

**Auction**

5 bed character property to buy

Blackmoorfoot, Linthwaite, Huddersfield,
West Yorkshire, HD7 5TR

£800,000

 Starting Bid

 x 5  x 4  x 7

Tenure

Freehold

Driveway parking

Property features

- ✓ Immediate 'exchange of contracts' available Being sold via 'Secure
- ✓ Magnificent grand drawing room, and a beautiful cosy lounge
- ✓ Landscaped lawned gardens with mature trees providing screening and privacy
- ✓ Buyers fees apply - please read the auctioneers notes

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by Secure Sale Online Bidding. Starting bid £800,000 Terms and Conditions Apply.

A beautiful period house which looks onto Blackmoorfoot Reservoir. Sitting comfortably above the Colne Valley, not far from Slaithwaite and Meltham villages in a semi-rural setting.

We are pleased to welcome the sale of this fabulous traditional family home, approached via a long, gated accessway with mature grounds. Lake House is where you just might belong.

Projecting style and quality, the property offers spacious well proportioned accommodation suited to families and professionals.

Slaithwaite village is just down the hill. It is one of the standout villages in the north of England, and has a local railway station providing a link to Leeds and Manchester. Business travellers will appreciate the various road links connecting Lake House to the towns of Huddersfield and Holmfirth as well as the wider regions of West Yorkshire and Lancashire.

This is a fabulous location for those who enjoy the outdoors. There are lots of local walks and scenery around the area.

The property is set in mature grounds and comes with a self-contained annexe which offers studio style living with an en-suite and home office. Ideally suited to a teenager wanting their own space or a dependent relative or occasional guests.

Relax in the hot tub and sit out under the canopy on sunny days. The gardens are mature, extensive and private, mostly laid to lawn with mature plantings and trees. There's plenty of room for parking and turning too. You cant miss the stone gates on entry that come complete with remote control gates for added privacy.

A comfortable, superbly appointed home, perfectly proportioned for family entertaining and dining as well as for large social occasions and quiet relaxation. The house is both welcoming and spacious and requires a personal inspection to appreciate the many highlights, some of which include: -

A beautiful entrance porch with exquisite stonework, a welcoming reception hall with a striking turned staircase, and the hugely impressive and expansive drawing room with a large bay window and central fireplace. For those cosy moments, one can relax in the lounge and enjoy the wood-burning stove.

A generous, contemporary dining kitchen has a central fireplace and opens into a sun lounge. An excellent arrangement when preparing lunch and dinner, where the family can interact, dine and relax. Glance skywards and you'll see a glazed ceiling area which allows lots of natural light into the kitchen.

There are practical spaces too, such as the utility room, rear entrance and four cellars providing an excellent amount of storage.

There are numerous superbly appointed bathrooms with excellent sanitary ware and particularly well chosen tiling. These include a ground floor wet-room, en-suite bathroom and both house bathroom and house shower rooms as depicted in the images within these particulars.

There are three generous bedrooms on the first floor, and two lovely attic bedrooms on the second floor. The bedrooms at the front of the house have views onto the reservoir, and the rooms to the rear look towards the Peak District.

In all, this is an exceptional home of character and quality, in an accessible and popular semi-rural area, not far from the Peak District National Park and local villages which have extensive amenities.

Viewing is strictly by appointment with our Honley office. The property is being sold as seen and only buyers in a position to proceed should enquire.

The property is Freehold. Mains services are available. The house is not adapted for disabled living. Tree Preservation Orders are in place around the road side perimeter. The property is in a conservation area. Carpets, curtains and light fittings etc not included in the sale price. Council Tax Band is G. No broadband at the property - our clients use Starlink.

The essentials: Please pay attention to the title plan in these particulars - the driveway and land adjoining the reservoir are on land owned by Yorkshire Water.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £800,000

