



Hey Farm
Hey Lane | Lowerhouses | Huddersfield | HD5 8JY

INTRODUCTION

Occupying an enviable and exceptionally private position, approached via a tree-lined lane and set within approximately 1.75 acres of beautifully landscaped grounds, this impressive bespoke residence provides an outstanding combination of generous family accommodation, entertaining space and exceptional outdoor living. Designed with a clear emphasis on light, space and connection with the surrounding gardens, the property offers a rare degree of privacy whilst providing a home of considerable versatility.

Internally, the accommodation is arranged over two floors and extends to five bedrooms, including a principal bedroom suite with walk-in dressing room and ensuite facilities, together with a further guest suite benefiting from a Jack and Jill ensuite. The ground floor provides a series of impressive reception spaces, including a generous lounge with feature fireplace and wood-burning stove, dining room, snug/reception hall and a superb breakfast kitchen opening directly onto the gardens.

Externally, the property truly comes into its own. The beautifully landscaped south-facing gardens incorporate extensive lawns, stone flagged terraces, a pergola, planted borders and a dedicated entertaining area with deck seating, purpose-built barbecue and pizza oven, sunken hot tub and an open-fronted garden room/man cave with multi-fuel stove. Beyond the formal gardens lies a paddock area enclosed by mature tree-lined boundaries, while a substantial stone-built double garage provides excellent parking facilities.





Ground Floor

A generous reception hall provides an impressive introduction to the property, currently arranged as a comfortable snug and extending through to the inner reception area. A bespoke oak and glass staircase rises to the first floor, while a useful cloak/storage cupboard and access to the cloakroom are also provided. The cloakroom is generously proportioned and features a modern two-piece suite, complemented by attractive tiling to the walls and floor.

The breakfast kitchen is a particular highlight, enjoying windows to two elevations together with a door opening directly onto the flagged garden terrace. The room is comprehensively fitted with a range of cabinetry, complemented by solid wooden work surfaces incorporating a stainless steel sink unit with mixer tap. A central island provides further drawer storage and extends to form a four-seater oak breakfast bar.

A comprehensive range of integrated appliances includes an oven and grill together with a five-ring gas hob by Miele, stainless steel splashback and extractor canopy over. There is also space for an American-style fridge freezer and dishwasher, together with access to the utility room.

The utility room continues the quality of the kitchen with fitted furniture, work surface and sink unit, together with plumbing and space for a washing machine and tumble dryer. A window provides natural light, while the room benefits from tiled flooring and partial wall tiling.

The dining room enjoys a pleasant outlook over the gardens, with windows set within attractive stone surrounds and a door providing direct access to the garden.

The lounge is an exceptional reception space, generously proportioned and flooded with natural light. Full-height windows overlook the gardens, with French doors opening directly onto a level stone-flagged terrace. A further pair of twin doors to the side elevation provides direct access onto a west-facing decked seating area, creating a seamless connection between the indoors and the extensive outdoor entertaining areas. A feature chimney breast provides a focal point to the room, incorporating an oak lintel fireplace housing a wood-burning stove set upon a stone flagged hearth. A bespoke media wall has been created to accommodate a television and entertainment system, with an additional generous recess providing open-fronted library shelving and a run of base cupboards.











First Floor

A generous first-floor landing provides access to all bedrooms and bathrooms and features two windows, together with an attractive glass balustrade overlooking the staircase.

The principal bedroom suite provides exceptional double-bedroom accommodation, with two windows overlooking the beautifully landscaped gardens. A dedicated walk-in dressing room incorporates hanging space and drawer units, together with an attractive arched window.

The en-suite bathroom is stylishly appointed and includes a corner shower, vanity unit with marble top incorporating a wash hand basin and concealed-flush WC. The room is complemented by full tiling to the walls and floor, a heated towel radiator and frosted glazing set within an attractive stone mullioned surround.

The guest bedroom is another generous double room enjoying a dual-aspect outlook, with windows to two elevations, one commanding a delightful view across the grounds. The bedroom has access to a Jack and Jill en-suite, which is fitted with a double shower, vanity unit incorporating wash hand basin and concealed WC. The room is finished with tiled flooring, partial wall tiling and frosted windows.

There are three further bedrooms, two of which provide generous double accommodation and enjoy garden views through windows set within attractive stone surrounds. One benefits from access to useful loft space, while another has direct access to the Jack and Jill en-suite. The fifth bedroom is also of double proportions and overlooks the gardens and is currently utilised as a home office.

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, double-ended bath with shower over and wash hand basin set upon a Corian-style surface with vanity storage beneath. Full tiling is provided to the walls and floor, together with a frosted window and heated chrome towel radiator.









STEP OUTSIDE

The property occupies a private and secluded position approached via a tree-lined lane and is set within grounds extending to approximately 1.75 acres.

Electronically operated gates opens into a cobbled courtyard providing extensive parking for several vehicles and giving access to the substantial stone-built oversized double garage. The principal gardens are predominantly positioned to the south of the property and have been beautifully landscaped, incorporating a central lawn, stone flagged patio, pergola and established planted beds.

