Martin Thornton
PLATINUM

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Butternab Road, Beaumont Park
Huddersfield, Yorkshire

Offers over £600,000

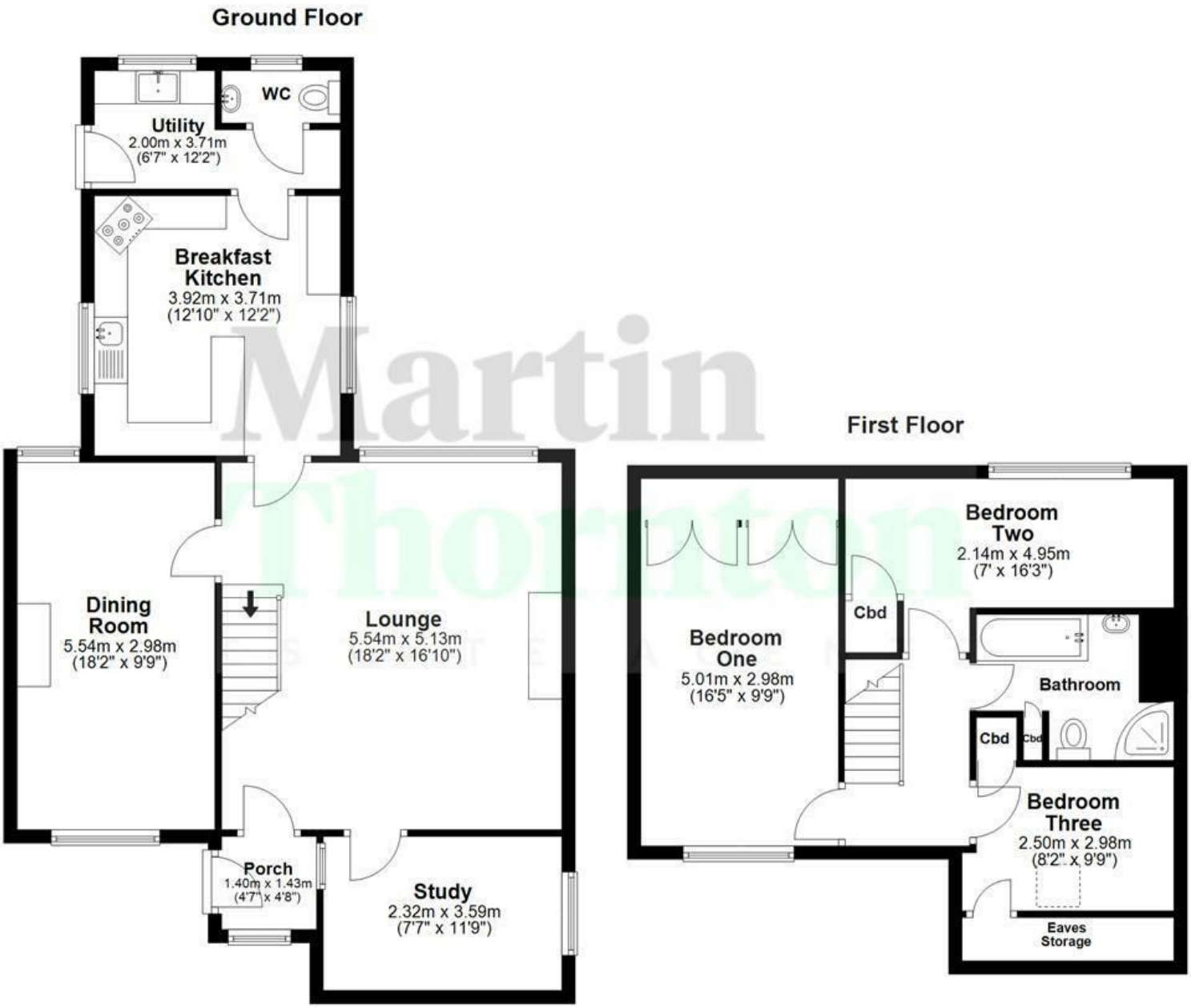
MARTIN THORNTON PLATINUM / DEVELOPMENT OPERTUNITY

