



Applegate  
Properties



- Stunning detached farmhouse
- Versatile six bedroom interior
- Contemporary yet characterful interior
- Gardens, Paddock and Garage

**Slaid, Linthwaite, Huddersfield, HD7 5TP**

**Offers In Region Of £750,000**

An impressive stone detached barn conversion affording characterful yet contemporary six bedroom accommodation with paddock and stunning moorland views.



## PROPERTY DESCRIPTION

Commanding breath taking views over the Colne Valley and affording a stunning blend of characterful period features and contemporary fittings is this substantial stone detached farmhouse. Occupying an elevated moorland position overlooking adjoining countryside, the property is ideally placed for easy access to Huddersfield, the Holme and Colne Valleys and nearby popular Slaithwaite with Trans Pennine rail connections.

Comprising spacious and versatile accommodation over three floors the accommodation may well suit the family buyer and briefly comprises: Entrance Porch, contemporary Dining Kitchen including central island, Aga and stone fireplace, Cloaks/w.c, spacious Living Room with feature stone fireplace and solid fuel stove, arched barn window and French doors to rear balcony seating area. A rear lobby gives access to both and attached double garage with remote doors and turned staircase to the Lower Floor Guest Bedroom suite, with En suite shower room and bi-fold doors to garden. To the First Floor a galleried landing leads to five further bedrooms with vaulted beamed ceilings, spacious Master Bedroom with En suite Shower Room and Family Bathroom including roll top bath and both with stylish contemporary suites.

Externally, the property has driveway parking leading to the attached double garage with generous lawned rear garden with external access to useful cellar store. To the side of the property is a large paddock (Approx. 0.4 acres) with walled and fenced boundaries and gated access.

Planning Permission – the property has planning permission (granted November 2021) for a rear and side (over garage) extension. Full details can be found at the online Kirklees Planning Portal – App. No: 2021/62/93338/W.

Tenure – we are advised that the property and paddock are on separate Freehold titles

Council Tax – we are advised that the property is in Council Tax Band E.







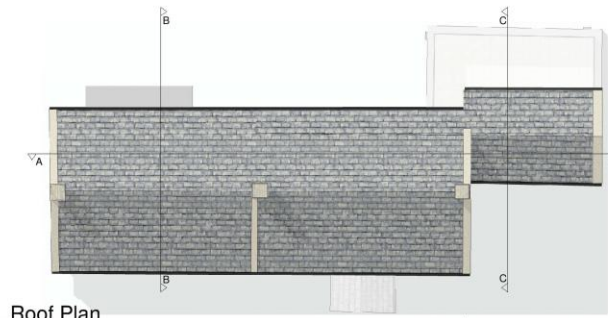




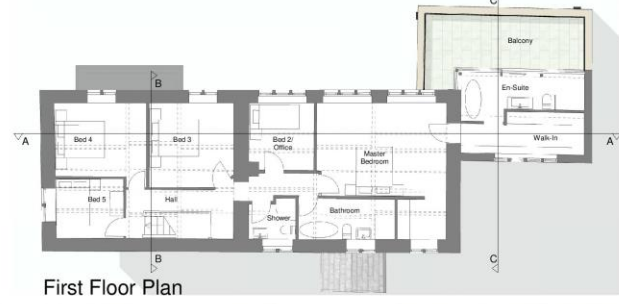




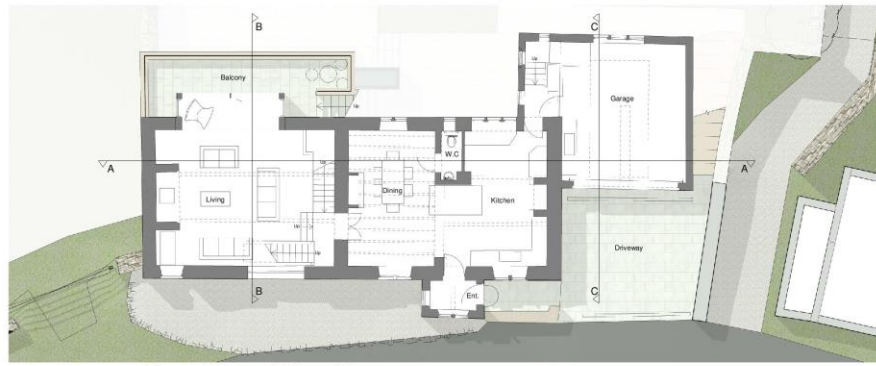




Roof Plan



First Floor Plan



Upper Ground Floor Plan



Lower Ground Floor Plan



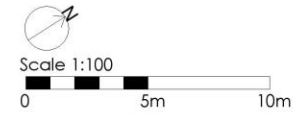
South East Elevation



South West Elevation



North East Elevation



North West Elevation



Section A-A



Section B-B



Section C-C

General Updates		18/08/2021	DR	MO
By	Author	DR	DR	DR
Drawn	DR	DR	DR	DR
Check	DR	DR	DR	DR
Scale	1:100	DR	DR	DR
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Drawn	DR	DR	DR	DR
Check	DR	DR	DR	DR
Scale	1:100	DR	DR	DR

