



**Headwall Green Farm
Bolster Moor Huddersfield
HD7 4LE**



OCCUPYING A PEACEFUL SEMI RURAL POSITION IN AN IDYLIC LOCATION WITH ARGUABLY SOME OF THE FINEST VIEWS IN HUDDERSFIELD IS THIS INSTANTLY APPEALING FARMHOUSE AND CONVERTED BARN.

The property stands in around one acre including gardens, parking with large detached garage block, field and having sweeping panoramic views which stretch to the cooling towers at Ferrybridge and around to Emley Moor Mast and Castle Hill. The property has been well maintained and provides excellent accommodation which is served by a gas central heating system, sealed unit double glazing, security alarm and briefly comprises to the ground floor: Entrance hall, living room, sitting room, breakfast kitchen, two utility rooms, downstairs w.c., and conservatory. First floor landing leading to four bedrooms with a superb master bedroom including exposed timbers, fitted wardrobes and large en-suite bathroom. There is a house bathroom and useful loft space. Externally there is a cottage garden to the front, Japanese style garden at the rear, gravelled parking area with detached double garage together with additional workshop or tack room. There is also a field with planning permission for stable block incorporating three stables and tack room. NO UPPER CHAIN.EPC rating D.

Offers around £439,950

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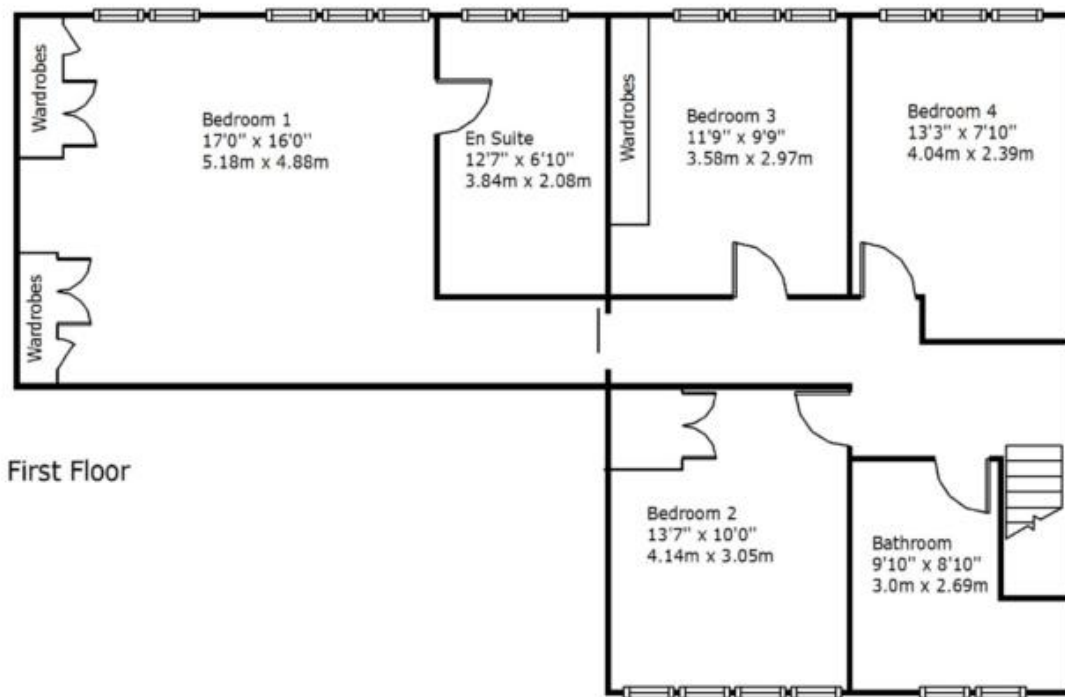