Set on the edge of Beaumont Park and tucked back from the road, Butternab Farm is a characterful three/four-bedroom Grade II Listed home featuring exposed beams and original stonework. Occupying the end position in a terrace of three, the property also includes a barn opposite with approved planning permission (Application No. 2024/91612) for extension and conversion into a three-bedroom dwelling. Adjoining land, accessed via a field gate, extends to approximately 8.5 acres and benefits from approved planning permission granted in May 2025 for a stable block, hay and feed stores, and a tack room (Application No. 2024/91685).

Enjoying a semi-rural setting while remaining convenient for local amenities, the accommodation comprises an entrance porch, living room with wood-burning stove, spacious dining/sitting room, breakfast kitchen, utility room, downstairs WC, and a versatile home office/snug/fourth bedroom. To the first floor are three bedrooms and a family bathroom with separate shower cubicle. The property also benefits from gas-fired central heating and Accoya timber double glazing.
Viewing is highly recommended to appreciate the character and potential on offer.

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Floorplan



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

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Entrance Porch



An external entrance door with opaque glazed panels gives access to the entrance porch, which is the perfect place to store shoes and coats. It has a double glazed window to the front elevation, exposed stone detailing around a feature door leading into the living room, a tiled floor and a radiator. A fabulous timber and glazed door leads into the living room.

Snug/Home Office/Bedroom Four



This multipurpose room has been a ground floor fourth bedroom, but would also make a perfect home office, snug or gaming room, etc. It is particularly characterful with recessed stone shelving and a double glazed side window with exposed stonework. There are timber beams to the ceiling and a radiator.

Living Room



This spacious room is packed full of character, with the focal point being the broad fireplace with exposed stonework and a deep stone flagged hearth housing a twin door wood burning stove with an oak mantel above. There are exposed beams and a staircase with storage beneath leading up to the first floor accommodation. Double glazed windows with a central stone mullion overlook the rear garden and the room has a radiator. A superb stripped four-panel door leads into the snug/home office/bedroom four.

Dining Room



Off the living room, a four panel door opens into the large formal dining room, which runs from front to rear of the property. This room could also be used as a second sitting room, depending upon purchasers' requirements. It has an open fireplace with a feature tiled insert, a stone hearth and and oak surround. The room has fabulous beamed ceilings, front and rear double glazed windows, various wall light points and a radiator.

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Breakfast Kitchen



From the living room, a superb stripped timber and glazed door leads to the breakfast kitchen. This is positioned to the rear of the property with built-in units finished in oak with wood block style worktops which extend to create a breakfast bar. There is a Rangemaster oven with a five-ring gas hob and ovens beneath, along with a stainless steel splashback and canopy style filter hood. There is an integrated Bosch dishwasher, a stainless steel sink and a freestanding American style fridge freezer. The room has a dual aspect with double glazed windows to two elevations, along a tiled floor, ceiling downlighting and a radiator. A stripped timber and glazed door leads to the utility.

Utility



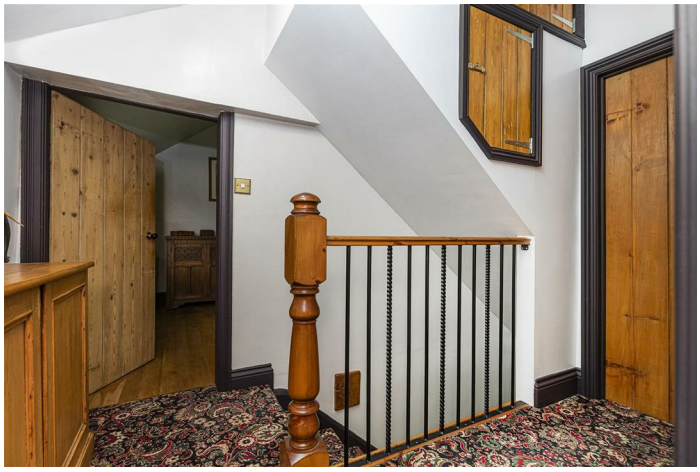
This room has a continuation of the floor tiling and a wood block worktop with twin grooved draining areas adjoining a Belfast style sink with a mixer tap. There is plumbing for an automatic washer, space for a condensing dryer and a capped off gas supply (as our clients previously had a gas tumble dryer). To the rear elevation is a door with opaque double glazed panels and a double glazed window. This area houses the boiler for the central heating system and has a radiator.

