Martin Thornton
PLATINUM

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



# Holt Head Road, Slaithwaite
# Huddersfield, Yorkshire

**Offers over £800,000**

MARTIN THORNTON PLATINUM

Enjoying a semi-rural setting on the edge of this sought after village, the property is located in a hamlet of other high quality homes. Holt Laithe Cottage has been recently upgraded and substantially extended from its original design, which has created a spacious and well-appointed five bedroom, four bathroom family home positioned on the edge of Slaithwaite and mid-way between Holmfirth and Marsden. Internally, the accommodation comprises entrance lobby, living/dining kitchen with bi-fold doors, utility, living room, sun lounge/orangery, inner hallway, three bedrooms (the Master with a separate dressing room and en suite) and family bathroom to the ground floor. To the first floor is a galleried landing and two double bedrooms both with en suite facilities. The property enjoys a gas central heating system, is predominantly uPVC double glazed and has an alarm and CCTV system. Externally, an electric gate gives access onto the driveway with parking for several vehicles and access to a stone built, detached garage with automatic door. A patio area adjoins the sun/garden room, along with lawned gardens and the lane to the side, with adjoining woodland bounded by the stream. Of particular note is the internal oak joinery including doors, exposed stonework, high ceilings and beams. Only by internal inspection can the position, presentation and high specification be truly appreciated.

# Holt Head Road, Slaithwaite
# Huddersfield, Yorkshire

## Floorplan




Total area: approx. 219.1 sq. metres (2358.5 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Plan produced using PlanUp.

Martin Thornton
PLATINUM


martin-thornton.com
01484 508000

# Holt Head Road, Slaithwaite
# Huddersfield, Yorkshire

Details

### Entrance Lobby
An external uPVC door with circular opaque panels gives access to the living/dining kitchen.

### Living/Dining Kitchen



This room is best demonstrated by a combination of the photography and floor plan. It is particularly light and bright, and certainly has the wow factor. On the right-hand side is an oak and glazed staircase rising to the galleried landing area. There is floor tiling throughout, three contemporary upright anthracite radiators and LED ceiling downlighting. Having contemporary wall cupboards and base units with Quartz worktops and matching splash-backs, a sunken one and a half bowl sink with grooved, adjoining draining area and mixer tap and a central island unit with lighting above, again with Quartz worktops which extend to create a breakfast bar with storage below. Integrated appliances include fridge freezer, dishwasher, double oven and combination microwave grill. There is also a Halogen hob with stylish, ceiling mounted filter hood above. The room enjoys a dual aspect with uPVC windows and stone window sill, along with three panel bi-folding doors to the rear. Beneath the staircase is a useful storage area.

### Utility
Having a continuation of the floor tiling, matching wall cupboards and base units, tiled splash-backs and working surface incorporating a stainless steel sink. There is space for appliances such as a tumble dryer and plumbing for an automatic washing machine. There is ceiling downlighting, uPVC windows and a radiator. This room houses the Viessmann condensing boiler and the hot water cylinder within a cupboard.

### Lounge



Blending both character and contemporary, this reception room has a high angled ceiling, feature beams and truss on display, and oak joinery such as doors and skirting boards. The room is particularly light and bright with Velux windows in the angled ceiling. There is a galleried landing above and uPVC windows with stone window sills on either side, provision for a wall mounted TV and three upright anthracite radiators. Sliding patio doors lead to the sun lounge/garden room.

### Orangery



Overlooking the garden on three sides, this most versatile additional reception room is particularly light and bright. There are broad uPVC windows to three sides complete with stone sills and sliding patio doors leading out to a pathway/patio area. Also, with oak joinery and a radiator.

### Inner Hallway
With LED lighting, uPVC windows with exposed stone mullions and sills, oak joinery and a radiator.

# Holt Head Road, Slaithwaite
# Huddersfield, Yorkshire

Details

### Bedroom Five



Having a uPVC window with stone mullion and sill to the side, oak joinery and a radiator.

### Bedroom Four



A similar size to bedroom five, having uPVC windows with stone mullion and sill, along with oak joinery and a radiator.

### House Bathroom



Having a 4-piece suite comprising a panelled bath, pedestal wash hand basin, low level WC and separate shower cubicle with hand held shower attachment and overhead, waterfall style fitting. There is tiling to the floor and walls, ceiling downlighting, illuminated wall mounted mirror, extractor fan and a wall mounted, chrome, ladder style radiator.

