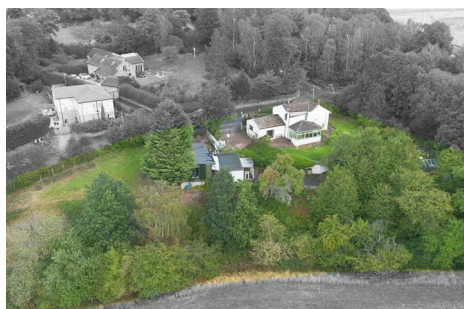




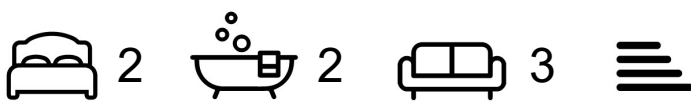
263 Bog Green Lane , Huddersfield, HD5 0PS

A unique two bedroom cottage occupying a substantial plot of approximately one acre, comprising formal gardens and a paddock. Formerly registered as a smallholding, the property offers an appealing combination of character, space and versatility. The original cottage dates back to circa 1690 and has been extended over the years to create spacious and flexible accommodation, including three large reception rooms. The property retains an abundance of character throughout, whilst enjoying a stunning rural outlook with far-reaching views. Externally, the formal gardens provide excellent outdoor space, whilst the paddock offers potential for a variety of uses. Two gated driveways provide ample off-road parking for several vehicles. A particular highlight is the detached 32 sq m outbuilding, currently used as a music studio. Finished to a high specification, the studio is fully insulated and soundproofed, offering exciting versatility with potential uses including a home office, gym, hobby room, entertaining space or games room, subject to any necessary permissions. Despite its rural setting, the property is conveniently located close to local amenities, public transport links and motorway networks, providing excellent access to surrounding areas.

Offers Over £450,000

263 Bog Green Lane

, Huddersfield, HD5 0PS



- TWO BEDROOM COTTAGE IN SUBSTANTIAL PLOT OF APPROX. 1 ACRE
- EXCELLENT SIZED LIVING ACCOMMODATION & TWO LARGE BEDROOMS ONE WITH ENSUITE TO THE MASTER
- BEAUTIFUL RURAL SETTING WITH STUNNING OUTLOOK
- THE ORIGINAL PART OF THE PROPERTY DATES BACK TO CIRCA 1690 WITH EXTENSIONS ADDED
- HIGH SPECIFICATION OUTBUILDING OFFERS EXCITING POTENTIAL
- TWO GATED DRIVEWAYS, FORMAL GARDENS & Paddock
- A SHORT DISTANCE TO LOCAL AMENITIES, PUBLIC TRANSPORT & MOTORWAY NETWORKS

Dining Kitchen

WC

Lounge

Garden Room

Sitting Room

Landing

Bathroom

Master Bedroom

Ensuite

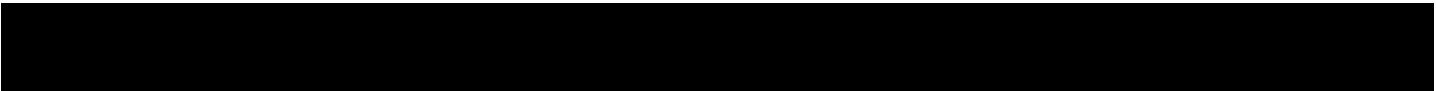
Bedroom Two

Outbuilding/Studio

Driveway, Gardens & Paddock

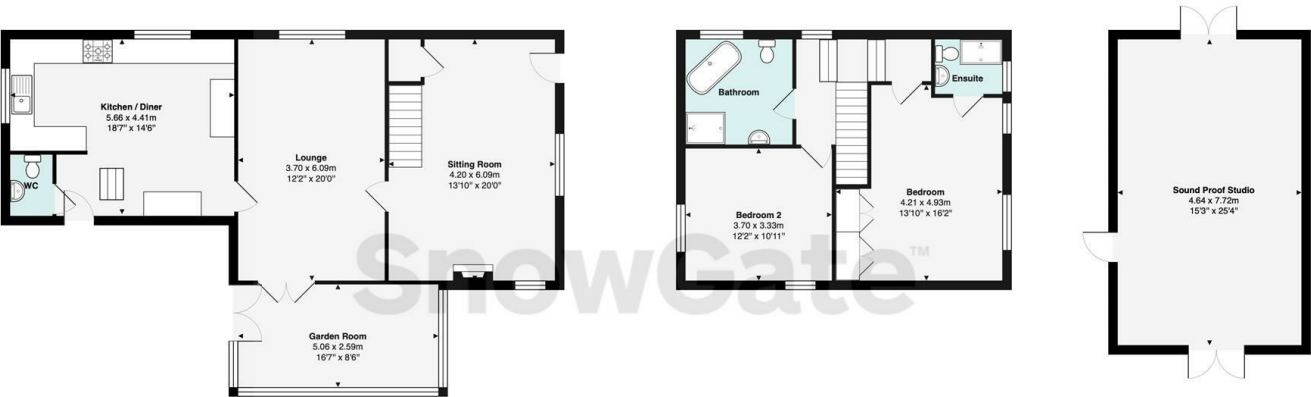


Directions





Floor Plan

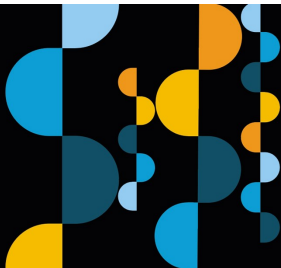
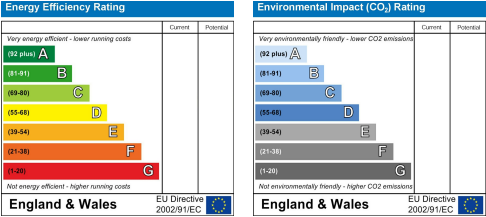


Bog Green Lane, Colne Bridge, Huddersfield, HD5 0PS

Total Area: 172.6 m² ... 1858 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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