Yorkshire's Finest
A Collection of Yorkshire's Finest Homes

Lane Head Road

Shepley, Huddersfield

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Offers in region of £1,395,000

TUCKED AWAY DOWN A PRIVATE LANE BEHIND A SECURE GATED ENTRANCE IS WOODLANDS, A MAGNIFICENT PERIOD RESIDENCE WHICH IS SET IN 9 ACRES OF ITS OWN LAND AND HAS A STUNNING DETACHED, 2 BEDROOM COTTAGE IN ITS GROUNDS IN ADDITION TO A VAST BARN WITH STABLES WHICH OFFERS TREMENDOUS DEVELOPMENT POTENTIAL. WITH AN OVERSIZE DOUBLE GARAGE AND AN ABUNDANCE OF PARKING PROVISION THE HOUSE AND OUTBUILDINGS EXTEND IN TOTAL TO APPROX. 6021 SQUARE FEET.

The Farmhouse

The main house is a extraordinary blend of contemporary open plan living with a period barn conversion style interior which will not disappoint. The main living and dining area is on the first floor and is the finest available on the open market in the region which is enhanced by the dramatic mezzanine snug/study area above and the cavernous inglenook fireplace complete imposing dog and grate in addition to the French doors opening onto the gin terrace overlooking the garden. Having a most impressive kitchen with granite worksurfaces and Miele integrated appliances which offers open plan aspect to the living area, the main house has four double bedrooms with the opulent master suite having that 5 star manor house quality.

The Cottage

An historic building in its own right this detached stone cottage is a complete 2 bedroom home with an impossibly beautiful interior and character that is Yorkshire at its best. Having its own garden area and separate parking it allows dependant relatives to live independently and privately on the door step or as a fabulous location to house visiting business contacts or even utilise as a holiday let to generate income.

The Barn

As shown on our floor plan, this vast building of solid stone and brick construction currently is utilised for high end spacious stables as well as workshop with living area. It offers so much scope, subject to planning to develop into a separate residence for dependant relatives as a superior bungalow or to resell creating a separate private driveway entrance from Carr Lane, which could also serve the Cottage and offer this to the open market too. Both would command a high end values. Alternately, the Barn could also be adapted into business use for a number of trades or holiday cottages or kept as it is lovingly used at present.

The Grounds and Land

The house, outbuildings and hard standing area extends to approximately ¾ acre itself which is in addition to a one acre garden which is a botanical and landscaped delight. Having sweeping verdant lawns with mature boundaries, numerous follies, curious pathways leading to kitchen garden, fruit orchard and wildlife pond. It is a pleasure to amble through these formal gardens. The remaining land of just under 8 acres is mostly lush pasture land which is flat or with gentle slopes to assist drainage and has TWO separate gated entrances from Carr Lane allowing more flexible use of the land, which of course combined with the stables, offers impeccable equestrian facilities.

The Location

Shepley has for many years been the preferred and envied location to reside in the region. With stunning surrounding countryside the village has highly regarded local schooling, a local train station, a good range of amenities with some high end bistros and bars, 3 Acres and Devour close by and for the commuter Leeds is only 23 miles, Sheffield 20 miles and Manchester 29 miles.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.
MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

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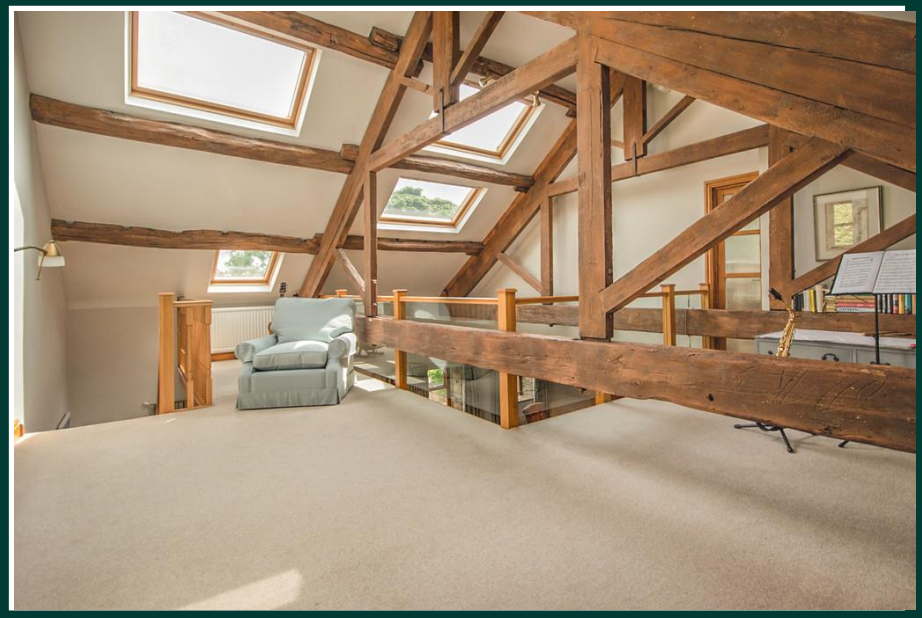