Property Type: Character Property

Parking: Driveway

Year built: 1857

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

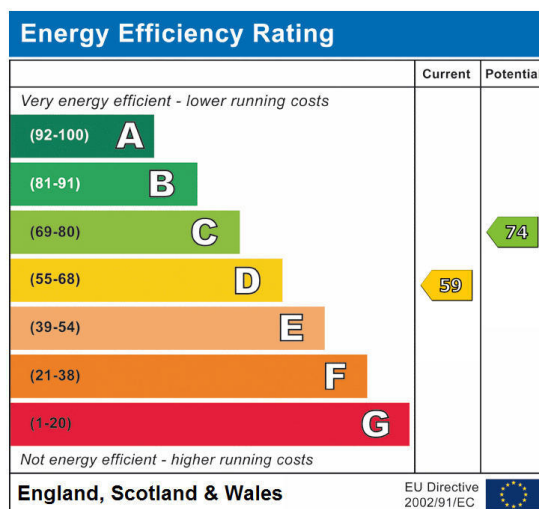
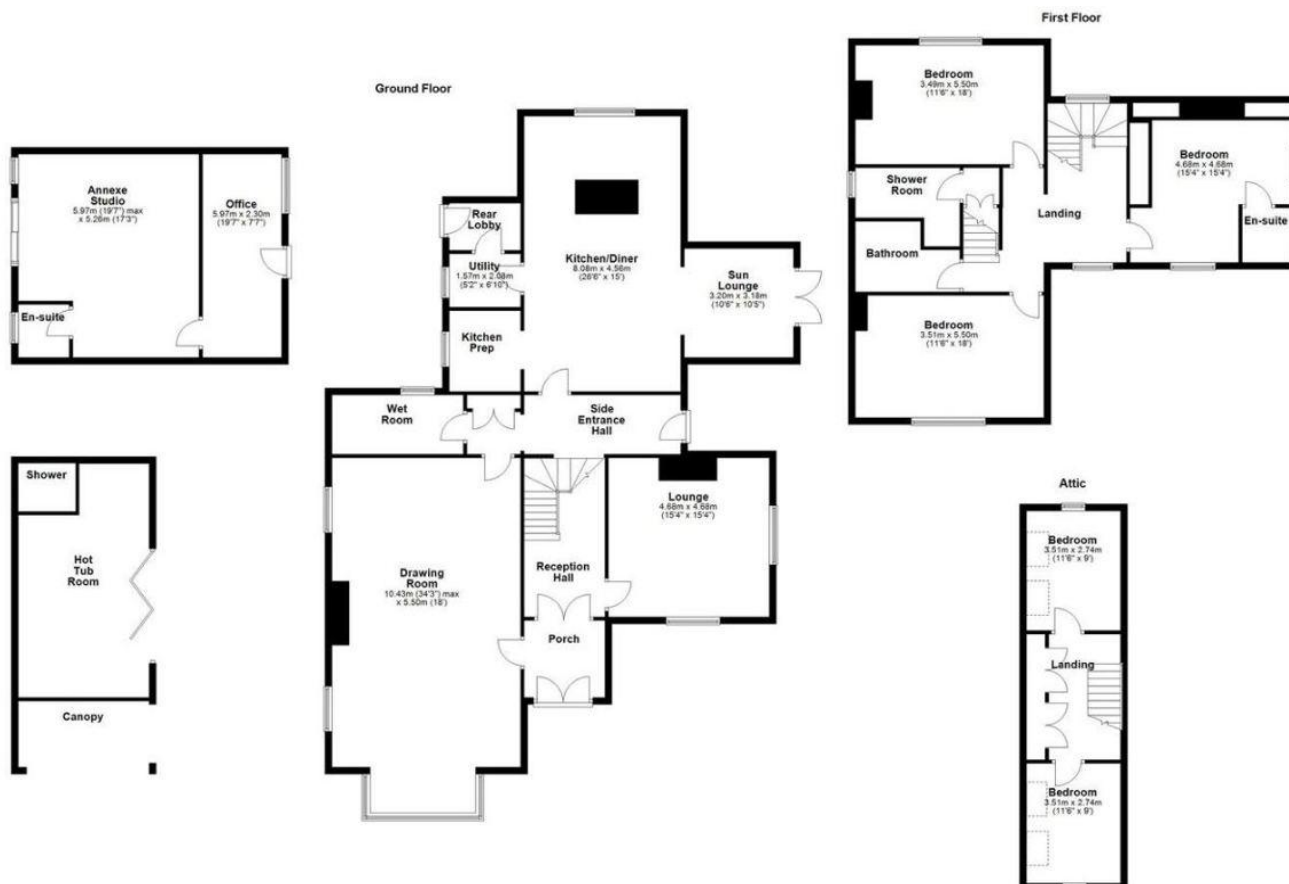
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent



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Contact your local branch today for more information on this property:

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