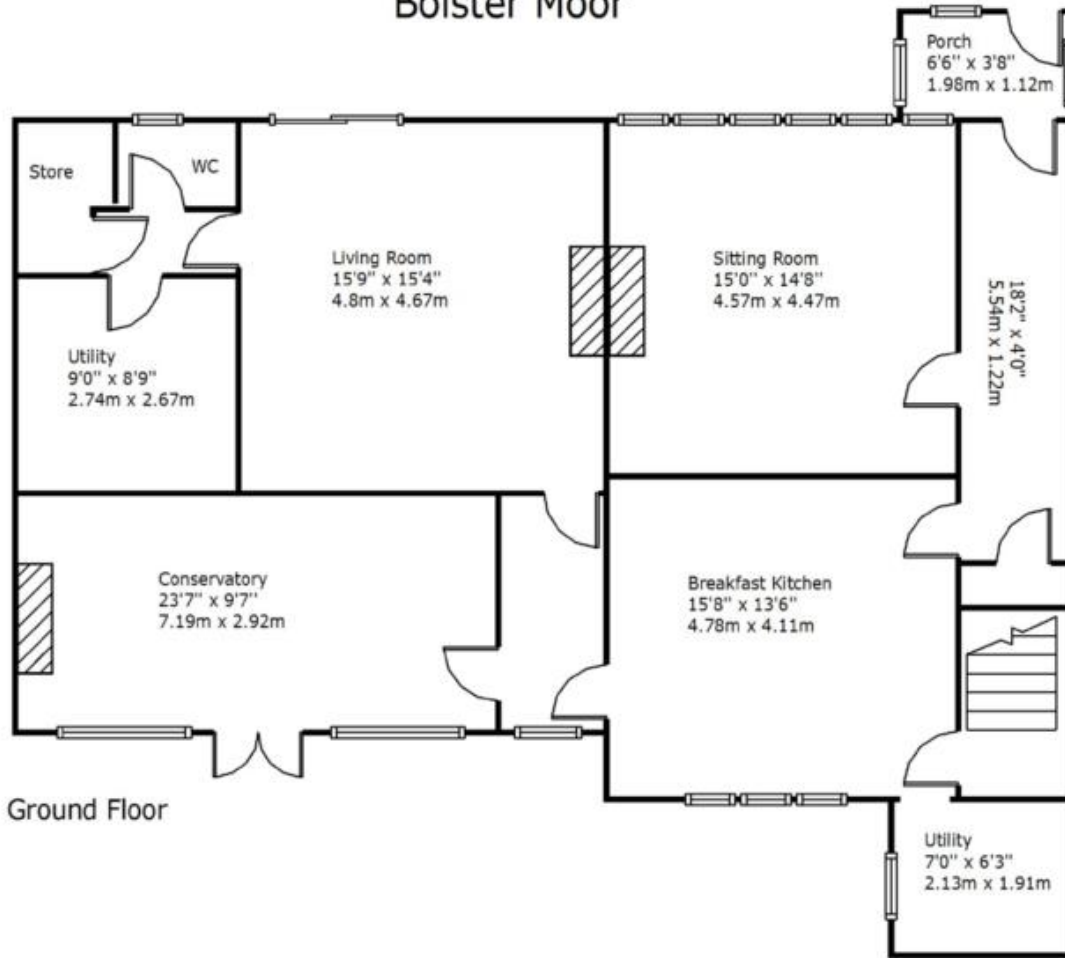
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Headwall Green Bolster Moor





THE ACCOMMODATION COMPRISES

GROUND FLOOR

A timber panelled and frosted glazed door opens into an entrance porch.

ENTRANCE PORCH

This has a mono pitched beamed ceiling, sealed unit double glazed windows to three elevations, wall light point and from here a timber and multi pane glazed door opens into the entrance hall.

ENTRANCE HALL

With beamed ceiling, ceiling light point, central heating radiator, Karndean flooring and useful storage cupboard beneath the stairs. From the hallway access can be gained to both the sitting room and breakfast kitchen.

SITTING ROOM

15' X 14'8" (4.57m X 4.47m)

This characterful and well proportioned reception room is situated to the front of the property and has a bank of sealed unit double glazed mullioned windows which look out over the cottage garden and with some lovely far reaching views beyond. There is a fitted window seat, beamed ceiling, two wall light points and as the main focal point of the room there is a feature fireplace with timber surround and working coal fire, cast iron inset with open grate and tiled hearth. To either side of the chimney breast there are fitted bookshelves with cupboards beneath and further fitted unit with bookshelves and cupboard to the left of the door.