### Master Suite



A fabulous Master suite which certainly has the wow factor. With a seating area defined by an Oak floor and a step rises to the sleeping area which is carpeted. A high angled ceiling showcases the exposed beams and central truss, along with exposed stonework. The room has a dual aspect with uPVC windows with stone flagged sills, and a sliding patio door leads out onto a private patio/seating area. There are three contemporary radiators, a light tunnel within the ceiling, LED lighting and provision for a wall mounted TV. Off the bedroom is a walk-in wardrobe/dressing area.

*Please note, the flooring in this room has been replaced since the photos were taken*

### Walk-in Wardrobe

Having wardrobes with sliding doors and a mirror finish on either side, a continuation of the oak flooring and access to the loft area above. As one would expect of the Master bedroom, the bedroom has its own en suite.

### En Suite



Comprising a double sized whirlpool/air bath with wall mounted taps, a large shower cubicle with curved door and overhead waterfall style fitting, hand basin with storage cupboards below and at either side with Quartz worktop, along with electric shaver point, mirror with lighting above and a low level WC. There is tiling to the walls and floor, obscure uPVC side windows with stone mullions, two radiators (one of which is a chrome style, ladder radiator), ceiling downlighting and extractor fan.

# Holt Head Road, Slaithwaite
# Huddersfield, Yorkshire

Details

### Galleried Landing

From the living/dining kitchen, the oak and glass staircase rises to a galleried landing area. Looking down onto the living room, the landing is a particularly bright and pleasant space with the high angled ceiling complete with exposed beams, a uPVC window overlooking the property's frontage with stone sill and mullion, oak joinery and use of glass, ceiling downlighting and a radiator.

### Bedroom Two



A good sized double bedroom, having a high angled ceiling with beams on display, a series of uPVC windows with stone mullions and deep stone sills overlook the property's frontage. There is oak joinery, ceiling downlighting and a radiator. This bedroom has the advantage of its own en suite.

### En Suite



Having a white three piece suite comprising low level WC, stylish wall mounted hand basin, P-shaped bath with shower attachment from the mixer tap and shower screen. With tiling to the bath area and half height tiling to the remaining walls, which extends into the window sill where there is an obscure uPVC window with stone mullion. In addition, there is ceiling downlighting, exposed beams, an illuminated mirror and an upright, chrome, ladder style radiator.

### Bedroom Three

A further double bedroom with the advantage of its own en suite. Positioned to the rear of the property, having the high angled ceiling with exposed beams and ceiling downlighting. There are uPVC windows to the rear with stone mullions and deep stone sills, oak joinery and a radiator.

### En Suite



Having a corner shower cubicle with tiled interior and a Mira Sport independent shower, stylish wall mounted hand basin and low level WC. There is tiling within the shower area and half height tiling to the remaining walls, which extends into the windows sill where there is an obscure uPVC window. In addition, there are beams and ceiling downlighting to the high ceiling, an illuminated oval mirror, extractor fan and an upright, chrome, ladder style radiator.

### External Details



To the left-hand side is a rockery area incorporating lighting and, between two stone gate posts, an automatic gate. The gate gives access to the double width, tarmacked driveway providing parking for several vehicles and in turn gives access to the good sized, stone built garage. From the driveway, a pathway leads through the lawned, level gardens down a short series of steps to the property's entrance door. There is external water, lighting and CCTV. The pathway itself widens to an area that can be utilised as a pleasant seating/patio area and this is accessible from the sliding patio doors in the orangery. There is a large patio seating area which incorporates up-lighting and has dry stone walling, making an ideal outdoor eating and entertaining space. There is also a lawned garden and pathway which continues all the way around the property. To the far end is perimeter walling and to the side and rear is a

lawned, level garden which enjoys a good degree of privacy. The lane to the right-hand side is also owned by the property with two properties having access across it. Also in the property's ownership is the woodland to the right-hand side of the lane, with the boundary being the steam. We are informed by the vendor that the paddock to the left of the property, owned by Dartmouth Estates, has been available to rent in the past.

The property shares a septic tank with the neighbouring property, Mullion Cottage, Holt Head Road, Slaithwaite, Huddersfield HD7 5TY.

