



Wm Sykes  
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# THE OLD GATEHOUSE

OLD MOUNT ROAD ~ MARSDEN ~ HUDDERSFIELD ~ HD7 6NN

OFFERS OVER  
**£895,000**

The Old Gatehouse is a Grade II Listed 5/6 bedroomed detached residence, occupying a fantastic semi-rural location with absolutely stunning views over the surrounding countryside and across to Butterley Reservoir and Wessenden Moor. It comes with off road parking, extensive gardens, a detached semi derelict stone barn, and an additional piece of land on the opposite side of the road. It has a combined total site area of 0.7 acres.

- 5/6 Bedroom Detached
- Fantastic Semi-Rural Setting
- Detached Stone Barn with Potential
- Extensive gardens & grassland
- Grade II Listed Residence
- Breathtaking Views
- Ample Parking
- Tenure: Freehold; EPC Exempt; Council Tax Band G

### About The Old Gatehouse

This wonderfully unique residence occupies a fabulous semi-rural position about half a mile out of the village, close to the most northern boundary of the Peak District National Park. It enjoys some tremendous views over the surrounding countryside and right across towards Butterley Reservoir, Wessenden Moor, and the dramatic landscapes of the Pennine hills. The official Grade II listing refers to it formerly being 2 cottages believed to have been built in the late 1700s/early 1800s, and then later extended to the rear during the 1900s. It is full of character and charm with stone mullioned windows, exposed beams, and a multi-fuel stove in the dining room. Unusually for a semi-rural property, The Old Gatehouse has all mains services.

Externally, it has ample parking to the side of the house and access up to a large, paved terrace and on to extensive gardens and grounds to the rear of the property. Also at the rear, you will find a stone-built barn with the ruins of adjoining buildings to both sides. This provides an exciting opportunity to convert and rebuild creating an additional dwelling/annexe (subject to planning approvals) and we are informed by the current owner that they have already installed some services to the barn in readiness for any future conversion. There is an additional piece of land on the opposite side of the road. It all sits firmly within Greenbelt designated land.





Accommodation:

## GROUND FLOOR

The entrance door opens into:-

### Hall

With windows to the front and rear.

W.C. 5'8" x 2'10"

Fitted with a low flush w.c. and wash hand basin. There is a frosted window to the side.

A door from the hall leads you through into:-



Sitting Room 18'8" x 15'3"

This equally sizeable reception room has a gas fire on stone hearth set into the brick chimney breast, stone mullioned windows and views to the front, window to the side, and exposed beams.



Dining Room 18'9" x 15'5"

A large reception room ideal for entertaining family and friends. It features a multi-fuel stove set into an exposed brickwork chimney breast, exposed beams, stone mullioned windows offering views to the front, and staircase rising to the first floor. The Dining Room has doors into both the sitting room and kitchen.



Ancillary Room 15'11" x 9'1"

This room is currently used more as a storeroom but could be utilised for many purposes. It has a window and external door to the side, and beamed ceiling.



**Kitchen** 16'11" x 8'9"  
Fitted with a range of wall, drawer and base units with ample worksurfaces over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob, double oven, and space for other kitchen appliances. There is a window and door to the side, tiled floor, and beamed ceiling.

## FIRST FLOOR

The property was extended at first floor level in the 1900s and so has a much larger floor area.



**Landing**  
Split level landing areas with beams, loft access, and cylinder cupboard.



**Bedroom 1** 15'8" x 15'6"  
A large double bedroom with beams, and stone mullioned windows to the front offering great views across towards Butterley Reservoir and beyond. There is access over a galleried landing area which leads on to the en-suite shower room.



**Bedroom 5** 10'2" x 7'3"  
With beams, and window to the rear offering views up the fields.



**Bedroom 2** 15'3" x 10'10"  
Another double bedroom again having beams and wonderful views courtesy of stone mullioned windows to the front.



**Office** 9'10" x 7'4"  
Having a mullioned window to the side offering views down the valley.



**Bedroom 3** 12'8" x 10'7"  
This double bedroom has windows to the side and rear with great views looking down the valley.

