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**Shepherds Thorn Lane, Bradley
Huddersfield, Yorkshire**

Offers over £500,000

MARTIN THORNTON PLATINUM

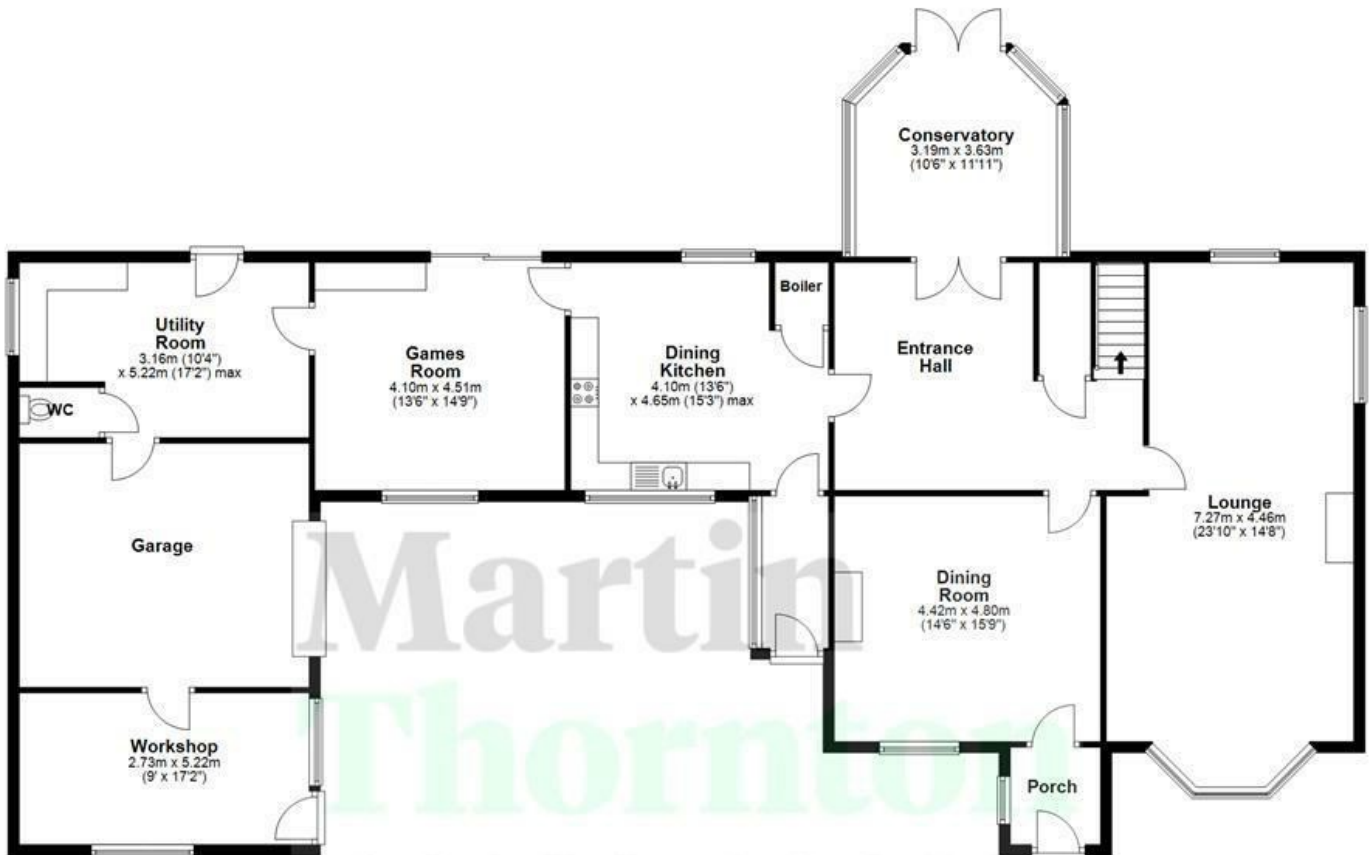
Shepherds Thorn Farm House is a stone built four-bedroom detached family home, standing centrally within a good-sized plot and enjoying a semi-rural setting overlooking the golf course. It has been a much loved family home for many decades and offers buyers the chance to potentially increase the already sizeable accommodation (subject to the necessary consents and permissions) and update the current layout to suit their requirements. Although the property enjoys a semi-rural setting, it would be a perfect commuter base. The current layout (which could potentially be redesigned) has two entrance porches, inner hallway with a galleried landing, dining kitchen, sitting room, conservatory, large living/dining room, bar/games room and large utility. On the first floor are four bedrooms, two of which have en suites, and the house bathroom. The property has LPG gas heating, majority sealed-unit double-glazing and a septic tank. Externally, the attached garaging has been subdivided to create a home office. There is extensive parking on the large driveway and the formal gardens have established trees and lawns. The rear garden is particularly private with a large patio and lawns. The property is offered with the advantage of no onward chain involvement.

