimney breast and a treble wardrobe to the other side. The windows have exposed painted stone mullions. The room has ceiling downlighting, a radiator and access to the en suite.

En Suite Shower Room



This has a shower cubicle with a tiled interior and wall-mounted shower fitting, along with a pedestal wash hand basin. There is ceiling downlighting, a mirror and an extractor.

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Bedroom Three

This large double bedroom has twin windows with stone mullions, enjoying a lovely aspect over the superb gardens. There are exposed beams, a built-in wardrobe with storage above, and a dressing table with drawers and shelving. Access can be gained to the loft area. There is exposed stone detailing, ceiling downlighting and a radiator.

Bathroom

The bathroom is particularly light and bright with a large Velux window within the angled roofline. It has a timber panelled bath with a hand-held shower attachment from the mixer tap and a wide oval hand basin set to a unit with shelves and cupboards below. There are tiled splashbacks, an electric shaver point and an upright chrome ladder style radiator.

Shower Room

This room has a shower cubicle with a Mira Advance independent shower, along with tiling to the walls and floor and an upright electric towel heater/radiator.

Separate Toilet

This room has a two-piece suite comprising a wall-mounted hand basin with a tiled splashback and a low-level WC. It has exposed timbers and beams, access to useful storage within the eaves, a Velux window and an extractor fan.

Bedroom Four

This double bedroom has a high angled ceiling with a feature beams and timbers. It enjoys a southerly aspect with a central stone mullion to the windows and a radiator.

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External Details

Enjoying a southerly aspect and privacy, the garden is one of the many major selling features of the property. It is enclosed by perimeter walling and a side gate, providing a superb outdoor eating and entertaining space. There are numerous patio areas comprising various paving and York stone flags, mature beds and borders, dry stone walling and stone flagged pathways meandering through the garden. The garden has sections of shaped lawn, a central seating area with lavender and box bushes and various fruit trees. There is access to a composting area, external water and a low-level box hedge with a planted border, from where the garage can be accessed. One gets the best view from the end of the garden looking back towards the property and this is sure to put a smile on your face. A garden such as this with its aspect and privacy is becoming increasingly difficult to find.

Garage

The double garage is attached to the house and has a personal door from the utility. It has a single up-and-over wide entrance door and a side window, along with power and lighting and plenty of space for storage.

Tenure

The vendor informs us that the property is freehold.

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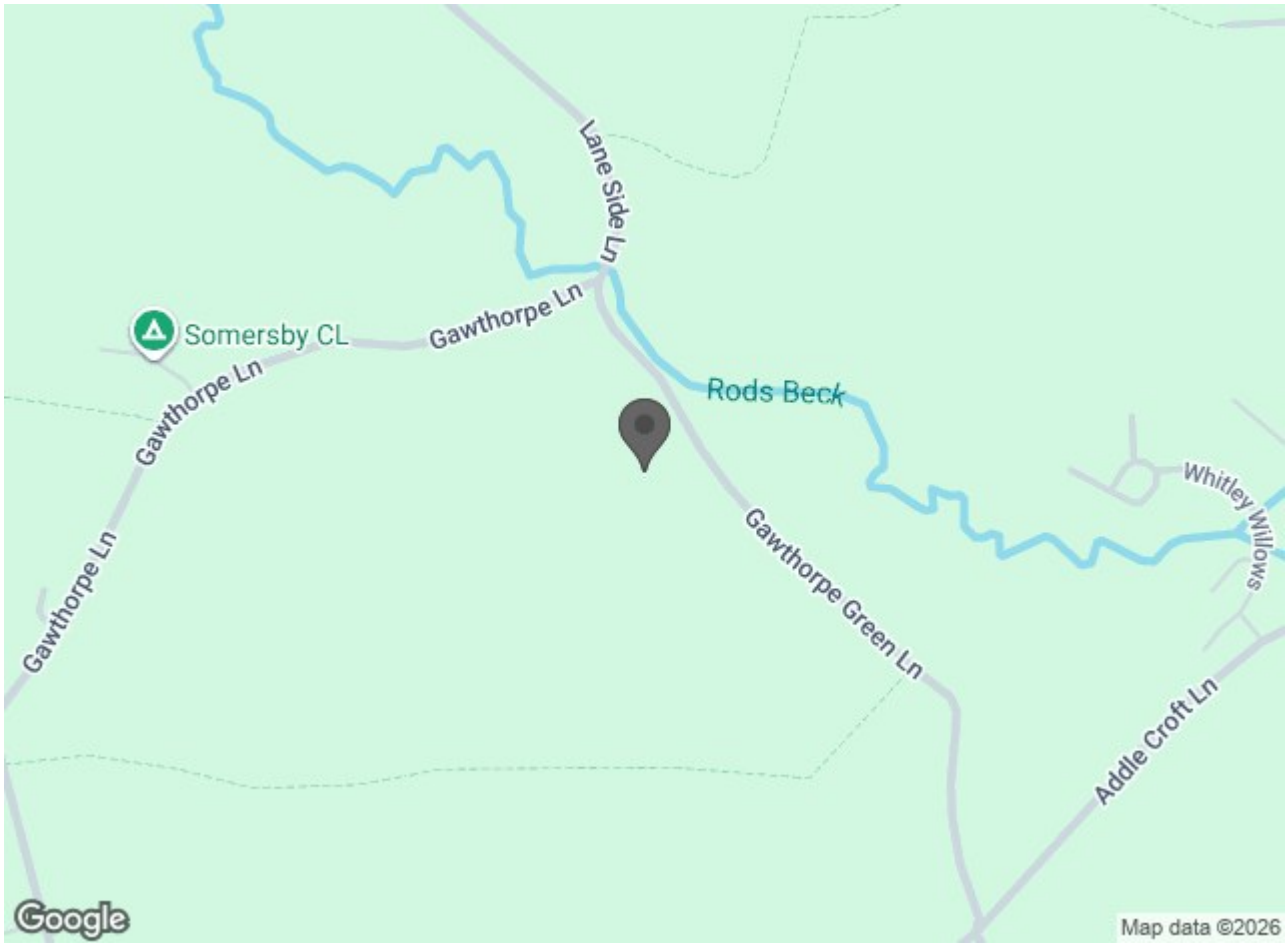
Directions