### Garage



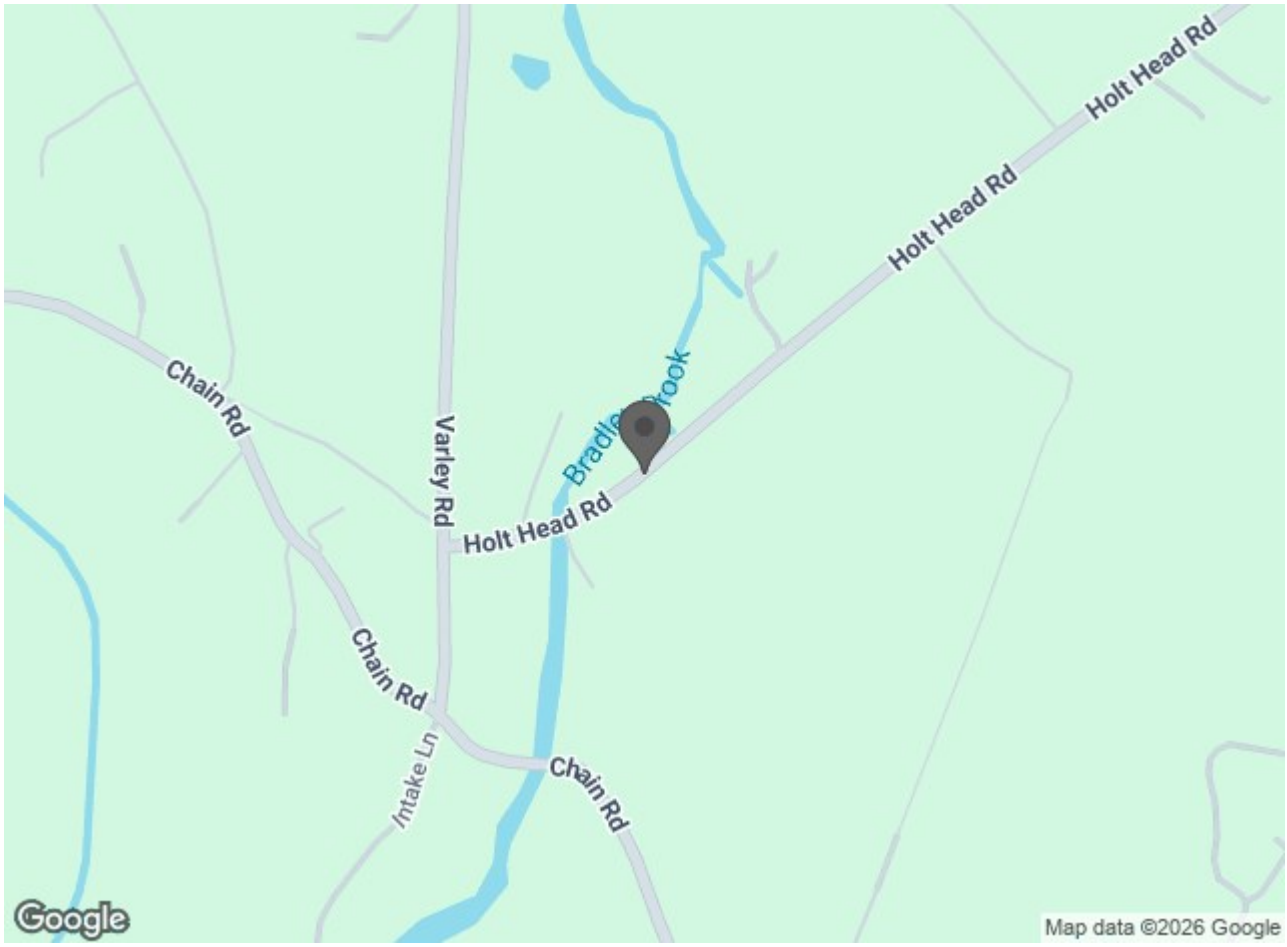
With an automatic up-and-over door, external lighting and 'dusk till dawn' lighting, a side personal door, power, water and lighting inside.

### Tenure

The vendor informs us that the property is freehold.

**Holt Head Road, Slaithwaite**
**Huddersfield, Yorkshire**

Directions




Martin Thornton
PLATINUM

martin-thornton.com
01484 508000