



Applegate
Properties



- Stunning detached farmhouse
- Five beds/Three Baths
- Extensive & flexible interior
- Generous gardens and garages

Thorncliffe Lane, Emley, Huddersfield, HD8 9RS

Offers over: £830,000

A much extended and renovated detached five bedroom period farmhouse with attached garaging and generous gardens in idyllic semi rural setting within reach of Huddersfield, Wakefield and Motorway access.



PROPERTY DESCRIPTION

Occupying an enviable rural position surrounded by stunning countryside and farmland is this most impressive and substantial stone built detached farmhouse. Being extended and re-modelled in previous years and subject to extensive renovation and modernisation in more recent years, the property now affords extremely spacious and versatile living space which may well suit the needs of the growing family. Believed to date back in part to around 1747 and retaining a wealth of character and period charm throughout including exposed beams and inglenook fireplaces, the property also includes a host of contemporary improvements.

Being well located for popular Emley village amenities and regarded schooling as well as nearby Motorway access, the property briefly comprises: Hallway with feature arched entrance door, boot room, cloaks/w.c, home office/study (currently used as treatment room), impressive and spacious Dining Kitchen including central island, vaulted ceiling with exposed trusses, bi-fold doors to garden and generous Utility room off. Continuing into the older part of the house is a formal, central dining room with stone inglenook fireplace and being open plan to Sun Lounge/Games Room with doors to garden, cosy yet spacious sitting room with log burning stove and front entrance porch with feature timber door. A further lobby with understairs store leads into a versatile space, used by the current occupiers as an occasional guest annex which includes a snug and further generous ground floor double bedroom. A turned staircase leads to the First Floor with access to four double bedrooms, two being En suite and the Principal Bedroom also including a walk in wardrobe/dressing room and further House Bathroom. Externally, the property is approached by a shared lane with access from both School Lane in Emley village and along Thorncliffe Lane itself from Church Street. The property stands in a generous plot having gated multi-vehicle parking to the front with electric vehicle charging point and access to the two attached garages with power and lighting. To the front are formal lawned gardens with raised beds and historic well while further lawned gardens continue to the side and rear with paved patio seating areas to the rear with mature boundaries and drystone walling, all adjoining stunning countryside and dairy farm opposite.

EPC: B
Tenure: Freehold
Council Tax: F

Agents Note: The property has Solar Panels fitted to the front elevation. Details of tariffs and terms available upon request.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification











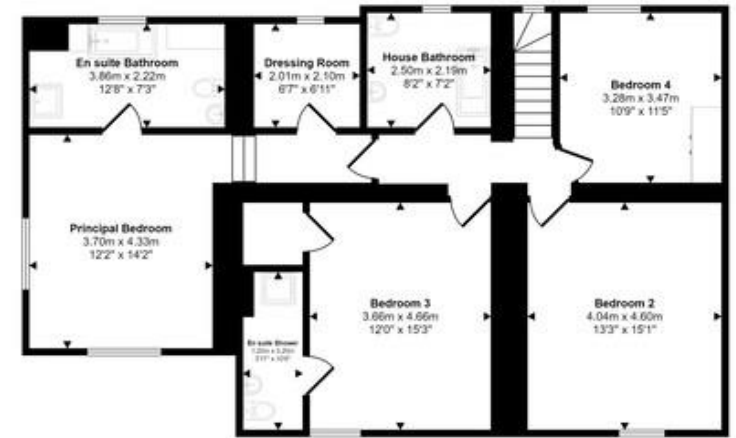
Approx Gross Internal Area
315 sqm / 3394 sq ft



Ground Floor
Approx 205 sq m / 2212 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 110 sq m / 1183 sq ft

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for 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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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