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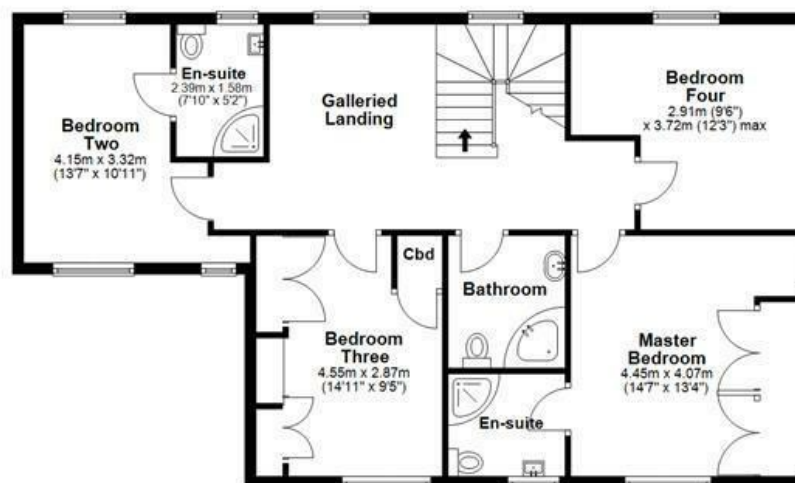
Floorplan



Ground Floor



First Floor



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

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Details



Entrance Porch

A timber and glazed door gives access into the entrance porch, where a door leads into one of the two reception rooms. However, for the purpose of the brochure, the everyday entrance is more likely to be through the uPVC door with glazed panels, leading into the larger entrance porch. It has a quarry style tiled floor and space to store shoes and coats, etc. There are side uPVC windows and a timber stable style door leads to the kitchen.

Dining Kitchen



The kitchen has wall cupboards and base units with working surfaces, tiled surrounds and a stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with filter hood above, oven, grill and fridge. The room has front and rear windows making it particularly light and bright, along with floor tiling and space for a formal dining table, although there is currently a breakfast bar style table. There is a radiator, a door through to the utility and a door leading to the inner hallway. The Vokera boiler for the LPG gas heating system is concealed in a cupboard.

Inner Hallway



The hallway has as superb Victorian style tiled floor, a full height ceiling and French doors leading to the conservatory, above which is a window with stone mullion. The landing above is galleried with the use of heavy beams, timbers and spindle balustrading. This area could be utilised as a home office or reading room, etc., and has a radiator. At the far end, a staircase rises to the galleried landing and a door gives access down to the cellar.

Sitting Room



This good-sized reception room has an exposed stone fireplace with a raised tiled hearth, upon which stands a stove style gas fire. There is shelving to both alcoves. This room is accessed from the stone built entrance porch and has a superb beamed ceiling with cross members. There is also a radiator.

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Living Room



This larger second reception room runs from front to rear of the property and has windows to three elevations. The front bay window incorporates a window seat. The focal point of the room is the floor-to-ceiling stone fireplace with raised hearth, home to an open fire. There are superb exposed beams and cross members and the room can accommodate a large amount of furniture and has wall light points. The rear windows have exposed stone mullions and there are two large radiators.

Conservatory



Accessed from the inner hallway via French doors, the conservatory has glazing to three elevations and double doors leading out to the patio area.

Bar/Multipurpose room



From the dining kitchen, a door leads into this multipurpose room, which is currently set out as a bar. It could be a games room, play room, large home office, etc. It is light and bright with sliding patio doors to the rear and windows overlooking the driveway. There is a built-in bar along with various wall light points, floor tiling and a radiator. A door leads through to the utility.

