



Applegate  
Properties



## Carlecotes, Dunford Bridge (Near Holmfirth) S36 4TD

**Guide price: £575,000 - £600,000**

A most characterful and substantial stone period property with extensive gardens and parking in highly sought after rural location with stunning open panoramic countryside views from every window.

- Period semi detached
- Characterful accommodation
- Extensive grounds
- Semi-rural location



## PROPERTY DESCRIPTION

Occupying an enviable rural position with far reaching views over adjoining countryside is this attractive stone period property. Affording a characterful yet modernised interior this intriguing property offers spacious and versatile three bedroom plus study accommodation which may well suit the family buyer. Being ideally located within picturesque Carlecotes hamlet situated in the hills above Holmfirth.

In brief the accommodation comprises: Open Entrance Porch with log storage, Inner Lobby with feature door and tiled flooring, Dining room with feature log burner, stone mullions to window and open staircase to First Floor, door to spacious Study/Snug with fitted shelving, Sitting Room with feature open fire and walk-in bay window with views to the front, fitted Breakfast Kitchen with farmhouse style units, Aga range cooker, Breakfast bar, useful pantry store and door to rear garden. To the First Floor are here double bedrooms, the Principal having a feature bay window, fitted wardrobes and spacious En suite Bathroom including roll top bath, the second having adjoining study and a further House Shower Room including walk-in shower and contemporary block tiled surround. Open countryside views can be seen from every window. The property has double glazing throughout.



Externally, the property is approached via a shared sweeping driveway leading to the Parsonage having a large lawned frontage with vegetable plots and leading to a generous parking area to the side with external stair access to the basement which has power and lighting, includes four rooms and may offer further potential. Gated access leads to the rear with paved patio, further open attached stone store and steps up to a decked seating area accommodating a wood burning hot tub with stunning views of the adjoining countryside. Beyond this are extensive gardens including an Artificial football pitch and further gated woodland.

Agents Note we are advised that the property is serviced by a septic tank within the private grounds.

EPC: E  
Tenure: Freehold  
Council Tax: E



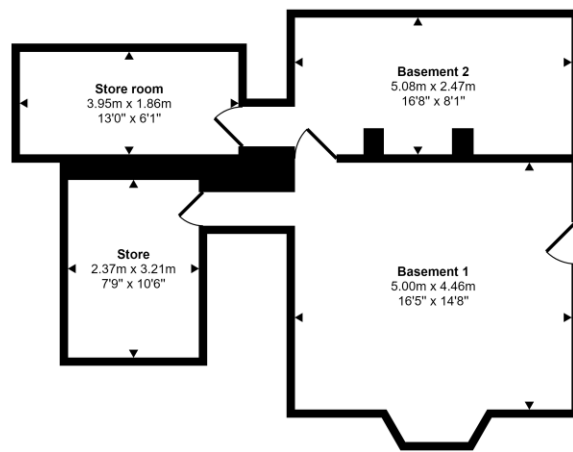
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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.





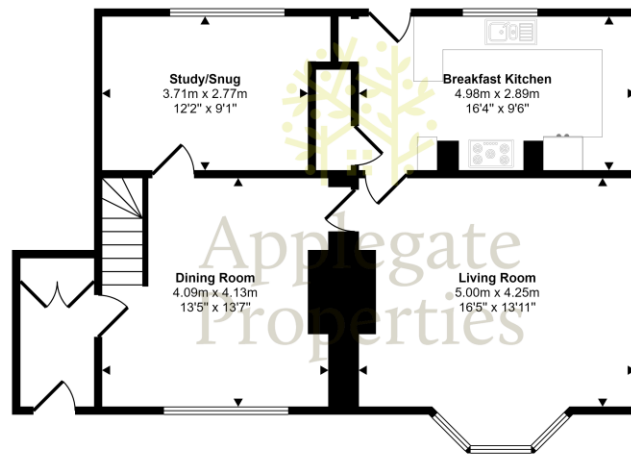




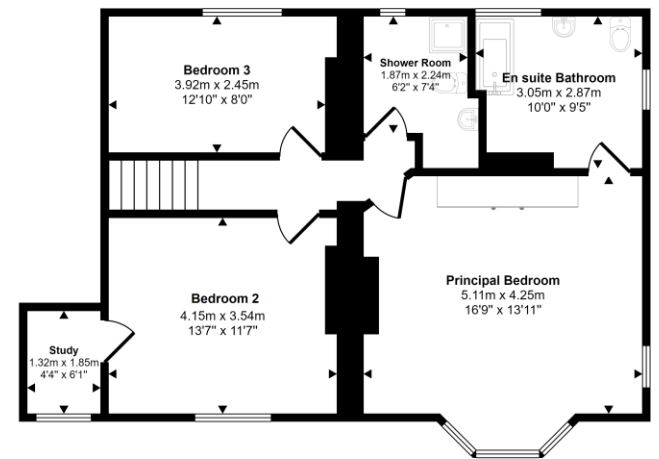


**Basement**  
Approx 56 sq m / 599 sq ft

Approx Gross Internal Area  
204 sq m / 2194 sq ft



**Ground Floor**  
Approx 74 sq m / 797 sq ft



**First Floor**  
Approx 74 sq m / 799 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC TO FOLLOW

#### **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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