Downstairs WC



This room has a two-piece suite comprising a wash hand basin with storage beneath and a low-level WC. There is a continuation of the floor tiling, half-height wall tiling, an opaque double glazed window and an upright chrome ladder style radiator.

First Floor Landing



From the living room, the staircase rises to the first floor

landing, which has wrought iron balustrading and a feature newel post. Of particular note are the fabulous internal doors. There is high level storage and a ceiling light point.

Bedroom One



This large double bedroom has a fabulous high ceiling and is packed with character. It has exposed beams and cross timbers, bespoke oak fronted wardrobes, oak flooring and plenty of space for further furniture. There are double glazed windows to the front elevation and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has wood flooring, a conservation style skylight, a built-in wardrobe with hanging rails and shelves above and a radiator along with under-eaves storage.

Bedroom Three



This good-sized bedroom runs the full width of the property with a high ceiling with high level storage and an exposed beam. It has a built-in wardrobe over the staircase with a hanging rail and shelving, along with a broad double glazed rear window enjoying a view towards Beaumont Park. The room is light and bright and has a radiator.

House Bathroom



The bathroom has a four-piece suite comprising a timber panelled bath, a pedestal wash hand basin, a corner shower cubicle with a wall-mounted shower fitting and a low-level WC. There is an illuminated mirror-fronted toiletries cabinet, tiling to the walls and floor, an extractor fan and an upright ladder style radiator. The room also has a handy recessed storage cupboard.

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External Details



At the front of the property is a raised flowerbed, a low-level stone wall and a York stone flagged pathway continuing around to the side of the property. There is a stone sett parking area with a feature period style lamp. The stone flagged pathway continues around the side of the property where there is built-in seating to the stone wall and mature beds and borders. A raised semicircular flowerbed is positioned within the wall and there is a further rockery style planted border. There is a good-sized timber shed with a side window and power and, behind this, is a similarly sized former Quail shed. The pathway continues to the side, where there is a lawned garden area and a door leading to the utility, with a pleasant patio area, a stone built wood store and external lighting. The pathway continues to the rear of the property, where there is perimeter fencing and external water. There is a courtyard style garden area, along with a timber greenhouse and an adjoining vegetable plot. A timber gate leads through to a further garden area where there is a large chicken coop. The property is set back slightly from the road and has a further triangular parking area.

Barn

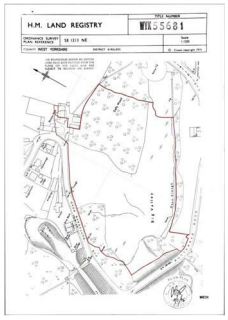


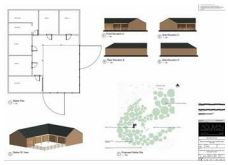


The barn has permission to be extended and converted into a three-bedroom home and has power and water. The layout would comprise on the ground floor, an entrance hall and W/C, living room, dining kitchen and a snug. On the first floor are three bedrooms and a study, the master has it's own en suite and a separate house bathroom. (Application number: 2024/91612).