Utility



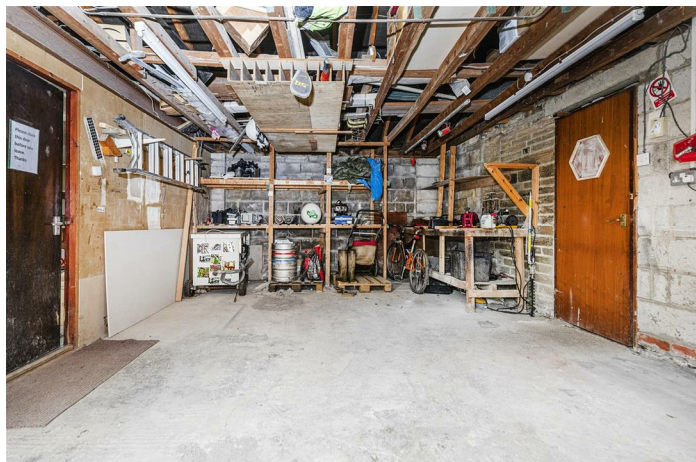
This large room is utilised as a utility with wall cupboards and base units, worktops and a stainless steel sink. There is plumbing for an automatic washer, space for freestanding appliances and a radiator. It has an external timber and glazed door and a side window. This area incorporates a downstairs WC with a low-flush suite. A door leads through to the attached garage.

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Garage



The garage has been divided into two to create a home office. It has a roller door, power and lighting along with a door through to the utility area. A door gives access to the office.

Office



The garage has been divided into two to create a home office. It has a roller door, power and lighting along with a door through to the utility area. A door gives access to the office.

Galleried Landing



From the inner hallway, a staircase rises to the galleried landing. The staircase has a half landing area with a window incorporating exposed stone mullions and lintels, overlooking the rear garden. Steps then rise to the galleried landing area where there is access to the loft area, beams on display, a radiator and spindle balustrading overlooking the hallway.

Bedroom One



This large double bedroom is positioned at the front of the property and has a dual aspect with side and front windows. The side window has exposed stonework and a tiled sill. There are built-in wardrobes with overhead storage cupboards, coving to the ceiling and a radiator. This room has the advantage of an en suite shower room.

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En Suite Shower Room



This room has a corner shower cubicle with curved doors, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an electric shaver point and a recessed alcove for toiletries with downlighting. There is an opaque window to the front elevation and an upright chrome ladder style radiator.

Bedroom Two



Located at the opposite end of the property, this double bedroom is particularly light and bright with a rear window and two windows to the front, maximising natural light. It has built-in wardrobes along with bedside cabinets, overhead storage cupboards, shelving and a radiator. This room also has an en suite.

En Suite Shower Room



This room has a corner shower cubicle with curved doors and a Triton Rapture shower, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and an extractor fan.

Bedroom Three



This double bedroom is positioned at the front of the property and has built-in wardrobes with hanging and shelving. There is space for further furniture, along with a louvre door cupboard, which houses the cylinder, a window with a tiled sill and a radiator.

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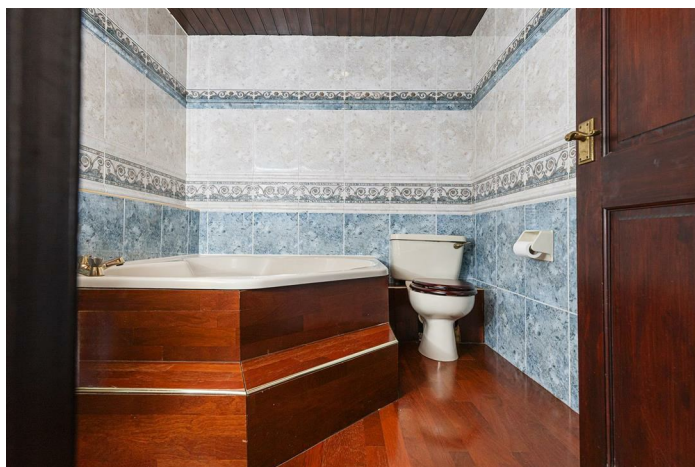


Bedroom Four



This good-sized fourth bedroom is positioned at the rear of the property and has a window with exposed stonework. It has a full-height angled ceiling with a central beam and trusses, space for furniture and a radiator.

House Bathroom



The bathroom has a three-piece suite comprising a corner bath with built-in seat, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a timber panelled ceiling with sunken lighting, an extractor fan and a radiator.

External Details



The property has extensive parking on the large driveway and a walled garden with lawns, mature shrubs and trees. To the left-hand side of the driveway is the tank for the LPG gas heating system. There is external lighting and water and an attached garage. The rear of the property is particularly private and to the rear of the utility is a full width paved patio area with an external power supply and a lawn screen by trees and perimeter fencing.

Tenure

The vendor informs us the property is Freehold.

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Directions

