



Applegate  
Properties



**Heath Road, Slaids,, Linthwaite, Huddersfield, HD7 5TP**

**Guide Price: £600,000 - £625,000**

A truly stunning and spacious four bedroom bespoke three storey barn conversion in enviable semi rural location with far reaching panoramic views.

- Stunning barn conversion
- Flexible three storey living
- Spacious four bed interior
- Semi rural location



## PROPERTY DESCRIPTION

Occupying a little known tucked away position in this idyllic semi rural hamlet is this remarkable individually designed stone built barn conversion. Finished to exacting standards with bespoke fittings throughout blending a host of character and charm including exposed beams and stonework alongside more contemporary luxury fittings, the flexible and well planned accommodation may well suit a wide market including the professional young family.

Being located with in easy reach of both the regarded Colne and Holme Valleys, including popular nearby Slaithwaite as well as local schooling, the property briefly comprises: welcoming Entrance Hall with under stairs storage and Cloaks w.c, spacious Sitting Room with feature exposed stonework, beams and sliding picture window affording spectacular far reaching views, Living/Dining/Kitchen which includes contemporary units with integrated appliances, open sitting area with log burning stove in stone inglenook fireplace and further picture window overlooking garden and countryside beyond and useful Utility/Boot room.

A stylish staircase with timber and glass balustrade leads to a spacious landing giving access to three generous double bedrooms, the largest affording a flexible further reception space and currently used as a generous home office having exposed stonework, full height picture window and House Bathroom featuring stylish white suite including wet room area with rainfall shower, free standing bath and contrasting tiled surround.

A further staircase leads to the Second Floor Principal Bedroom Suite which includes a spacious bedroom area with vaulted ceiling and exposed timbers and open wall divide to dressing area with fitted wardrobes and spacious en suite including open shower area and 'his and hers' sink units.

Externally, the property is approached by a shared lane with generous driveway providing private off street parking and steps down to a pleasant landscaped garden being paved with useful fitted outside store and stone boundary wall directly adjoining open countryside and offering the ideal summer entertaining and seating space.

EPC: C

Tenure: Freehold

Council Tax: D

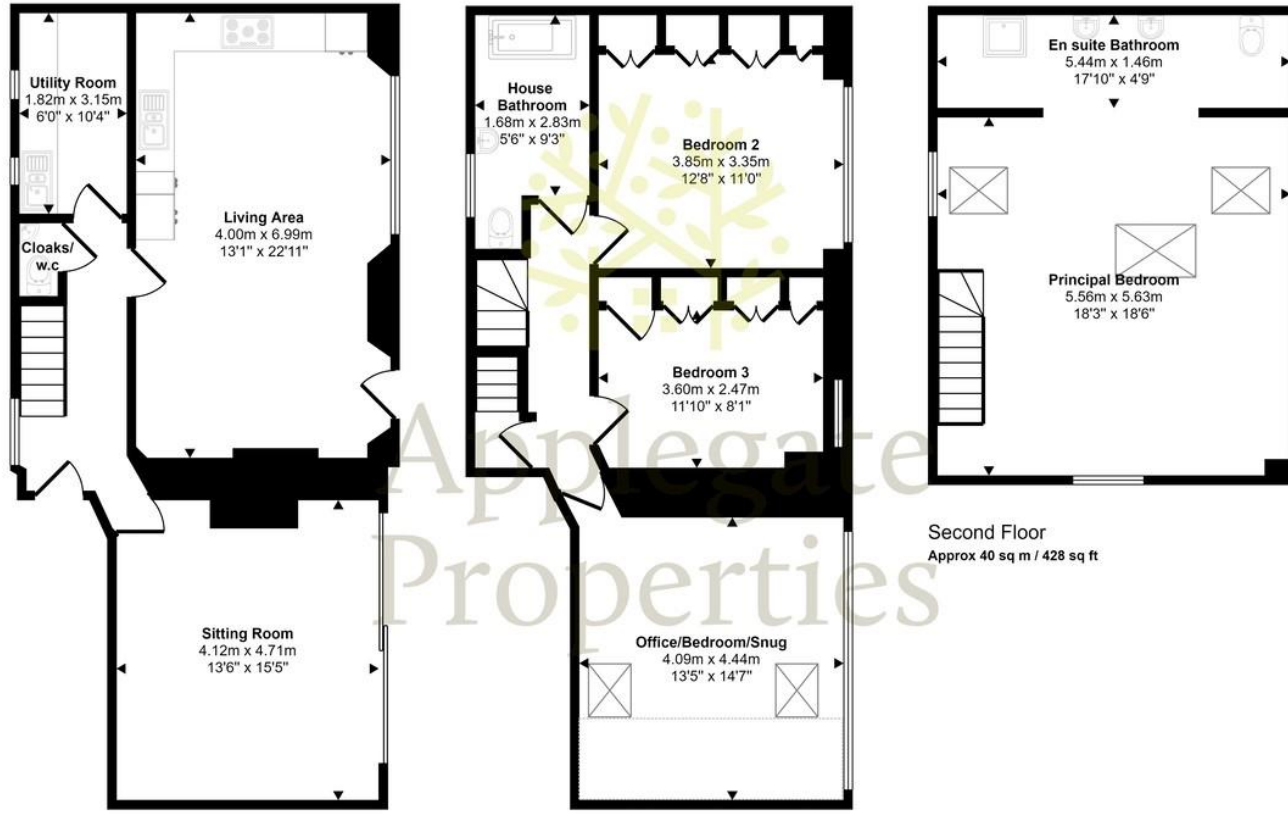
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to 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  
166 sq m / 1789 sq ft



Ground Floor  
Approx 65 sq m / 700 sq ft

First Floor  
Approx 61 sq m / 661 sq ft

Second Floor  
Approx 40 sq m / 428 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	79 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

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#### 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