Field/Land







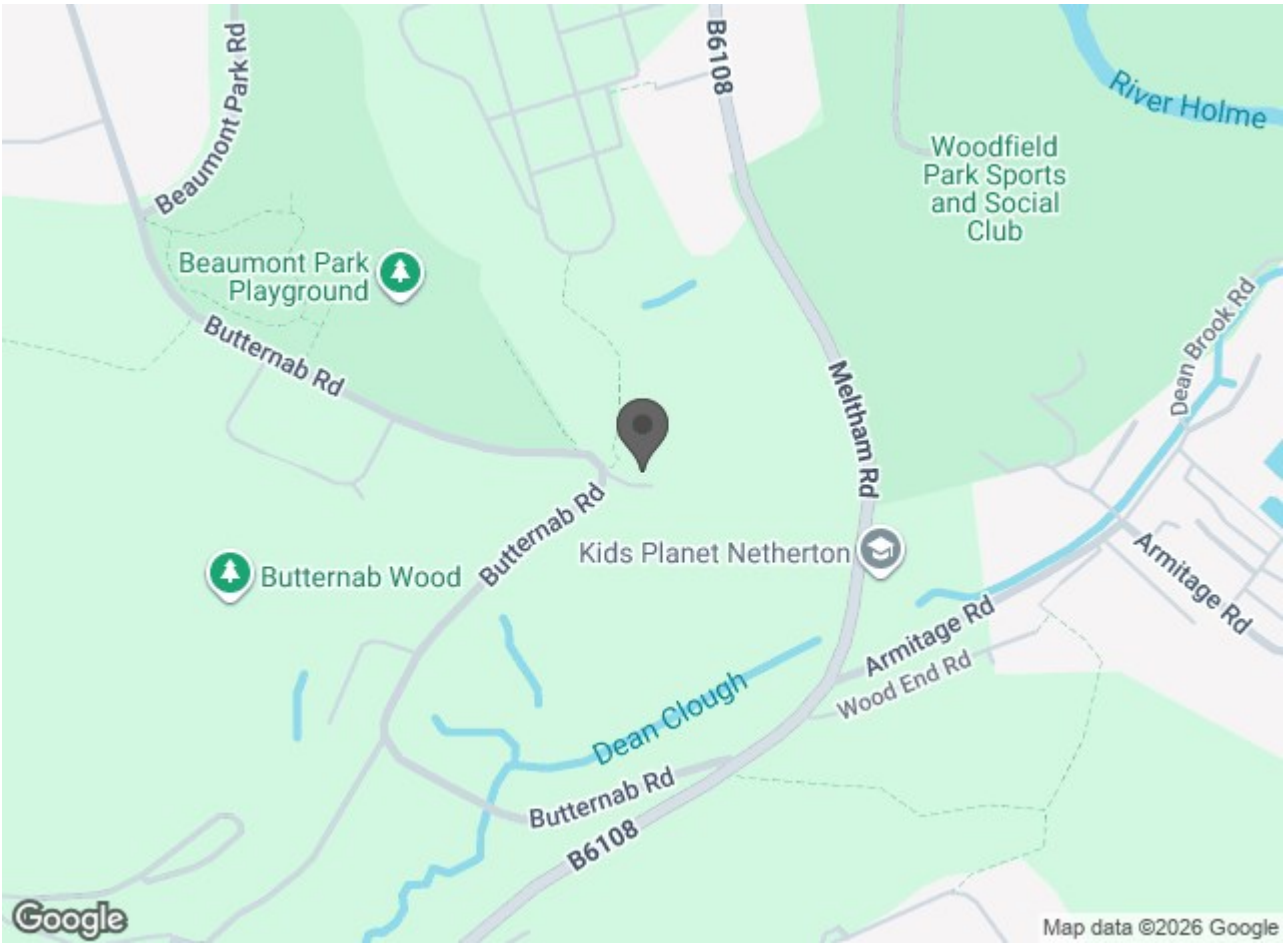
There are approx. eight and a half acres with permission approved in May 2025 for a stable block with four stables, hay and feed stores as well as a tack room. Application number 2024/91685.

Tenure

The vendor informs us that the property is freehold.

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Directions



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