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Finest
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Quaker Bottom
High Flatts, Huddersfield



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Offers In Region Of £1,100,000

Grade II listed. Tucked away in the historic hamlet of Quaker Bottom, away from any roads and enjoying a serenity rarely found is Middle House, an elegant Georgian property of great beauty with delightful views and gardens that extend to approximately $\frac{3}{4}$ acre in total. Dating back, we understand to 1737, the property is steeped in history with stunning character on display yet has been upgraded at great expense and with meticulous detail to create this commanding family home.

ORANGERY

A valuable addition to the property is this luxurious oak framed garden room overlooking the courtyard with oak flooring and offering a sitting area adjoining the dining kitchen.

DINING KITCHEN

This impressive room has a fabulous bank of six mullioned windows giving a delightful outlook over the property's gardens and boasts a striking display of exposed beams to the ceiling. Consisting of a solid wood Smallbone bespoke fitted kitchen with granite work surfaces, a Belfast style sink with mixer tap over, integrated bin, basket drawers, dish-washer, fridge and as a focal point there is the four ovened Aga which has the usual twin hot plates and further warming plate to one side and is electrically powered.

HALL

With oak flooring the inner hall has a useful under stairs storage cupboard, oak panelling, architrave around the window casements, and oak doors which can be found throughout the home. The hallway also has a separate WC with a high quality period suite.

DINING ROOM

As our photographs reveal a most refined room presented to an exceptional standard and perfect for the more formal dining and entertaining. The room is enhanced by a timber glazed external door giving direct access out to the property's delightful alfresco dining terrace and gardens. There is a beautiful mullioned window with oak window seat, with superb beams and timbers on display, oak flooring, period style central heating radiator, central chandelier point, and an impressive fireplace with open fired grate and raised stone hearth located in an inglenook fireplace.

SITTING ROOM

This most impressive, elegant Georgian room is flooded with natural light courtesy of three beautiful windows, these windows provide pleasant views and have charming window seats beneath. The twin windows overlook the property's stunning gardens and all have timber panelled surrounds. The room has a high quality period fireplace with deep mantle, there is a slate hearth which houses a wood burning stove with glazed door. The room has a beautiful oak boarded floor with a variety of lighting points, including central chandelier point, and two period style central heating radiators.



SNUG/LIBRARY

A versatile room with sumptuous library shelving, once again in oak and having oak panelling and has mullioned windows with an attractive window seat beneath and a further attractive further window to the side. Having a carved over mantle, raised slate hearth, tiled backcloth, an attractive fireplace, all of which is home for a cast iron solid fuel burning stove with glazed door in addition to a period style central heating radiator.

UTILITY ROOM

Even the utility room has a continuation of the characterful theme and has beams on display, mullioned windows, working surfaces with inset stainless steel Frankie sink with mixer tap over, freezer space, and plumbing for an automatic washing machine. A period door gives access to a cupboard being home for the property's hot water tank and providing useful storage space. A further period style door leads through to the pantry, with attractive pantry style shelving and mullioned windows once again.

Two staircases, one from the inner hall and one from the dining room provide access up to the first floor landing, both staircases are in oak and are finished to a high standard.

LANDING

Quite a feature in itself, the first floor landing is one which has many characterful features including full height windows that forms part of the unusual stack of windows which runs the full height of the lower gable wall. The first floor landing has a variety of lighting points, coving to the ceiling and is presented to a high standard.

MASTER BEDROOM SUITE

Commanding beautiful views out over the property's gardens courtesy of the twin Georgian windows which also create a light and bright room in addition to a characterful window seat. The room enjoys a beautiful fireplace with a timber and stone surround and also a basket fire grate and has in close proximity a shower room fitted with a luxury ensuite high standard suite including a good sized shower with impressive shower fittings, attractive yacht style flooring and beautiful tiling up to the full ceiling height.

BEDROOM TWO

A most pleasing guest bedroom, having a super view out over the property's gardens courtesy of a bank of mullioned windows with an oak window seat beneath, there are inbuilt robes, a delightful period style fireplace, a chandelier point and provision for a wall mounted TV.



BEDROOM THREE

Currently used as a home office this large double bedroom once again has a super view out over the property's gardens and rural scene beyond. There is a period style fireplace, a bank of inbuilt robes, attractive flooring and chandelier point, and yet again there is a window seat beneath the mullioned windows.

BEDROOM FOUR

A further large double room with delightful twin windows overlooking the property's rear gardens, this room has twin ceiling light points, and inset spot lighting.

HOUSE BATHROOM

A decadent stylish house bathroom which has beautiful yacht style flooring, two windows, one giving an outlook to the side the other to the rear, and is fitted with a fabulous suite of four including; low level w/c, with polished timber seat, large shower cubicle with high quality chrome fittings including hand held shower and American style shower head, there is a double ended bath with Victorian mixer tap/hand held shower and pedestal hand wash basin.

SECOND FLOOR

An oak door conceals a carpeted staircase that rises up to the attic/second floor level, this has three rooms/ areas which are presented to a high standard. The principle room has a good head height and is home for the upper portion of the large full height gable windows there is also a Velux window to the roof line and oak flooring. This room is currently used for storage purposes and has been used for hobby purposes in the past. Other space is available in the attic room providing hobby areas and a large amount of storage space. Subject to the necessary consents, these rooms to the second floor could be utilised for so many differing purposes, including a studio or impressive home office, hobby room, music room or even a cinema room.