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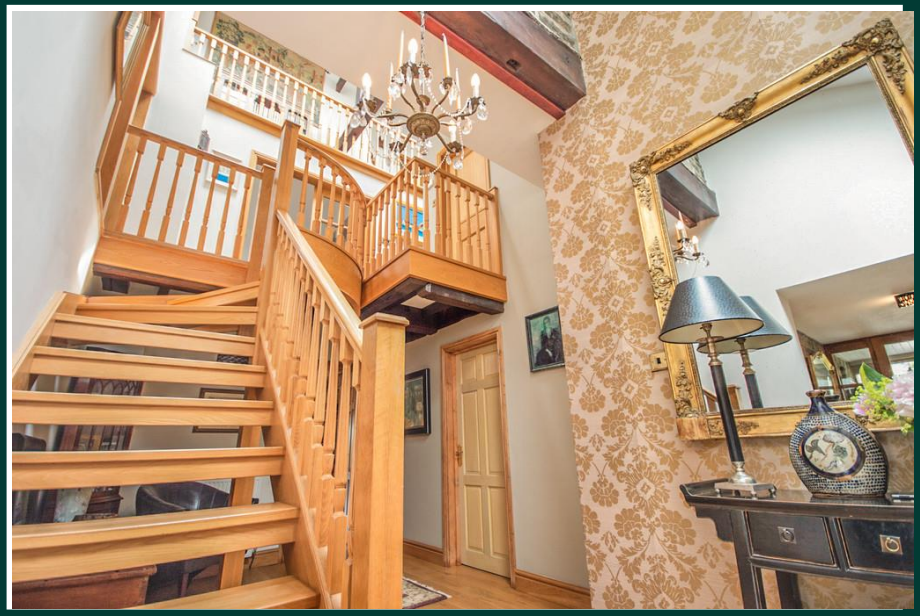

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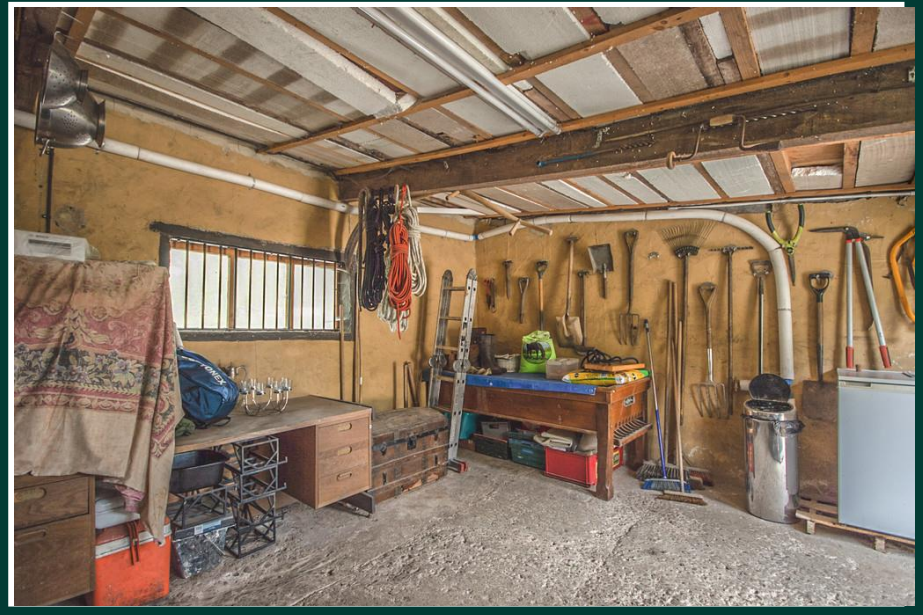

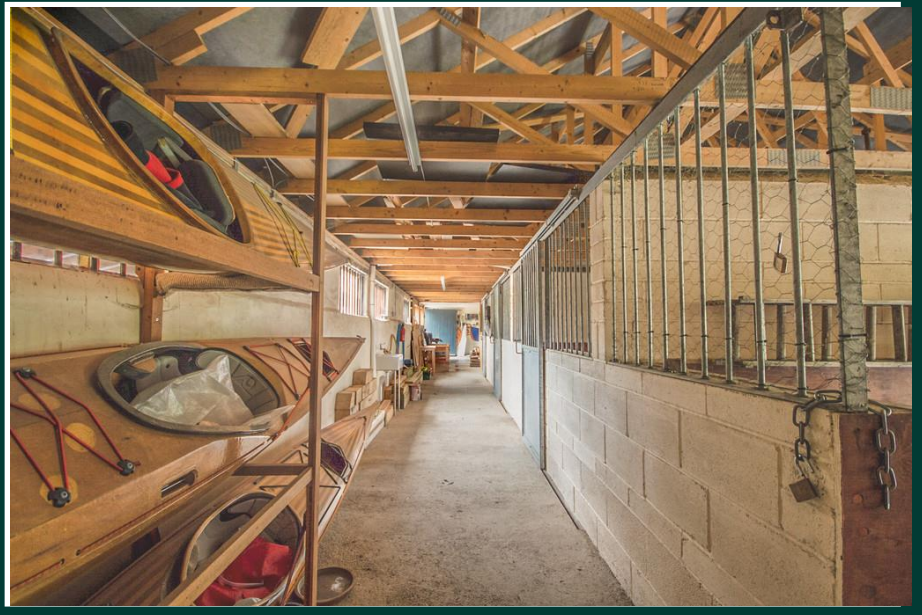

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