

# MARSH & MARSH PROPERTIES

*The White House, Badger Gate, Chain Road, Slaithwaite, HD7 5TZ*

£625,000



**\*\*ATTENTION ALL YOUNG/GROWING FAMILIES – A GRADE II LISTED & LONG TERM FAMILY HOME\*\*** A FIVE DOUBLE BEDROOM DETACHED COTTAGE with an abundance of character and charm, which is remotely situated on the hillsides, just outside the highly sought-after location of Slaithwaite. This property is surrounded by beautiful countryside, offering stunning scenic views of rolling hills. The property has been completely renovated to an extremely high standard and spec, where no expense has been spared by the current owners and includes an extension. Slaithwaite is well-connected by road and rail, providing easy access to the M62 motorway, linking the village to major cities such as Leeds and Manchester. With a keen sense of community, the village features local shops, cafes, and schools, along with various amenities and recreational facilities, making it an ideal place for families and individuals alike. Inside, you will find an inviting entrance hall, a stylish bathroom, and a spacious lounge with exposed wooden beams. The large kitchen diner is equipped with modern appliances, perfect for family gatherings. The property includes several bedrooms, featuring a guest room on the ground floor, a master bedroom with a built-in wardrobe and en-suite, and three additional bedrooms that display charming details such as original wooden floors and built-in wardrobes, all with beautiful views. The house also boasts a modern office, a luxurious bathroom, and convenient storage solutions. Externally, a tarmac driveway provides parking for four vehicles, with wiring for an EV charger. Landscaped lawns, stone patios, and pebbled paths create a tranquil outdoor setting. This property beautifully blends traditional character with modern comfort throughout. An internal inspection is strongly advised to genuinely appreciate all that this home has to offer.

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## ENTRANCE HALL



Enter this beautiful character home through a wooden door and into a welcoming entrance hall, featuring underfloor heating, tiled flooring, and decorative ceiling spotlights. The space seamlessly combines warmth and elegance, creating an inviting first impression.

## STORAGE CUPBOARD

A useful storage cupboard, complete with a tiled floor and underfloor heating, extends seamlessly from the entrance hall, offering both practicality and warmth in keeping with the home's cohesive design.

## DOWNSTAIRS BATHROOM



The bathroom features a stylish two-piece suite, consisting of a freestanding bath and a low flush toilet with a sink basin. The tiled flooring and underfloor heating continue seamlessly from the entrance hall, ensuring warmth and comfort. Ceiling spotlights provide ample lighting, while a wooden double-glazed window adds a touch of character and natural light to the space.

## GUEST ROOM/BEDROOM FIVE 3.2 x 4.0m (10'5 x 13'1)

This spacious double room boasts underfloor

heating, ceiling spotlights, and charming exposed beams, creating a cosy yet elegant atmosphere. Two dual-aspect stone mullion windows allow for plenty of natural light and offer far-reaching views, adding to the room's appeal and connection with the surrounding landscape.



## LIVING ROOM 5.4 x 5.4m (17'8 x 17'8)



The large lounge exudes rustic charm with its exposed wooden beams and inviting atmosphere. It features four radiators, ensuring warmth throughout the space, while the open staircase adds both style and functionality with convenient built-in storage. The room is bathed in natural light from dual-aspect stone mullion windows, offering picturesque views. A grand inglenook

fireplace with a multi-fuel stove and log store serves as a cosy focal point. This beautifully designed space blends traditional elements with modern comfort.



### KITCHEN 4.0 x 5.4m (13'1 x 17'8)



The large kitchen diner is a perfect blend of style and functionality, featuring underfloor heating and a tiled floor throughout. Integrated appliances include a dishwasher, washing machine, and dryer, along with a built-in wine cooler and microwave. These are complemented by a Rangemaster cooker with an extractor fan, as well as space for a tall fridge freezer. A ceramic sink with a brushed brass mixer tap adds a touch of elegance, while an extensive range of wall and base units, along with splash back tiles, enhance the kitchen's appeal. The space also includes a handy pantry and is illuminated by modern ceiling spotlights. Finally, dual-aspect stone mullion

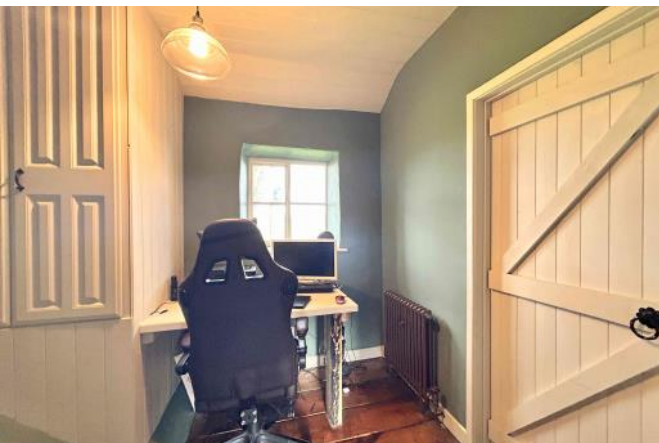
windows offer far-reaching views, completing this inviting kitchen diner.



### LANDING

The landing is bright and inviting, featuring dual-aspect stone mullion windows that offer far-reaching views and flood the space with natural light. Exposed wooden beams add rustic charm, enhancing the character of the home.

### OFFICE 2.6 x 2.0m (8'6 x 6'6)



The office features beautiful wooden floors that add warmth to the space, complemented by built-in storage and a stylish desk for a functional work environment. Dual-aspect stone mullion windows frame expansive views and fill the room with

natural light. A radiator provides warmth to the room, while access to the loft via a pull-down ladder offers convenient storage options. This well-appointed office is both practical and inspiring, making it the perfect place to work.

