



Applegate  
Properties



- Residential opportunity
- Det. House & Bungalow
- Private semi rural position
- Set in approx.. 1.42 acres

**Crosland Edge, Meltham, Holmfirth, HD9 5RS**

**Offers in the region: £800,000**

Detached three bed house and bungalow with garaging and workshop with elevated views and set in approx. 1.42 acres of private grounds offering excellent further potential.





## PROPERTY DESCRIPTION

Occupying an enviable secluded, semi-rural position with elevated views towards Meltham and the surrounding countryside is this unique residential opportunity. Comprising a three bed detached former hunting lodge and additional detached bungalow with garage and workshop, all set within approx. 1.42 acres of stunning private grounds. Set down a winding private driveway, enveloped within private gardens and woodland, the property may well offer a host of potential (subject to relevant consents) and enjoys a haven to wildlife. Being of potential interest to a host of potential buyers including the extended family or those searching for an idyllic rural retreat, the properties briefly comprise:

**Bungalow:** lower ground floor access through an integral undercroft garage with parking before it and steps to a Utility room with w.c off. Stairs lead up to a landing area with access to each side and gated access to the rear patio garden. To the upper floor are a sitting room with feature panelling and feature fireplace, fitted Kitchen being open plan to Dining Room, again with feature panelling and vaulted ceiling with Mezzanine storage and access to double bedroom with En suite Shower room furnished with four piece suite. To the opposite side of the property is a large workshop with further mezzanine level offering potential bedroom accommodation (subject to consents).

**House:** a truly unique two storey stone property which has been extended and remodelled over the years and now offers quirky three bedroom accommodation with excellent further potential. Comprising: front access to fitted kitchen with access off to Shower Room, Sitting room with exposed beams, log burning stove in feature fireplace, access to strong room with safe, double doors to sun lounge, Rear Hallway with access to Snug with feature stone fireplace, wood panelling and exposed beams. A turned staircase leads to the first floor landing with access to three bedrooms and further box room with hatch to a useful loft space. Externally, the property has a generous patio to the front with tiered gardens surrounding, greenhouse to the rear and surrounding extensive grounds and woodland.

Tenure: Freehold  
EPC: G  
Council Tax: B

**Agents Note:** we are advised that whilst the properties do not currently have gas central heating there is a gas supply within the grounds of the property. Buyers are advised to confirm this supply before proceeding to exchange of contracts.