The gardens continue to a secondary lawn and patio area, with timber gates opening into the paddock. The paddock is enclosed by mature, tree-lined boundaries, providing an exceptional degree of privacy and creating an attractive setting for the property.

To the western side, a dedicated outdoor entertaining area has been thoughtfully created, incorporating a substantial decked seating area, purpose-built barbecue and pizza oven, together with a sunken hot tub beneath an oak-framed cover. An open-fronted garden room/man cave with multi-fuel stove provides an additional year-round entertaining space and is ideally positioned to make the most of this private outdoor setting.

Double Garage

The substantial stone-built garage block provides excellent accommodation and includes two separate electronically operated up-and-over entrance doors, power, lighting and a personal door to the side elevation. The building also provides generous space suitable for a range of uses, including storage, workshop or office accommodation.

Additional Information

A Freehold property with mains water, electricity and drainage. LPG central heating.

Council Tax Band: F

Fixtures & Fittings: By separate negotiation

EPC Rating: C

Directions

What3words - served.losses.crowned





LOCATION

Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boast impressive Victorian Architecture. Huddersfield is connected to the national motorway network via the M1 & M62 whilst the railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Landmark tourist attractions include Castle Hill and Woodsome Hall whilst the area offers an abundance of shops, restaurants and bars.

The immediate locality sits within a popular residential area, one mile to the south east of central Huddersfield, close to Castle Hill, an iconic ancient monument. The location is quite conveniently placed for the M62 and M1 motorway networks along with Huddersfield train station, all of which allow access to the regional business and retail centres of Leeds, Manchester and Sheffield.

There are high quality culinary shops and venues in the area, great restaurants, farm shops, butchers, fishmongers, wine merchants and farmer's markets and some exceptional cultural centres.

Almondbury, HD5

A charming village located to the southeast of Huddersfield; the property enjoying a sought after position on the outskirts of glorious unspoilt countryside. Locally there are quaint village pub's whilst popular venues include the locally famous 3 Acres at Emley, The Woodman at Thunderbridge and Harveys bar and kitchen. There are numerous shops in-situ along the village High Street, local services are in abundance and include highly regarded schools.

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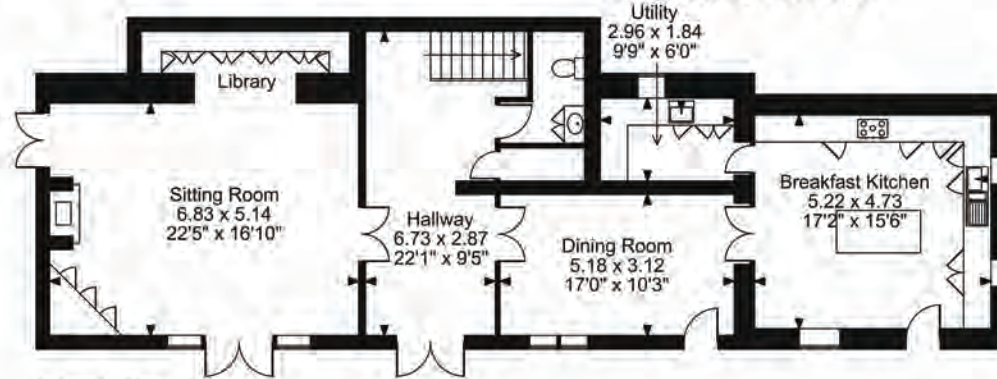
Hey Farm, Hey Lane, Lowerhouses, Huddersfield

Approximate Gross Internal Area

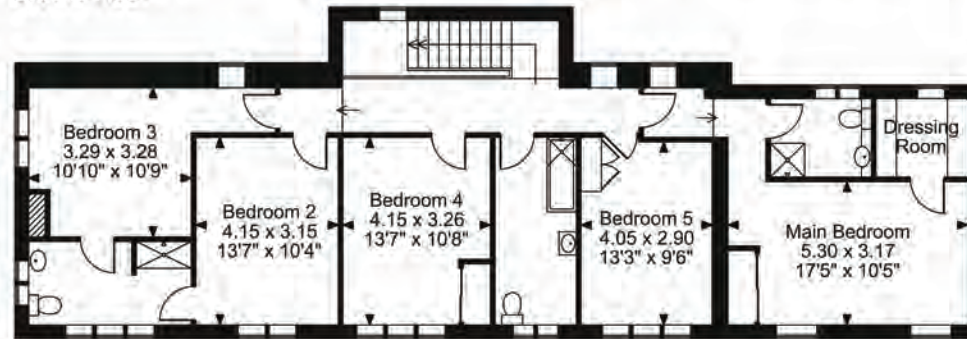
Main House = 2484 Sq Ft/231 Sq M

Garage = 514 Sq Ft/48 Sq M

Total = 2998 Sq Ft/279 Sq M



Ground Floor

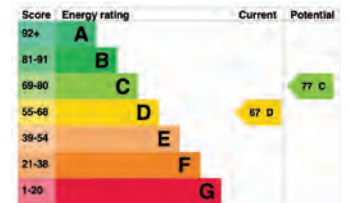


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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