



White Lee Farm, Marsden, Huddersfield, HD7 6NJ
Offers Over £700,000

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Dating back to the mid 18th century, White Lee Farm is a Grade II listed, stone-built former farm building which is situated within circa 2.5 acres of paddocks and formal gardens. Having undergone substantial renovations 20 years ago, the property provides in excess of 1,630sqft of well maintained accommodation. Retaining a wealth of characterful features including exposed beams and Inglenook fireplaces, this property enjoys panoramic far reaching views. Boasting an en suite to the master bedroom and a versatile ground floor bedroom, the majority of rooms enjoy unique viewpoints, each framed by characterful timber windows. The property is equidistant to Manchester and Leeds city centres and is situated 0.9 miles from Marsden Train Station providing excellent transportation links for commuting, taking roughly 30-40 minutes each. Forming an excellent proposal for the growing family, this property truly is a gem and requires an early internal inspection to be appreciated. With accommodation briefly comprises:- entrance hall, WC, lounge, sitting room, dining kitchen, bedroom/study. To the first floor there are 3 bedrooms, one with en suite, and house bathroom. To the lower ground floor is a separate utility room providing access to the gardens and a wine cellar.

Energy Rating: D





GROUND FLOOR:

Enter the property via a timber door into:-

Entrance Hall

Where there is a central heating radiator.

Lounge

17'10" x 11'10" (5.44m x 3.61m)

Benefitting from dual aspect double glazed windows enjoying far reaching views across the valley and fitted with a central heating radiator. The main focal point of the room is an Inglenook style gas coal effect fireplace set into a stone hearth. Access can be gained via a staircase to the lower ground floor.

Dining Kitchen

14'7" x 17'8" (4.45m x 5.38m)

Fitted with a range of handmade pine wall, drawer and base units with granite work surfaces, tiled splashbacks, matching upstands and an undermount 1.5 pan stainless steel sink with integral drainer and monobloc mixer tap. Integral appliances include an aga. There is a double glazed window to the side elevation and open staircase.



Bedroom/Study

8'1" x 18'0" (2.46m x 5.49m)

There is a double glazed window to the side elevation, central heating radiator, useful storage cupboard which houses the boiler and a feature etched window displaying the house name.

WC

Comprising a low flush WC and a vanity unit incorporating underlying cupboard storage space with an inset basin. There is a double glazed window to the side elevation and central heating radiator.

Sitting Room

8'10" x 12'3" (2.69m x 3.73m)

Fitted with dual aspect double glazed windows and a spindle and balustrade staircase leading down to the utility room.





Utility Room

8'5" x 12'2" (2.57m x 3.71m)

Fitted with a range of base units with granite effect laminate work surfaces, an inset stainless steel sink with drainer and mixer tap and plumbing for an automated washing machine.

LOWER GROUND FLOOR:

Accessed via a staircase from the lounge.

Cellar

8'9" x 9'2" (2.67m x 2.79m)

There is a characterful vaulted ceiling with stone work benches and a timber framed double glazed window to the front elevation.

FIRST FLOOR:

Landing

There is a feature original ceiling beam, a cupboard which houses the water cylinder and loft access via ceiling hatch.

Master Bedroom

11'10" x 13'7" (3.61m x 4.14m)

Enjoying panoramic views via dual aspect double glazed windows and being fitted with a central heating radiator.

There is also loft access via ceiling hatch.

Ensuite

Furnished with a 3 piece suite briefly comprising a low flush WC, pedestal wash hand basin with monobloc mixer tap and shower cubicle. There is tiled flooring, tiled splashbacks, a timber framed double glazed window to the side elevation and heated towel rail.

Bedroom 2

14'6" x 11'1" (4.42m x 3.38m)

Enjoying outstanding views via twin timber framed double glazed windows. The room comes with 2 central heating radiators, a bank of built-in wardrobes and loft access via ceiling hatch.



Bedroom 3

10'6" x 8'9" (3.20m x 2.67m)

Fitted with a timber framed double glazed window, central heating radiator and loft access via ceiling hatch.

Bathroom

Furnished with a 3 piece suite comprising a low flush WC, floating wash hand basin with monobloc mixer tap and panelled sunken bath with overlying electric shower and adjacent glass shower screen. There is a timber framed double glazed window to the side elevation, tiled flooring, tiled splashbacks and heated towel rail.

OUTSIDE:

Front

Access is gained through a metal field gate which provides shared access to this and the neighbouring property. Passing the first house, the driveway for White Lee Farm stretches around the property and provides off-road parking for multiple vehicles. The property is situated in circa 2.5 acres including 2 paddocks and landscape garden. The landscape garden comprises a mixture of paved seating areas with well stocked flowerbeds framed in dry stone walls.

Rear

There are well manicured lawned gardens and a central pathway winding down to the conclusion of the garden providing an additional seating area, vegetable patches, 2 greenhouses and a timber shed. With superb far reaching views across adjacent farmland, the rear garden enjoys a good degree of privacy and provides an ideal space for those with children, pets or for entertaining.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

- The water is sourced from a well/spring, shared with the neighbouring property.
- Sewerage is by septic tank which is currently emptied every 18 months and is shared with the neighbouring property

DIRECTIONS:

Exit Huddersfield on the ring road and head out on Manchester Road (A62), following the signs for Oldham. Upon entering Marsden, proceed for approximately 1 mile. White Lee Farm is set below the level of the road at the junction of the A62 and Hey Green (private Road). On approach, look out for a black sign with 'HG' written in gold letters and further identification with our Bramleys for sale board.

