



Pinfold Farm  
4 Town End Lane | Lepton | Huddersfield | West Yorkshire | HD8 0NA

FINE & COUNTRY





# STEP INSIDE

## Pinfold Farm

---

This stunning chocolate box farmhouse style cottage is located within the prestigious postcode of Town End Lane, Lepton. The cottage has been loved and meticulously maintained by the current owners for 44 years who have ensured the original character and style is still there to be admired. Nestled in the picturesque countryside on the outskirts of Lepton, West Yorkshire, this traditional property features a combination of rustic charm and modern amenities, and offers a tranquil lifestyle amongst beautiful natural surroundings. The area is known for its scenic landscapes with rolling hills and open fields, making it an ideal location for those seeking a peaceful retreat whilst still offering easy access to local amenities and motorways.

Pinfold Farm offers beautiful surroundings on the edge of open countryside along a country lane of other similar traditional properties. It sits within a generous size garden with a woodland backdrop. The garden has been lovingly nurtured over the years and has been completed with meticulous attention to detail, it offers a fantastic level of privacy and benefits from having two gated driveways with ample driveway parking and a detached double garage. Boasting original character features throughout, the cottage is complete with traditional décor that blends perfectly and sympathetically with the age of the property. It has over the years been extended from its original footprint providing additional reception rooms including a formal entrance hall, utility room, ground floor shower room and a fabulous garden room. A spacious dining kitchen, plus a sitting room and snug complete the ground floor accommodations and there are 3 bedrooms to the first floor with an ensuite to the principle bedroom and a house bathroom.

### GROUND FLOOR

There is a traditional style barn arch that has a modern entrance door with glazed surround, this leads into the formal entrance hall. First impressions of the eye-catching character on display in the entrance hall include an exposed stone feature wall with timber lintel beam. The character of these features are a great introduction to the style found throughout the property. There are two traditional farmhouse style doors that lead into the ground floor shower room and utility room, and an open doorway leading into the dining kitchen.

The shower room comprises a double step in shower cubicle, WC, bidet and sink within a wall hung vanity unit, with fully tiled walls, tiles to the floor with under floor heating and a heated towel rail.

The utility room offers storage with built in units and has plumbing for a washing machine and space for additional utility items.

The kitchen is complete with modern shaker style base and wall units, with worksurface over and stainless steel 1 & ½ bowl sink unit with mixer tap. There are integrated appliances including a wine cooler and microwave, and freestanding appliances that include a range oven and a fridge freezer which are included in the sale. The kitchen offers space for a family dining table creating a sociable setting. Being central to the property the kitchen benefits from having borrowed natural light from the reception rooms as well as windows to the front aspect of the property, these are fitted with high quality bespoke window shutters. There are doors leading into all of the ground floor reception rooms, creating a fabulous 'Central Hub' and a great place for entertaining.

The property boasts three good size reception rooms. All of which have their own identity but offers versatility.

The main sitting room has a heavy chimney breast with feature brick chimney and timber mantle, this houses a stove style living flame gas fire. There is natural light with windows to two aspects of the property.

The garden room is a perfect addition to the property, providing an additional reception room with full view of the beautiful garden and French doors leading out onto a paved patio.

The snug offers a versatile reception room/formal dining room or a home office. This cosy room has a log burner and windows to the front and rear aspects. Note the bespoke arched heavy timber internal door with stained glass feature. There is an open staircase leading to the first-floor landing.







To the first floor there are three bedrooms. The principal bedroom enjoys a dual aspect outlook and benefits from having bulk head storage. There is an en-suite that comprises a WC, bidet and sink and it has a dressing area with built in wardrobes with mirror sliding doors.

The house bathroom has a white suite comprising a bath with a shower over and a glass shower screen, WC and hand wash basin, with fully tiled walls, tiles to the floor and a heated towel rail.











# STEP OUTSIDE

## Pinfold Farm

---

The gardens are a real asset to the property. Benefitting from full enclosure with two gates and a pedestrian gate all leading off Pinfold Lane/Town End Lane. The front of the house and gardens are south facing ensuring enjoyment of the summer sun and they benefit from a n excellent degree of privacy. The current owner has tendered the gardens, dedicating his time and ambition to creating a landscaped haven to retreat. There is a large lawned area surrounded by deep beds and borders that contain highly manicured decorative topiary and seasonal perennials. A decorative natural wildlife pond had an adjoining trickling stream that provides a tranquil backdrop to the surrounding sounds of nature. There are raised vegetable beds and decorative floral beds as well as paved patio areas for garden furniture and a pagoda walkway with mature wisteria leading from the driveway parking. This is a garden to admire and it is clear to see, a lot of time has been spent creating what it is today.

There is a generous amount of driveway parking and a double detached garage which has a manual up and over garage door, electricity and is connected to water.

### ADDITIONAL INFORMATION

The property is freehold and is in the Kirklees Council, it has a Tax Band of E. The property is connected to mains gas, mains electricity and mains water and drainage. There is broadband connection at the property.

The property is on two separate titles, the house and gardens on one and the secondary gated driveway parking on another as this was acquired later.

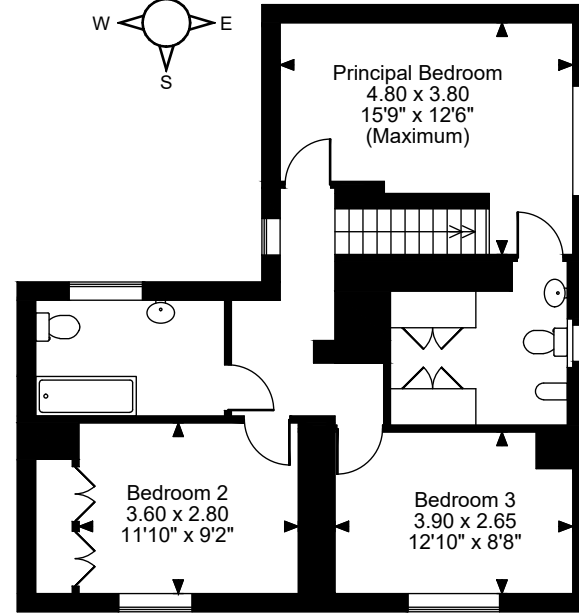
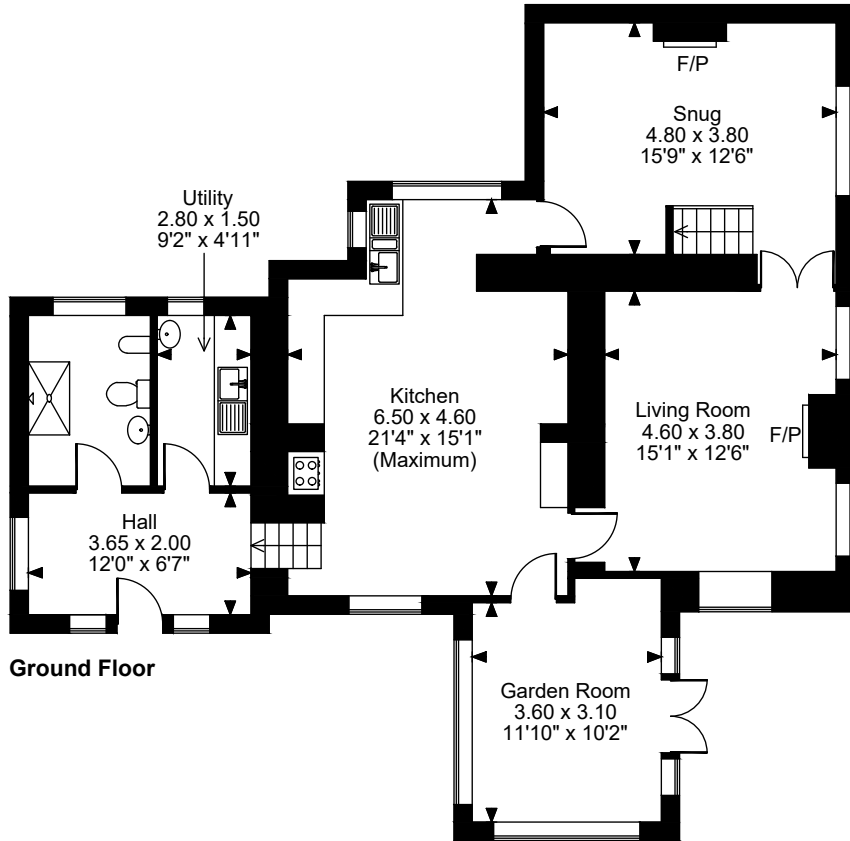
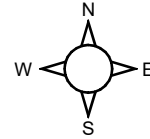
### DIRECTIONS

From the A642 Wakefield Road, driving towards Grange Moor, just after the BP petrol station/Spar convenience store turn left down Pinfold Lane where the property can be found on the right-hand side and can be identified by a Fine & Country for sale board.



*OIRO* £775,000

**Pinfold Farm , Town End Lane, Lepton, Huddersfield**  
**Approximate Gross Internal Area**  
**1777 Sq Ft/165 Sq M**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615065/SS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed



follow Fine & Country on



Fine & Country  
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA  
01484 550620 | huddersfield@fineandcountry.com