**FIBRE ARCHITECTS**

First Floor: Buckden Mount  
8 Thornhill Road  
Huddersfield, HD3 3AU

Tel: 01484 544470  
www.fibrearchitects.co.uk  
Email: info@fibrearchitects.co.uk

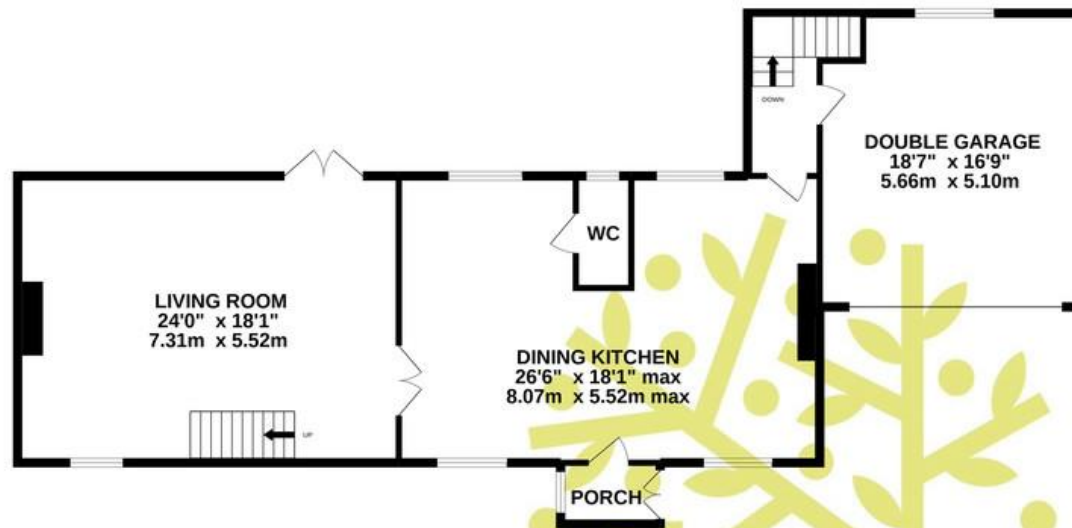
GA INFORMATION  
**AS PROPOSED**



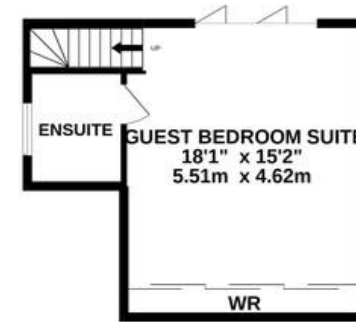




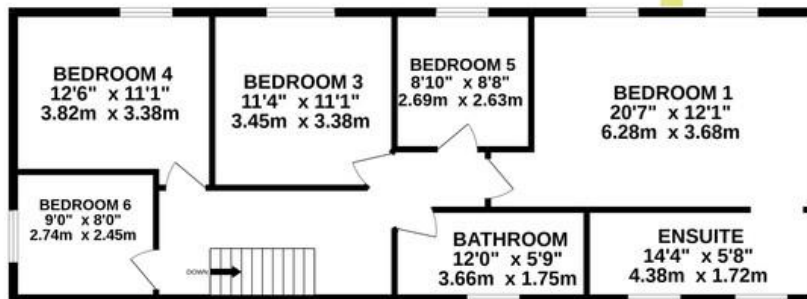
GROUND FLOOR



LOWER GROUND FLOOR

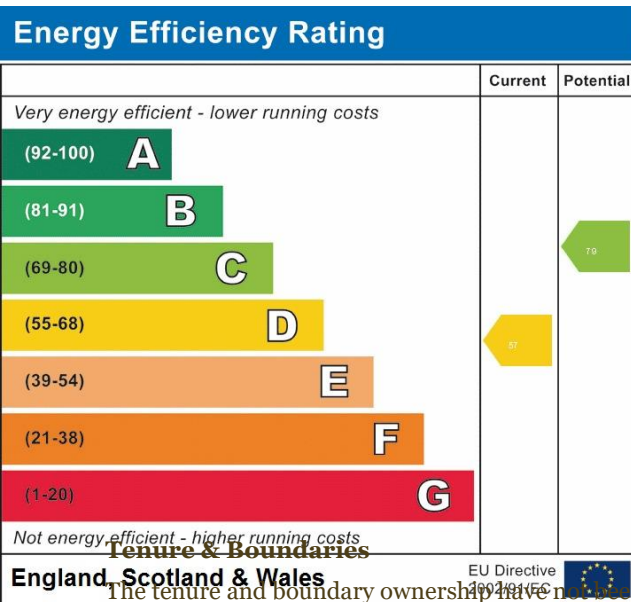


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Address:  
S16 1LH, York

discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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