BREAKFAST KITCHEN

15'8" X 13'6" (4.78m X 4.11m)

With sealed unit double glazed mullioned windows looking out to the rear. There is a doorway giving access to the utility room, door giving access to a staircase rising to the first floor and a further timber and glazed door leading to an inner hallway. There is a beamed ceiling, ceiling light point, inset LED downlighters, Karndean flooring, central heating radiator and having a good range of shaker style Beech fronted base and wall cupboards, drawers, contrasting granite worktops with inset one and half bowl single drainer sink and mixer tap, Belling range style dual fuel cooker with eight burner gas hob, electric double oven and grill with extractor hood over. There is an island unit with granite worktop and low level polished Maple breakfast bar. There are concealed lights beneath the wall cupboards, plumbing for dishwasher and integrated fridge.



UTILITY ROOM

7' X 6'3" (2.13m X 1.91m)

With sealed unit double glazed windows looking out to the rear. There is Karndean flooring, ceiling light point, base and wall cupboards, worktop with inset single drainer stainless steel sink and mixer tap.

INNER HALL

With central heating radiator, ceiling light point and PVCu double glazed window. From the inner hallway access can be gained to the following:-

CONSERVATORY

23'7" X 9'7" (7.19m X 2.92m)

This stunning room has aluminium sealed unit double glazed windows with tinted glass and two electrically opening windows together with an aluminium sloping glass roof, French doors and Pine beams. There is exposed stonework, tiled floor with underfloor heating, two vertical wall mounted central heating radiators and at the far end of the room there is a Faber living flame gas fire with display shelving to either side. The conservatory is situated to the rear of the property and overlooks a Japanese style garden.



LIVING ROOM

15'9" X 15'4" (4.80m X 4.67m)

The remaining accommodation is situated within the converted barn and has new aluminium sliding double glazed windows to the front elevation which look out over the garden and enjoy some stunning far reaching views beyond which stretch right across to Ferrybridge Power Station to one side and sweeping round to Castle Hill and Emley Moor Mast. There is a beamed ceiling, four wall light points and to the rear elevation there are mullioned sealed unit double glazed windows which look into the conservatory with inset downlighters. There is a central heating radiator and as the main focal point of the room there is a feature marble fireplace which is home to a living flame gas fire with brushed stainless steel surround and a tiled hearth. To one side a timber door opens into an inner lobby.



INNER LOBBY

This has two inset ceiling spotlights, central heating radiator and gives access to the following:-

WALK-IN STORAGE CUPBOARD

With inset ceiling spotlights and fitted shelving.

DOWNSTAIRS W.C.

4'10" X 3'9" (1.47m X 1.14m)

With a frosted sealed unit double glazed window, two inset ceiling spotlights, central heating radiator and fitted with a suite comprising corner hand wash basin with mosaic tiled splashback and low flush w.c.

UTILITY ROOM

8'9" X 9' (2.67m X 2.74m)

This has been formerly used as a dark room and now has a range of base cupboards and worktops, plumbing for automatic washing machine and with a wall mounted Worcester gas fired central heating boiler and Indirect unvented water cylinder.

FIRST FLOOR

LANDING

With loft access with useful boarded loft space. There is a beamed ceiling with inset ceiling spotlights, ceiling light point, central heating radiator, exposed polished Pine floorboards. At the far end of the landing there is a fitted bookcase which slides to give access to the master bedroom and en-suite.

MASTER BEDROOM

17' X 16' (5.18m X 4.88m)

(Measured to wardrobes) This is situated in the converted Barn and has lovely beamed pitched ceiling and original queen post truss. There are various low voltage angled spotlights, electric ceiling fan, virtually one wall of built in wardrobes with solid wood doors, kickspace heaters at the bottom of the wardrobes, stained and polished floorboards, partly exposed stone arch with downlights over, sealed unit double glazed mullioned windows with downlights over which look out across the garden and enjoy what are arguably some of the finest views in the whole of Huddersfield. There is a convactor heater with period style radiator cover and to one side a door opens into a large en-suite bathroom.