WINE CELLAR

The cellar has access from a door which leads down from the dining kitchen. The cellar is a beautiful wine cellar with arched vaulted ceiling in stone and superb stone flagged floor, with exposed walls and stone wine shelving.

WORKSHOP & STORE

These rooms have external access courtesy of stone steps which lead down from the rear garden, the workshop itself measures 18'5 x 10'4 ft. and is beneath the sitting room, rear hall and w/c, with exposed stone walls and also features the lower part of the gable bank of windows as previously described. There is a store room to one end which has in the past been used for the storage of wines, a bricked up old fireplace and other period features. The room has a concrete floor, various lighting and power points.



OUTSIDE

The house has its own private driveway which leads off the lane and is long in nature. The large driveway area provides a huge amount of parking and turning space and gives access to the property's detached double garage.

DOUBLE GARAGE

A detached stone built building that measures 17'9 x 14'0 approximately and has windows to the side, an automatically operated double width up and over door and a personal door.

GARDENS

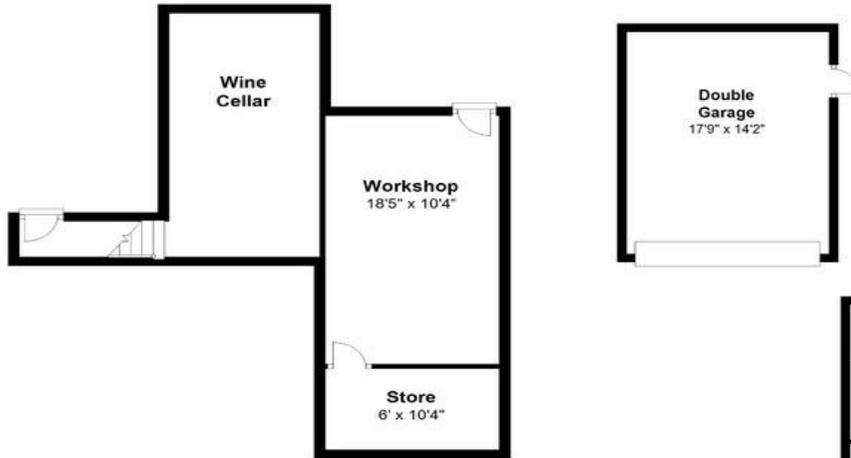
The front gardens are formal yet delightful and have a full width stone flagged patio that gives a beautiful sitting out area as it is southerly facing. Being sheltered, it is flanked by mature beds, with shrubbery and flowering borders all within high quality hard landscaping including dry stone walling and attractive rockery beds. At the head of the front garden is a delightful water feature/ pond set within a circular stone, a gravelled area and occupying a delightful location in the garden and providing one with a super glance back at this property's beautiful facade. The rear gardens are once again beautifully presented and enjoy a large amount of afternoon and evening sun, there are various patio/sitting out areas and delightful stone steps and gravelled pathways leading up to the double garage and driveway. To one corner of the rear garden there is a garden store, this characterful building is of stone beneath a pitched stone slate roof and has a window giving a pleasing view. There is also external lighting and railings making this rear garden particularly secure for family pets and the like. The side garden is a large lawned garden with beautiful shrubbery, trees and stone walling acting as a pleasant back cloth, it is of a good size and is used currently as the play/bat and ball garden, however in the past it has been used as a vegetable garden and offers a good degree of flexibility. There is an access ramp for a ride on mower.

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



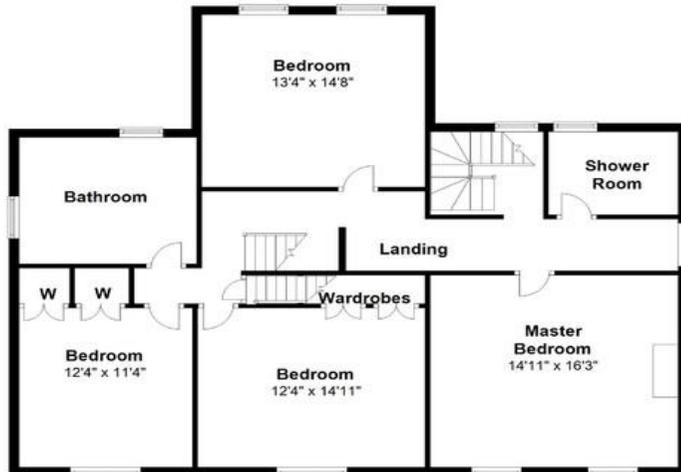
Ground Floor
Approx. 434.2 sq. feet



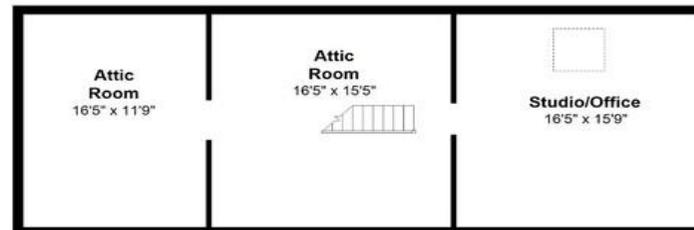
First Floor
Approx. 1651.2 sq. feet



Second Floor
Approx. 1250.2 sq. feet



Third Floor
Approx. 716.4 sq. feet



Total area: approx. 4052.0 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
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