



Addle Croft Farm
Lepton | Huddersfield | West Yorkshire | HD8 0NU



ADDLE CROFT FARM



A beautiful 18th century farmhouse, set within stunning 1.5 acre grounds, sympathetically renovated retaining original period features, commanding breathtaking views, whilst enjoying landscaped south facing gardens, an adjoining paddock and self-contained one bedroom annexe.



An exceptional property renovated to the highest of standards, tastefully presented throughout with great care and thought taken to enhance the original charm and character; a bespoke breakfast kitchen offers an impressive first impression, there is an open plan lounge and dining room whilst a garden room incorporates a snug with full height, oak framed windows that naturally draw the eye to look over the gardens and open countryside beyond. Four bedrooms benefit from two bathrooms and a self-contained annexe presents numerous possibilities.

A delightful countryside location offers the most idyllic of outdoors lifestyles, unspoilt surrounding countryside resulting in amazing panoramic views. Local services are easily accessible and include highly regarded schools, nearby train services offer a direct link to the capital whilst the M1 and M62 motorways are within a short drive ensuring convenient access throughout the region and beyond.





KEY FEATURES

Ground Floor

An oak framed open porch shelters the front door which leads into the reception hall, with staircase to first floor level. There is a window to the rear and a door to the rear garden.

A cloakroom is presented with a two-piece suite incorporating a high flush W.C and a wash hand basin.

The utility is home to both the boiler and hot water cylinder tank, cupboards have a work surface over with a sink unit whilst a window overlooks the front aspect.

The breakfast kitchen really does offer an impressive introduction to this wonderful home, bespoke furniture complemented by stunning granite work surfaces which have twin inset drainers, a double bowl stainless steel sink and coloured glass splash backs. Appliances include a Steel Cucina stove consisting of a double oven and grill with a five ring burner including a wok plate, set back into a chimney breast with concealed extraction, a granite back cloth and original stone lintel over. There is a dishwasher, fridge freezer by Fisher and Paykel and a concealed larder unit. The room displays original beams and has windows set to stone mullions to the front of the property capturing a glimpse of surrounding countryside.

The lounge incorporates the dining room, offers spacious living with windows to two aspects enjoying excellent levels of natural light, original exposed beams and uprights on display, amazing views over the grounds and surrounding countryside whilst French doors open directly onto a flagged garden terrace.

An open plan garden room incorporates a snug which is quite exceptional; original stonework and beams on display whilst the garden room has an oak frame to full height windows capturing panoramic views over the garden and surrounding countryside. This beautiful room has exposed floorboards and a through chimney breast which is home to a double fronted wood burning stove. French doors open onto a south facing garden terrace seamlessly inviting the outdoors inside.











First Floor

The landing has exposed beams and trusses into the apex of the building.

The principal bedroom suite offers generous proportions, has windows to front and rear aspects enjoying scenic views; there are original beams and trusses into the apex of the building.

The en-suite presents a modern three piece suite with beams on display and two windows commanding rural views. A walk-in wardrobe has hanging and shelving to two sides.

There are two additional bedrooms to the front of the property, each with stone mullioned windows commanding long distance views, both retaining original beams and one offering double proportions, the other used as a home office.

The fourth bedroom, a double room to the rear enjoys a double aspect position with windows to two aspects, long distance views, exposed beams, an exposed stone wall and a feature stone fireplace.

A generous family bathroom is presented a free standing roll top cast iron bath, a pedestal wash hand basin, a low flush W.C and a shower. The room has two windows, exposed beams and feature stone work to one wall.









Annexed Accommodation

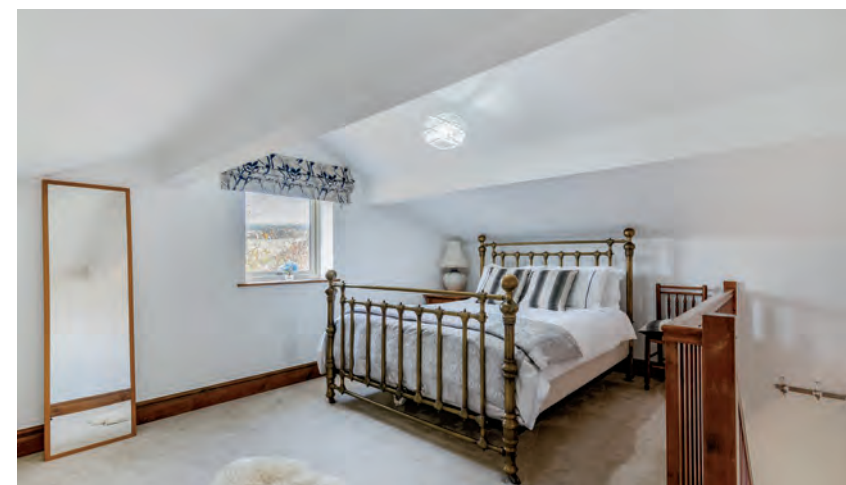
Ground Floor

A door opens into the lounge which has two windows to the side and French doors opening into the rear garden.

A shower room presents a modern three piece suite.

First Floor

A double bedroom has a window to the side of the room commanding views down the valley.







KEY FEATURES

Externally

A drive extends to the courtyard which offers off road parking for several vehicles and gains access to the open fronted car barn and storage barn. To the rear a south facing garden is stunning with a wonderful countryside backdrop. A generous lawn wraps the house and is set within stone walled boundaries, adjoins glorious open countryside resulting in stunning views and the most idyllic of settings. A stone flagged terrace spans the garden room, lounge and annex before stepping down to the garden and extending to a path which leads directly to the shepherd's hut that has power, lighting and a wood burning stove. The adjoining paddock land measures approximately 1 acre, is set within a stone walled boundary, has access from the garden and also has a separate access onto the road. The grounds in their entirety extend to approximately 1.5 acres.











