



Gawthorpe Lane, Huddersfield

Offers in Region of **£795,000**

**HOME &
MANOR**



Gawthorpe Lane

Huddersfield, Huddersfield

Sitting on a plot approaching 1 acre and formerly two dwellings, therefore as our floor plan suggests this is a substantial and commanding true bungalow that is hidden away down a private electric gated driveway. The property and initial grounds upon approach are simply superb, with mature hedges and planted borders providing a soft backdrop to the spacious driveway and turning circle with an ornamental pond to the centre having a trickling water feature stocked with coloured fish. There is a stone barn and a detached garage as well as a carport. However, the best is yet to come! The property boasting feature is the idyllic location and breath-taking far-reaching views that simply cannot be matched by other properties of this style and stature and can only be appreciated once inside this wonderful home.

Council Tax band: D

Tenure: Freehold

- Grounds approaching 1 acre
- Large drive and turning circle
- Barn with recently fitted roof
- Garage
- Car port
- Air source heating system
- Solar panels
- CCTV- Security lighting - Alarm





Porch/Hallway

An open porch has a useful cupboard which provides a space for outdoor garments and footwear before entering the spacious hallway which provides access to the main rooms of the property.

Lounge

The moment you set foot in this beautiful room you are greeted by a panoramic spectacle that commands your attention, this open-plan living space envelopes you, captivating your senses and inviting you to indulge in the breath-taking views. The lounge, adorned with its elegant L-shaped design, offers a sanctuary for both gatherings and serene relaxation. With its tastefully understated décor and wooden floor, it sets the stage for tranquil moments. The modern floating electric fire casts a warm, inviting glow, infusing the air with a sense of cosy comfort on those crisp evenings.

Garden room

But wait, there is more! from the lounge, an attractive balustrade leads you down to the open-plan garden room. Here, prepare to be captivated by nature's most breath-taking masterpiece—the stunning, expansive vistas that stretch before your very eyes. This is a space that beckons all, a sanctuary that uplifts the spirit and instils a profound sense of wonder. Family and friends are automatically drawn to this haven, basking in its uplifting ambience and surrendering to the sheer magnificence of the surrounding panorama.





Dining Room

A perfect room to enjoy large gatherings of friends and family comfortably holding a large dining suite therefore extremely sociable, there are large windows that provide maximum light and allow people to enjoy the wonderful views whilst dining and a door leads onto the patio allowing entertaining to spill outdoors, a further door opens to the lounge again perfect when entertaining.

Bedrooms

There are five bedrooms to the property the master being of generous proportion with a full bank of wardrobes and fitted dressing table and having a jack and jill entrance to what is also the house bathroom.

Office/Dressing room/Occasional bedroom

Located off one of the bedrooms this is a versatile space that is currently utilised as a home office however could be used as a large walk-in dressing room with an ensuite or an occasional bedroom.

Kitchen

Fitted with a range of stylish wall and base cabinets and having a quality granite work surface this is a wonderful workable space, there is a range of fitted appliances and a large Rangemaster cooker to accommodate cooking for large gatherings, there is a window over looking the front of the property and a door opening to the useful utility space.





Cloakroom

Fitted with a modern low-level W.C, full size shower, and a vanity cabinet housing the wash hand basin, the room is fully tiled for easy maintenance.

Integral double garage/Single detached garage

Accessible from the home this double garage has power and lighting and a vast loft space offering maximum storage accessed by a pull-down ladder, there is the option with the necessary consent to create further living space by converting this space if desired as there is also a further single garage also having power and lighting within the grounds.

Barn

Owning its own piece of history this pretty barn is a wonderful stone-built building having just had a new stone roof fitted, currently used for general storage however this could possibly be made into a guest suite or even an Air B&B (subject to consent needed)

Bathroom

A luxurious four-piece bathroom comprising a large walk-in shower, spa bath with headrest, low-level WC and wash hand basin.

Exterior

The bungalow is sat on a very private enviable plot with gardens and paddock combined approaching an acre, to the front there is a large turning circle having a central pond, and to the rear is a family recreational garden with exquisite electric sun canopy, the garden then leads to the paddock.















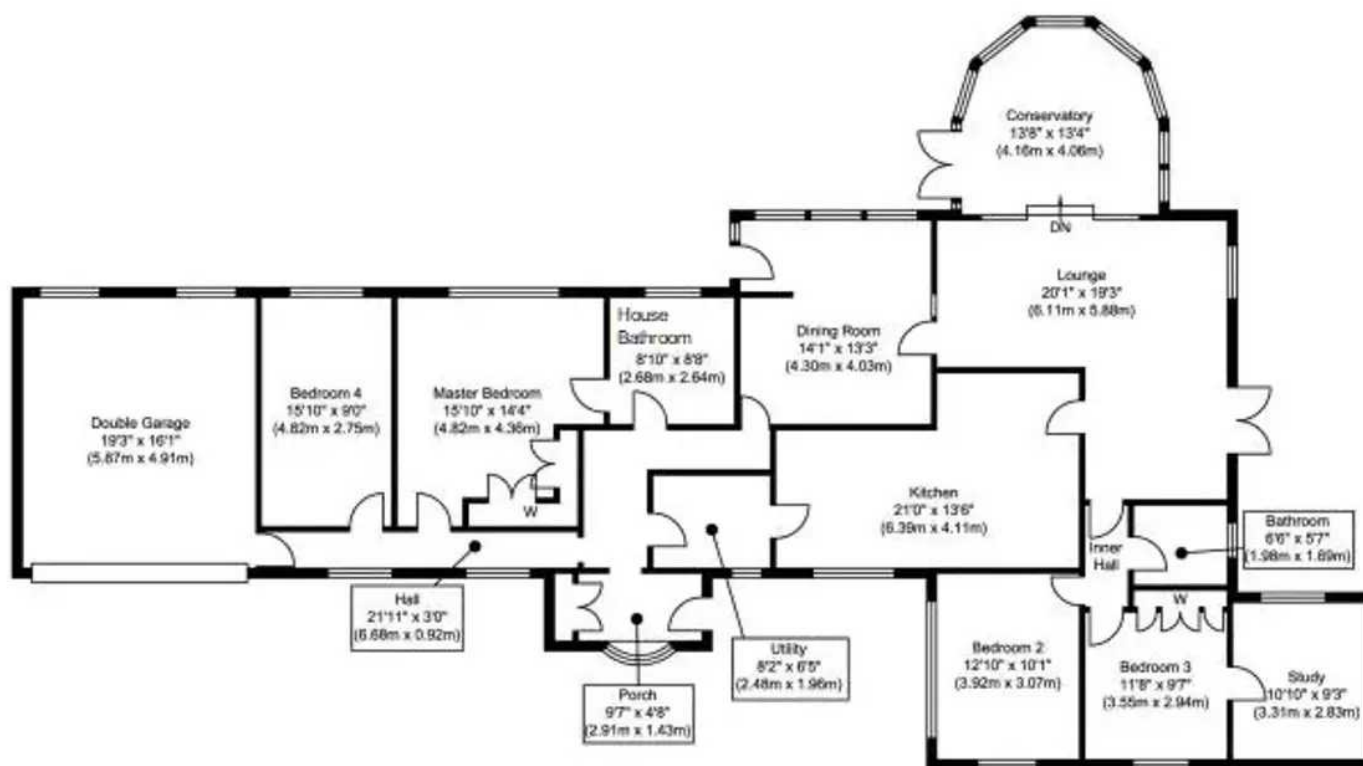


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Approximate Floor Area
2005.31 sq. ft.
(186.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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