### BEDROOM ONE 3.2 x 5.4m (10'5 x 17'8)



This large double bedroom is spacious and inviting. It features a built-in wardrobe that offers ample storage. A radiator provides warmth, and ceiling spotlights enhance the room. Additionally, loft access offers extra storage space. The room is completed by dual-aspect stone mullion windows and a double-glazed wooden window, which fills the space with natural light and provides lovely views.

### EN-SUITE

The en-suite bathroom features a modern three-piece suite, including a walk-in shower cubicle with a sleek glass shower screen, a low flush toilet, and a stylish vanity sink. Partially tiled walls add a contemporary touch, while ceiling spotlights illuminate the space effectively. To complete the room, an extractor fan ensures proper ventilation, a radiator provides warmth, and a double-glazed wooden window allows natural light to filter in, enhancing the overall ambiance.



Accommodating a single or small double bed, the room is designed for comfort and relaxation. Built-in wardrobes provide ample storage, keeping the space organized and clutter-free. Exposed wooden beams add character and a sense of openness to the ceiling, while a radiator keeps the room warm. The room is completed by dual-aspect stone mullion windows that flood the space with natural light and offer delightful views of the outside.

**BEDROOM FOUR 2.6 x 3.4m (8'6 x 11'1)**



This charming bedroom features a warm wooden floor that adds character and cosiness to the space. Ideal for a single or small double bed, the room provides a cosy retreat for relaxation. A convenient storage cupboard offers additional space for keeping belongings organized, making this bedroom both practical and inviting. Dual-aspect stone mullion windows fill the room with natural light while offering lovely views of the surroundings.

**BEDROOM THREE 2.8 x 3.4m (9'2 x 11'1)**



This inviting bedroom features a warm wooden floor that enhances its rustic charm.



**BEDROOM TWO 3.8 x 3.4m (12'5 x 11'1)**



This spacious double room is designed for both comfort and functionality, featuring built-in sliding wardrobes that offer ample storage without compromising space, ensuring a tidy environment. A radiator keeps the room warm and cosy during

colder months, and convenient loft access adds extra storage options. The room is beautifully completed by dual-aspect stone mullion windows that invite abundant natural light and offer lovely views, along with a charming wooden double-glazed window that enhances the room's appeal.

## BATHROOM



The bathroom features a luxurious four-piece suite, including a freestanding bath, a modern vanity sink, a toilet, and a shower cubicle with both a waterfall and handheld power shower. Built-in storage cupboards provide practical space, while partially tiled walls and a tiled floor add to the contemporary feel. Ceiling spotlights and an extractor fan ensure the room is well-lit and ventilated. Dual-aspect mullion windows allow natural light to flood in, creating a bright and airy atmosphere.

## EXTERNAL

At the front, a tarmac driveway provides space for up to four vehicles and is equipped with wiring for an EV charger. The area also includes a large wooden shed and stone stairs leading down to a stone patio and pebble path. Surrounding the property are lawn areas on three sides, beautifully landscaped with mature plants and flowers. A

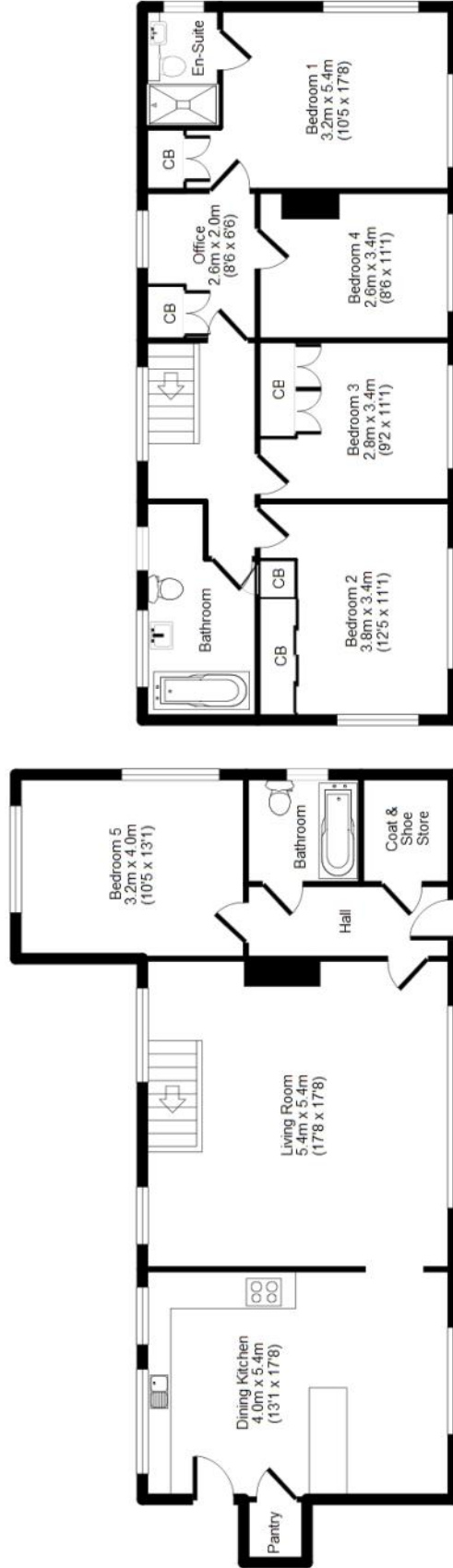
stone bench offers a peaceful spot to take in far-reaching views of the hillside. To the side of the house, a second stone patio adds an additional outdoor space for relaxation or entertaining.





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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 143 sq. m / 1541 sq. ft

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