LOCAL AREA

The property enjoys the most enviable of settings, wrapped by glorious open countryside resulting in the most idyllic of locations and an enviable outdoors lifestyle. Whilst immediately rural Adle Croft Farm is far from isolated and is within easy access of the M1 and M62 (for Leeds 35 mins and Manchester 50mins).

Highly regarded schools are easily accessible including Wakefield Girls' High, Queen Elizabeth Grammar in Wakefield and Huddersfield Grammar School, amongst others. Locally there are quaint village pub's and restaurants including the locally famous 3 Acres at Emley. Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop, National Mining Museum and the Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park is within a short drive. Mirfield is within 20 minutes by car and offers a direct link to the capital by train. In short, a delightful countryside development, with a real sense of community where every day 'hustle and bustle' can be reached within a short drive.



Huddersfield	4.5 miles	Holmfirth 8 miles
Leeds	20 miles	Manchester 33 Miles
Sheffield	23 Miles	Wakefield 10 miles

Adle Croft - The Farmhouse buildings on the on the left stand, on or near to the site of one of Lepton's early settlements. The first evidence of it is found in 1329 when it is referred to as Ariel Croft, i.e. the croft of a man called Arkel. This name suggests a Scandinavian settlement, for the name Arkel developed from the Old Norse Amkellor Amkettel. As such, it would fit in well with other place name evidence suggesting a Scandinavian influence the area, for nearby are Gawthorpe and Thurgory, both names of Scandinavian decent.

INFORMATION

Additional Information

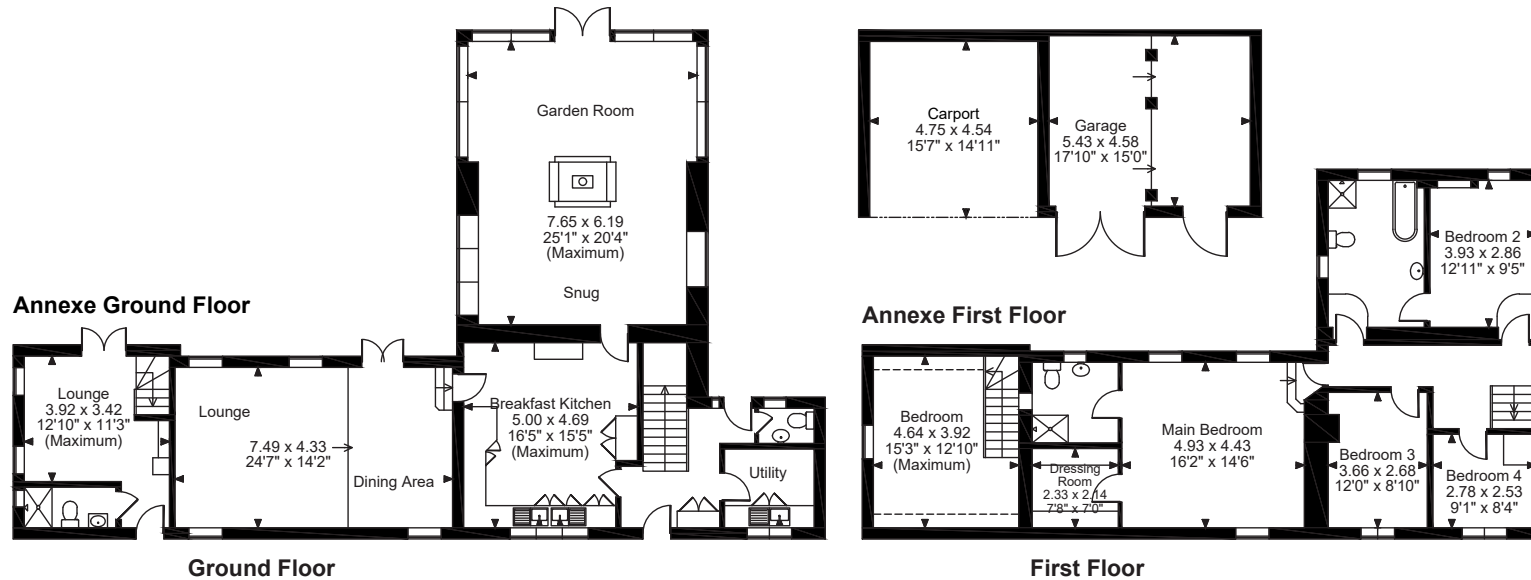
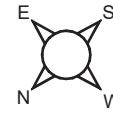
A Freehold property with mains water, electricity and drainage. Oil fired central heating. Council Tax Band F. EPC Rating – D. Fixtures and fittings by separate negotiation.

Directions

From Huddersfield centre proceed out of town on the A62 and bear left onto Wakefield Road (A629) and proceed for approximately one and a half miles. Turn left onto Dalton Green Lane and then bear right onto Albany Road. Continue straight on to School Lane, again, continue to St Marys Lane before bearing right on to Lane Side Lane. Turn left onto Gawthorpe Green Lane and then left onto Addle Croft Lane. The property is on the right.



Addle Croft Farm, Lepton, Huddersfield
Approximate Gross Internal Area
Main House = 2254 Sq Ft/209 Sq M
Garage & Carport = 515 Sq Ft/48 Sq M
Annexe = 349 Sq Ft/32 Sq M
Total = 3118 Sq Ft/289 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.11.2024





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