**En Suite Shower Room** 11'5" x 5'8"  
A spacious room fitted with a cream suite comprising a low flush w.c., pedestal wash basin, and a large shower cubicle with electric shower over. Two walls are fully tiled and have inset mirrors. There is a frosted window to the side exposed beam, and shaver socket.

**Bedroom 4** 12'9" x 6'  
This bedroom also has a window to the side with views down the valley. A cupboard houses the central heating boiler.



**Bathroom** 10'9" x 10'  
A large bathroom space fitted with a white suite comprising a large sunken bath with telephone style mixer tap, pedestal wash basin, low flush w.c., bidet, and shower cubicle with electric shower over. There are part tiled walls with inset mirrors, frosted window to the side, and shaver socket.



OUTSIDE

## OUTSIDE

There is ample parking to the side of the house where you will find steps rise up to the elevated stone paved terrace which provides ample space for outside entertaining and from where you can take in those breath-taking views. A stone path and steps take you up through the garden and grassland. The stone-built barn at the rear of the house has access either from the garden or up the lane at the side and through the metal field gate. There are the ruins of other outbuildings adjoining each side of the barn. It all offers potential for conversion/rebuild to create a separate dwelling or annexe to the main house (all subject to any necessary planning permission/listed building consent). At the opposite side of the road is another piece of land which is laid to grass. The total size of the whole amounts to 0.7 acres.



## Plan

For identification purposes.

## Viewing

Strictly by appointment with Wm. Sykes & Son.

## Location

From the A62 Manchester Road in Marsden, pass the Mountain Rescue Centre on the left and take the second left up Old Mount Road. Follow the road up the hill for a while and The Old Gatehouse is the first roadside property you will find on the right. If you get to Puleside Working Mens Club, you have gone too far.

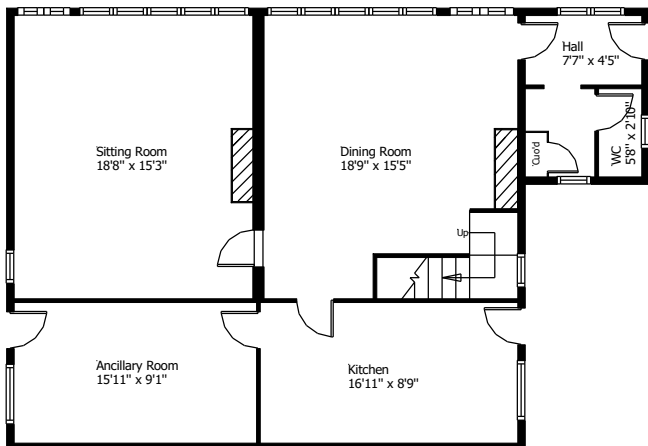
## Additional Information

- Council Tax – Band G
- The property is Grade II listed
- Tenure – Freehold
- EPC - Exempt
- Utilities:-
  - Electricity – mains
  - Water – mains
  - Drainage – mains
  - Gas – Mains
  - Heating – Gas fired central heating, gas fire in the sitting room, and a multi-fuel stove in the dining room.
  - Broadband & Mobile Phone – Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

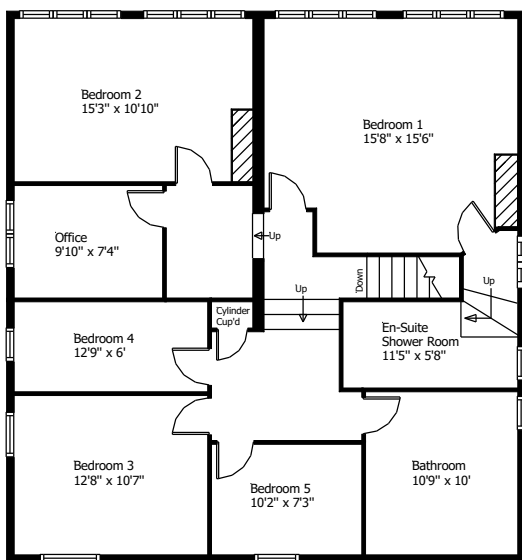




The Old Gatehouse, Old Mount Road, Marsden



Ground Floor



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