The driveway is located above the Hey Green private road, identified by a metal field gate. Proceed past White Lee Barn (the first dwelling on the right) and White Lee Farm is the second property on the right. For further accuracy, download the What3Words app and search for padlock.majoring.proofs which will take you directly to the entrance to the driveway.

TENURE:

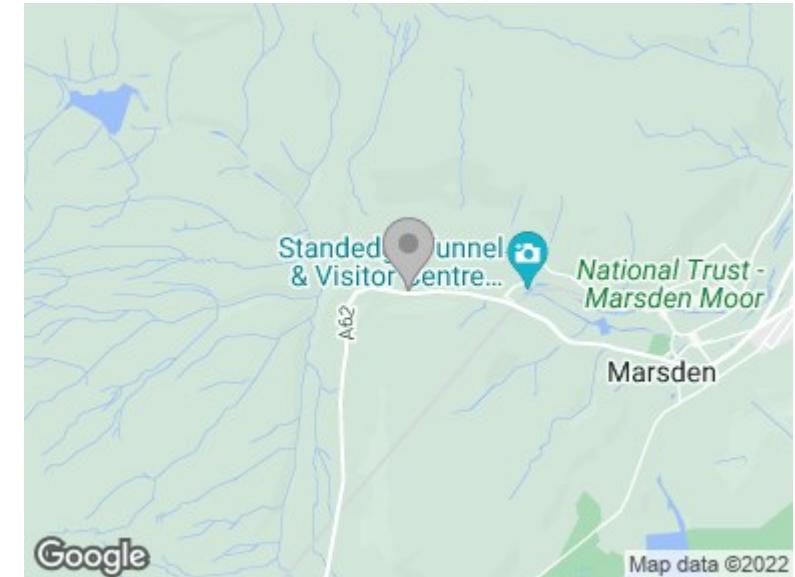
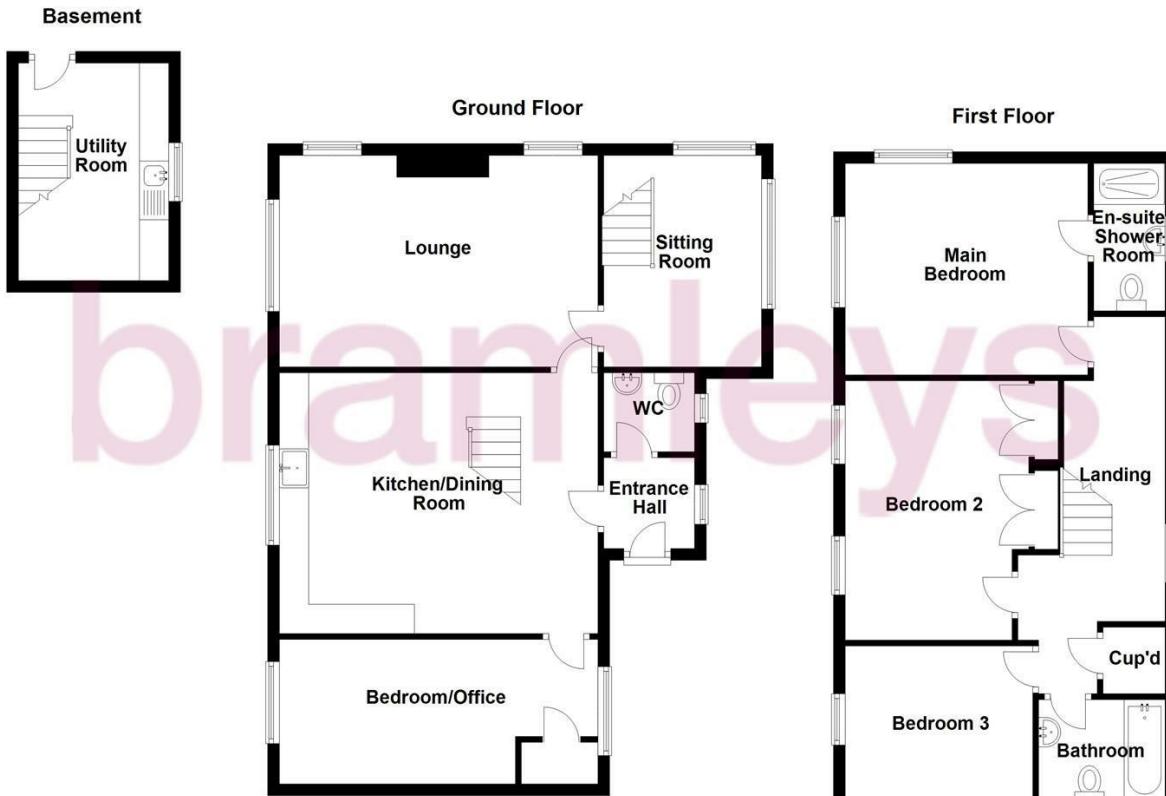
Freehold

COUNCIL TAX BAND:

Band E







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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