EN-SUITE BATHROOM

12'7" X 6'10" (3.84m X 2.08m)

This has a frosted sealed unit double glazed window, exposed stonework, pitched ceiling with exposed roof timbers, stained floorboards, tongue and grooved panelling to dado height, useful linen cupboard, display shelving and fitted with a suite comprising roll top bath with ball and claw feet, vanity unit incorporating wash basin with granite surround and splashback, low flush w.c., with concealed cistern and glass door giving access to a large tiled shower cubicle with ceiling light, extractor fan and chrome shower fitting. There are ten suspended low voltage spotlights.



BEDROOM TWO

13'7" X 10' (4.14m X 3.05m)

A double room which is situated to the rear of the property and has a bank of sealed unit double glazed mullioned windows. There is a beamed ceiling with two ceiling light points, central heating radiator and twin panelled doors give access to a wardrobe and shelving.



BEDROOM THREE

11'9" X 9'9" (3.58m X 2.97m)

A double room which is situated to the front of the property and has mullioned sealed unit double glazed windows which look out over the garden and once again enjoy stunning far reaching panoramic views. There is a central heating radiator, beamed ceiling and a bank of fitted sliding door storage cupboards and wardrobes.



BEDROOM FOUR

13'3" X 7'10" (4.04m X 2.39m)

A double room which is situated adjacent to bedroom three and enjoys a similar aspect through sealed unit double glazed mullioned windows. This room is currently utilised as an office and has exposed stained floorboards, beamed ceiling with ceiling light point and central heating radiator.



HOUSE BATHROOM

9'10" X 8'10" MAX (3.00m X 2.69m MA X)

With mullioned frosted sealed unit double glazed windows, beamed ceiling with ceiling light point, wall light point, part tiled walls, tiled floor, central heating radiator and fitted with a suite comprising timber panelled bath with glazed shower screen, chrome monobloc tap and further chrome shower fitting over, wash basin with chrome monobloc tap mounted on a timber plinth with storage beneath and recessed low flush w.c., with storage cupboard over the bulkhead.

OUTSIDE

PARKING

On the other side of the lane which forms part of the property (three neighbours have access) opposite the front garden there are two stone gate posts with a five bar timber gate opening onto a gravelled parking area which provides off road parking for a number of vehicles and in turn leads to a double skinned detached garage block.

GARAGE BLOCK

20'3" X 23'10" (6.17m X 7.26m)

With slate tiled pitched roof. To either side of the garage there are cold water taps. There is an electrical sectional garage door with further adjacent PVCu courtesy door. The garage has numerous power points and six fluorescent lights. To one side there is breeze block petition and doorway giving access to a workshop/tack room.



WORKSHOP/TACK ROOM

20'3" X 8'10" (6.17m X 2.69m)

There is power and two fluorescent lights to both areas.

Below the parking area there is a secure field.

FIELD

The field is part bordered by dry stone walling and post and rail fencing. From the field there are arguably some of the finest far reaching panoramic views in Huddersfield.



PLANNING PERMISSION

There was planning granted for three stables and a tack room. Planning Application No. 2007/62/93488/W1.

GARDENS

There is a lovely well stocked cottage garden to the front of the property which is accessed through a timber gate with dry stone wall borders. There are two shaped lawns, stone flagged patios and pathways and stocked with a variety of trees, flowers and shrubs. To the rear of the property there is a Japanese style garden which is overlooked by the conservatory. There is a further small vegetable plot which is situated in the top corner of the field.





ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has sealed unit double glazing.

ALARM

The property is fitted with a security alarm.

VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

DIRECTIONS

Proceed out of Huddersfield along Manchester Road and then turn right signposted Milnsbridge onto Whiteley Street. Follow the one-way system around to the traffic lights at the junction with Scar Lane. Turn left up Scar Lane and continue into Golcar village. Proceed through the village and up Swallow Lane then bear left onto Slades Road passing the Golcar Lily Public House and at the far end keep straight ahead onto Headwall Green then turn left down a lane which ultimately leads to the property.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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IMPORTANT NOTES

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MAILING LIST

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MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.



For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 9:00 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

Details printed 25/09/15