

Engine House Farm Westfield Lane, Emley, Huddersfield, HD8 9SZ

Offers Over £800,000

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This substantial stone built 5/6 bedroom detached property is situated on an extensive plot of 1.23 acres. Also incorporating an agricultural storage building which extends to over 3,000 sqft.

Seldom do properties of this nature appear on the open market which incorporate substantial living accommodation, together with ample outside space and useful outbuilding which would ideally suit those who are self employed. The outbuilding also provides further development potential (subject to local authority approval).

The property itself dates back several hundred years and displays features one would normally expect from a property of this era, such as exposed stonework, beams and trusses. Together with some modern fixtures and fittings, remote control electronic gates, exterior security lighting, CCTV and alarm system.

Situated in the popular rural village of Emley, the property is handily located for those wishing to commute to the major trading centres of West and South Yorkshire, and access can be gained to the M1 at Denby Dale or Flockton.

Only by a personal inspection can one truly appreciate the size, position and versatility of this outstanding family home.













GROUND FLOOR:

Enter the property via a feature arched covered entrance porch.

Entrance Porch

Being of uPVC double glazed construction, a further door leads into:-

Entrance Hall

With a tiled floor, exposed ceiling beams, built-in storage cupboards and a central heating radiator. An access door leads into the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin. There is also a sealed unit double glazed window.

Breakfast Kitchen

17'0" x 14'5" max (5.18m x 4.39m max)

Fitted with a range of matching antique oak wall and base units with granite work surfaces, dual fuel 5 ring gas Range with hot plate, double oven and grill. There is also an integral dishwasher, Miele microwave, Miele steam oven, 4 Velux windows and additional uPVC windows to the front which provides ample natural light. As well as a twin stainless steel sink unit with mixer taps and granite drainer, central heating radiator and sunken LED lighting. A set of timber and glazed doors provide access to the dining room.

Dining Room

19'8" x 9'6" (5.99m x 2.90m)

A most spacious dining room, being fully tiled to the floor and fitted with 2 central heating radiators, 2 wall light points and beam effect vaulted ceiling. There is also a feature stone arch with inset uPVC window, plus 2 further uPVC windows which provide ample natural light, together with a set of French doors to the side elevation.

Sitting Room

15'4" x 14'2" (4.67m x 4.32m)

A spacious sitting room which has a beam effect ceiling, 2 wall light points, a central heating radiator and multi-fuel stove which is recessed into a chimney breast with heavy timber mantel above.

Living Room

18'2" x 15'0" (5.54m x 4.57m)

With uPVC double glazed arched window to the rear, oak flooring, beam effect ceiling and sunken low voltage lighting.

Study

12'5" x 6'2" (3.78m x 1.88m)

A spacious study/office which has oak flooring, a central heating radiator and uPVC double glazed window. There is also access to a walk-in store room.

Utility Room

11'1" x 11'3" (3.38m x 3.43m)

Having a tiled floor, central heating radiator, matching high gloss wall and base units with laminated work surfaces, part tiled walls and a sealed unit double glazed window. There is also a walk-in airing cupboard and separate store cupboard.

Rear Entrance/2nd Utility

14'5" x 6'11" (4.39m x 2.11m)

Having wall and base units, an inset stainless steel sink unit, central heating radiator and ladder style towel rail. Sealed unit double glazed windows to the side and rear provide far reaching views. A uPVC door gives access to the rear of the property.

Inner Vestibule

With a bank of storage cupboards and a door provides access to a shower room.

Shower Room

Furnished with a low flush WC, hand wash basin and fully tiled shower cubicle. There is a central heating radiator and sealed unit double glazed window.

FIRST FLOOR:

Landing

A spindle rail balustrade staircase gives access to the first floor, with feature exposed stone work, arched uPVC window and central heating radiator. There is also a useful built-in storage cupboard.

Master Bedroom

14'2" plus wardrobes x 12'0" (4.32m plus wardrobes x 3.66m)

Situated to the rear of the property, having fitted wardrobes with sliding doors, feature bedside drawer units with corner display units above and an overhead bedhead storage cupboard. There are uPVC double glazed French doors which open to a Juliet balcony and provide far reaching views. A door gives access to a walk-in wardrobe and double doors provide access to the dressing room.

Dressing Room

10'6" x 5'7" (3.20m x 1.70m)

With a range of fitted furniture including centre knee hole dressing table with vanity mirror above, matching drawer units, built-in glass fronted wardrobes, further fixture sheving and additional vanity mirror. There is also a uPVC double glazed window and a door to the ensuite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, ceramic wash bowl with drawer units beneath and a corner shower cubicle with rainwater showerhead and additional hose. There is also a contemporary style graphite central heating radiator/towel rail.

Bedroom 2

14'6" x 11'0" (4.42m x 3.35m)

Having a central heating radiator, separate towel radiator, and uPVC double glazed windows to both front and side which provide open views.

Bedroom 3

14'6" x 10'6" (4.42m x 3.20m)

Having uPVC double glazed windows to the side and rear, which provide superb far reaching rural views. There is also a central heating radiator and heated towel rail.

Guest Suite/Bedroom 4

14'5" x 10'5" (4.39m x 3.18m)

With 2 central heating radiator and a uPVC double glazed window.

En suite

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and a double width walk-in shower cubicle. There are 2 uPVC double glazed windows and a central heating radiator.

Bedroom 5/Office

7'8" x 8'8" (2.34m x 2.64m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 4 piece suite comprising of a concealed flush WC, vanity wash bowl with cupboards beneath, deep sunk Whirlpool bath and corner shower cubicle with rainwater head. There is also a chrome ladder style radiator, uPVC double glazed window and built-in cupboards, drawer units, pelmet lighting and vanity mirror.

SECOND FLOOR:

Attic Room

17'0" x 15'4" (5.18m x 4.67m)

A most spacious and versatile room which has 2 central heating radiators, uPVC double glazed windows to three sides which provide superb far reaching views. This room is open to the full ceiling height, with exposed beams and trusses. With access to eaves storage also located here.

OUTSIDE:

The property is set on to a generous plot which extends to approximately 1.23 acres. Access is gained via a twin stone pillared entrance, with electrically operated wrought iron gates to the driveway which has Victorian style lamp stands, extensive lawned gardens to the front and the driveway extends to a parking area and turning head, which also provides access to the industrial storage unit. To the side of the property there are further lawned gardens which wrap around to the rear and provide superb far reaching views.

Industrial Storage Unit

60'6" x 42'6" plus recess 30'5" x 15'0" (18.44m x 12.95m plus recess 9.27m x 4.57m)

Accessed via a doorway which is 17'6" wide / 13'0" high. There is power and light, inspection pit and provides over 3,000sqft. A most useful asset for the self employed tradesmen.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.



















Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area(1)

282.4 m²
3039 ft²

Reduced headroom

16.7 m²
180 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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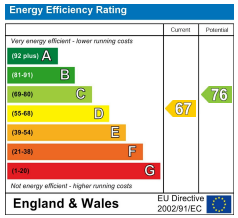


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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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