**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 released 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.

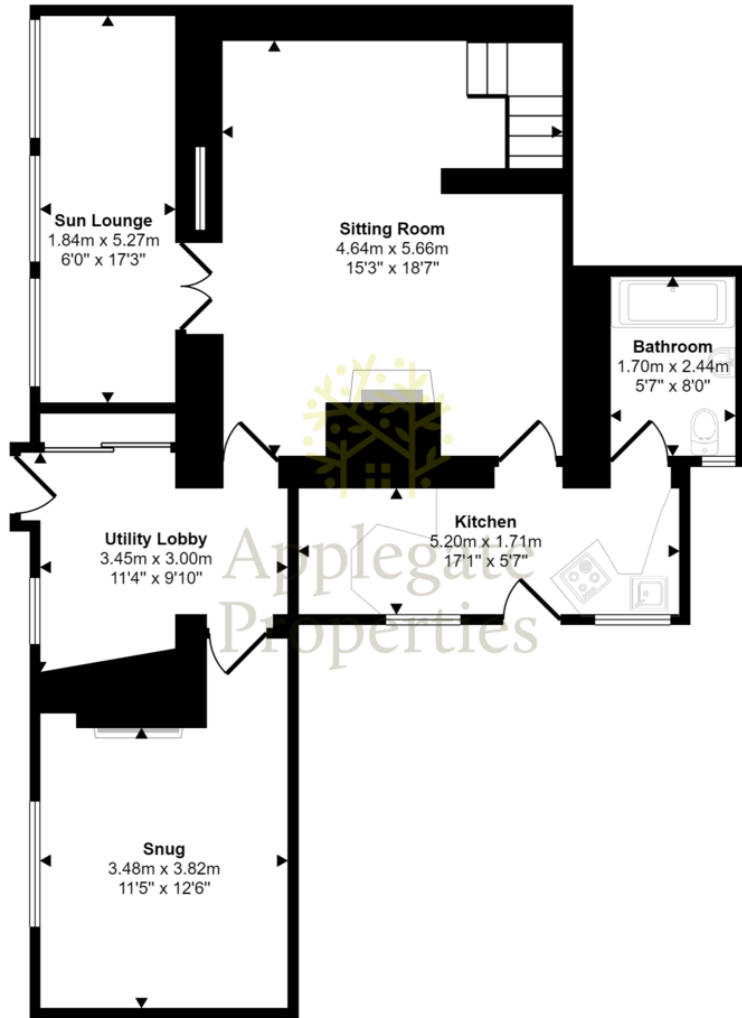








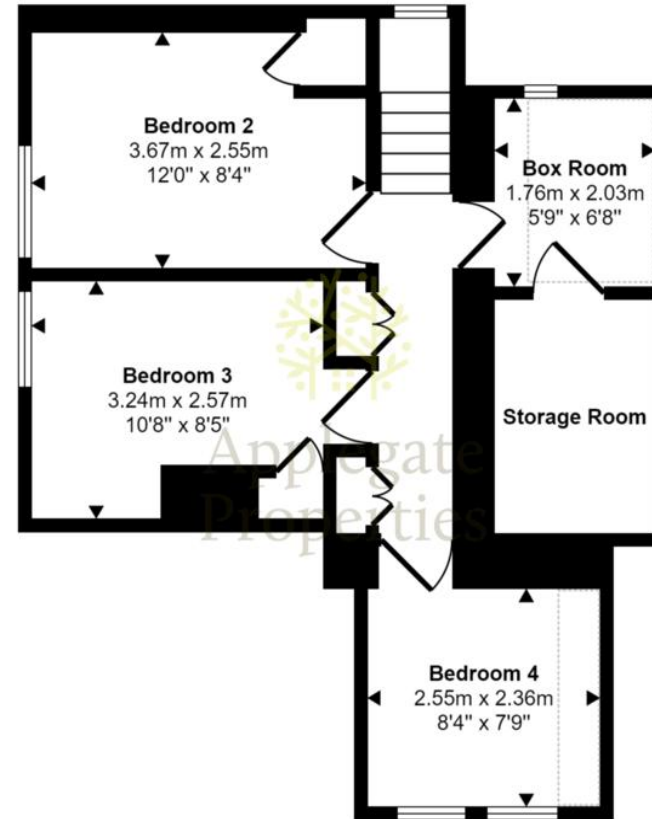




**Ground Floor**  
Approx 87 sq m / 931 sq ft

☐ Denotes head height below 1.5m

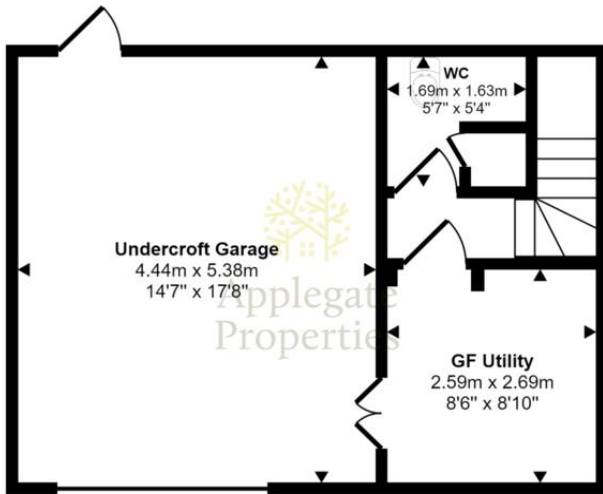
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**First Floor**  
Approx 44 sq m / 472 sq ft

☐ Denotes head height below 1.5m

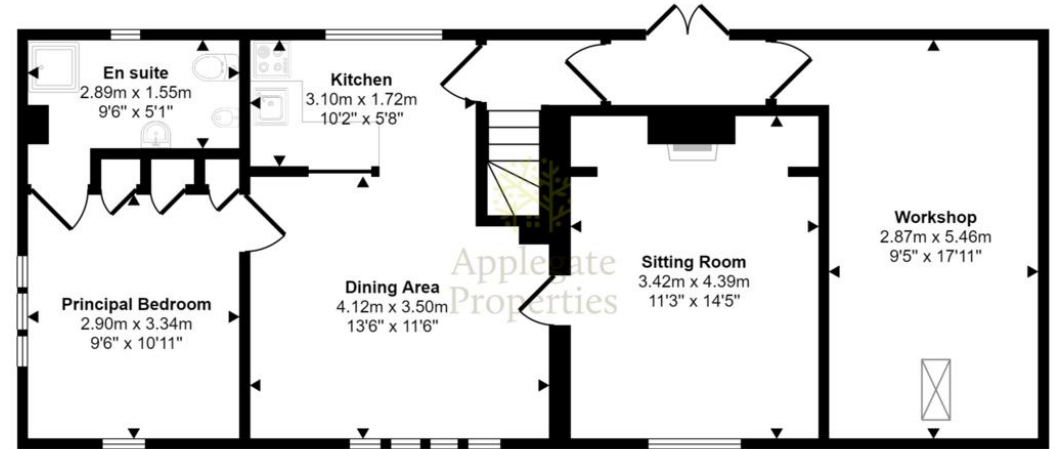
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**Annex Ground Floor**  
Approx 39 sq m / 415 sq ft

Denotes head height below 1.5m

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**Annex First Floor**  
Approx 76 sq m / 821 sq ft

Denotes head height below 1.5m

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**Annex Second Floor**  
Approx 31 sq m / 330 sq ft

Denotes head height below 1.5m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 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.

Copyright: Drawing by Applegate Properties

#### 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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED