



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





# Stringer House Lane, Emley, Huddersfield

£1,150,000



Elmleigh Farm is nestled at the end of a peaceful lane, secluded behind private gates, offering stunning rural views across approximately 1.75 acres of its own land. This exclusive property features an opulent interior, meticulously designed with high-specification finishes throughout. The heart of the home is an open-plan layout that blends luxury and contemporary living, with a state-of-the-art kitchen and elegantly appointed bathrooms that epitomise modern sophistication.



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#### OPEN-PLAN KITCHEN/BREAKFAST ROOM & FAMILY ROOM

This beautifully designed kitchen and family space is perfect for both everyday living and entertaining. The fully fitted kitchen boasts a range of floor and wall-mounted storage units, with a large central island serving as the room's focal point. The island includes an integrated wine fridge, storage drawers, and a sink with a mixer tap, all topped with sleek granite work surfaces. There's also space for a breakfast bar with seating. High-end Siemens appliances are seamlessly integrated, including an oven with a warming drawer, a coffee machine, a microwave, and a gas hob with an extractor fan and granite splashback. Ample space is provided for an American-style fridge-freezer, along with additional drawers and cupboards for storage. The kitchen is illuminated by LED spotlights, while the polished ceramic tiled floor adds a touch of luxury.

The open-plan family room, just off the kitchen, offers a comfortable space for relaxation, with room for a sofa, chairs, and a TV. Large double-glazed windows overlook the rear of the property, while French doors open out to the garden terrace, seamlessly blending indoor and outdoor living.

#### SITTING ROOM

A cosy, inviting space designed for relaxation. The sitting room is carpeted and offers plenty of room for sofas and armchairs. Double-glazed windows and French doors provide access to both the driveway and garden, offering lovely views. A door connects the sitting room to the family room, adding to the flow of the home.

#### SNUG

This versatile room is currently used as a gym but could easily be transformed into a snug or home office. The space retains its original charm with exposed beams and a feature fireplace. A double-glazed window overlooks the front of the property, while the wooden flooring enhances the room's character.

#### BEDROOM

A comfortable double bedroom with carpeted flooring and a double-glazed windows that provide plenty of natural light.

#### WC/UTILITY

This thoughtfully designed combined WC and utility room maximizes functionality without compromising on style. It features elegant flooring and a modern low-level flush WC, paired with a sleek wall-mounted wash basin. The utility area offers cabinetry for ample storage, a durable countertop with a stainless steel sink, and designated space for both a washing machine and tumble dryer.

#### DINING HALL

The elegant dining hall boasts stunning oak flooring and a staircase leading to the first floor, creating a warm and inviting atmosphere. Perfect for hosting family gatherings, it offers ample space for a large dining table and chairs, enhanced by the charm of a wood-burning stove. Large windows at the front and rear of the room flood the space with natural light, while a door conveniently leads to the plant room.

#### LANDING

The landing area features country-style flooring and provides access to all bedrooms and bathrooms.







#### PRINCIPLE SUITE

This spacious double bedroom offers a warm and inviting atmosphere, featuring modern laminate flooring and Velux roof windows that flood the space with natural light. UPVC French doors open onto a Juliet balcony, allowing you to enjoy stunning panoramic views of rolling countryside and open fields. A door leads to a generous dressing area, complete with fitted wardrobes for ample storage. From here, another door provides access to the ensuite shower room.

#### ENSUITE

The ensuite boasts a sleek, walk-in shower cubicle with a thermostatic mixer shower, ensuring perfect water temperature every time. A contemporary wall-mounted washbasin with a waterfall tap, along with a stylish wall-mounted mirror, adds to the bathroom's sophisticated feel. The room also includes a concealed cistern WC and a Velux roof window for natural ventilation and light.

#### WALK IN WARDROBE

This chic walk-in wardrobe is both practical and stylish, featuring fitted shelving and ample storage. The space is finished with plush carpeted flooring and built-in lighting, providing a well-organized area to store and display your clothing and accessories.

#### BEDROOM SUITE

This impressive bedroom suite offers plenty of space and comfort. The suite begins with a large dressing room, fitted with ample wardrobe space, shelving, and a built-in vanity table. From the dressing area, you're led to a spacious bedroom that easily accommodates a large bed and features a door to a luxurious ensuite bathroom.

#### EN-SUITE BATHROOM

The ensuite is designed for relaxation, featuring a freestanding roll-top bath for indulgent soaks and a walk-in Weham-style shower cubicle equipped with a thermostatic mixer shower and handheld attachment. The designer washbasin is mounted on a sleek vanity unit with hidden storage underneath, complemented by a concealed cistern WC. Elegant New England-style shutters on the windows complete the room's refined aesthetic.

#### BEDROOM.

This spacious double bedroom features soft carpeted flooring and a large UPVC window that provides beautiful views of the front of the property. A door leads to a private TV/snug room, making it the perfect retreat for teenagers or a versatile space that can also be used as a home office.

#### TV ROOM

This versatile space serves as an ideal den for a teenager, gaming room, or a cozy home office. It features stylish wooden flooring, ample power outlets, and enough room to accommodate all your entertainment or work needs, creating the perfect blend of comfort and functionality.





#### EXTERIOR AND GROUNDS

The property features private, enclosed, and meticulously landscaped formal gardens that flow seamlessly into a vast grazing paddock, perfect for equestrian enthusiasts or family recreational activities. At Elmleigh Farm, enjoy uninterrupted, panoramic views that are exclusively yours, offering a level of privacy and tranquility that remains uncompromised. Please note the property has permitted developments rights for a double garage.

Families will benefit from the area's excellent local primary and secondary schools, along with convenient bus routes to prestigious private schools in Wakefield. For those who commute, the location is exceptionally well-connected-Leeds is just 19 miles away, Sheffield 29 miles, and Manchester 31 miles. The M1 motorway (Junction 39) is a mere 5 miles from the property, while Wakefield's high-speed rail link to London, with a journey time of just 2 hours, is only 9 miles away, making this an ideal choice for city professionals seeking a rural lifestyle.

#### 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.

#### ADDITIONAL INFORMATION

EPC: D

Tenure: Freehold

Council Tax: TBC

Parking: Off road Parking

Part of the properties land is under green belt, please call us to confirm

#### UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Standard Broadband

Mobile: 4G/5G check with your provider



























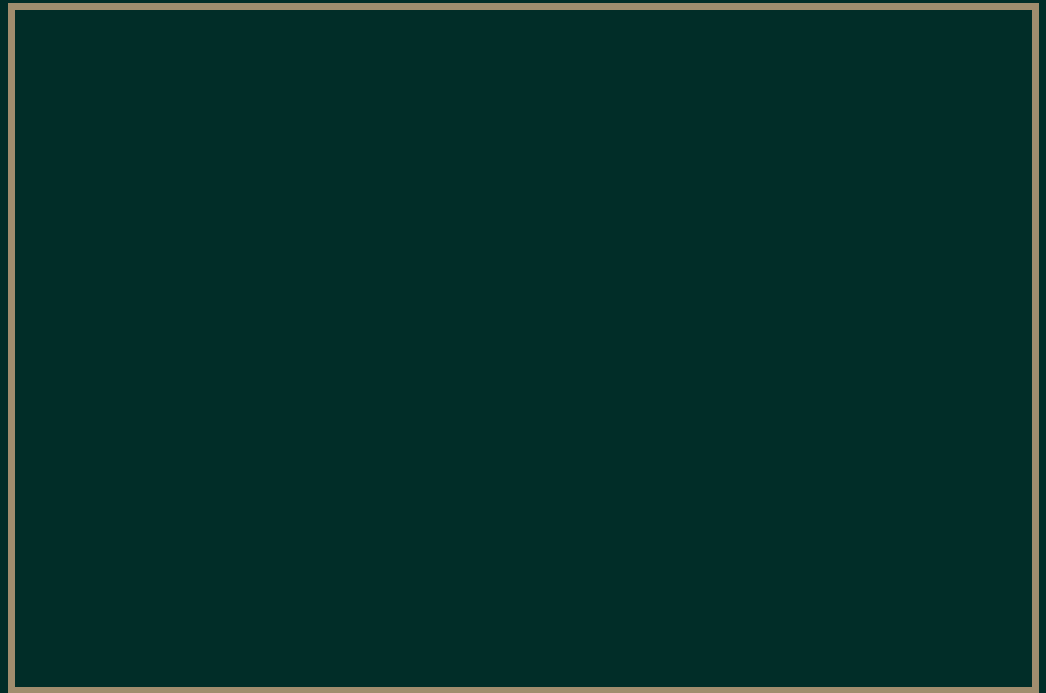




















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