

EIGHTY TWO



LATHAM LANE



GOMERSAL



WELCOME TO EIGHTY TWO LATHAM LANE

22 years ago, the owners of this unique property embarked on an architectural journey to create an inviting home for their family. Nothing was overlooked and every square inch was carefully designed and lovingly crafted. With five spacious bedrooms and show-stopping living rooms, not to mention the amazing private gardens that will thrill any green-fingered buyer, this home awaits lucky new owners.

From the moment you turn off the quiet country lane into the block-paved private drive, you are welcomed. Plenty of parking and flower beds filled with established trees and shrubs shelter you as you make your way to the glazed entrance.

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LIGHT-FILLED SPACES...

The front door sits within a full-height glazed panel that both fills the hall and landing with natural light and provides a wonderful view over the fields and the Pennine hills beyond. Push open the door to reveal the entrance, where solid oak flooring extends in front of you and perfectly compliments the turned oak staircase. There is a cloakroom here on the ground floor, with a WC and wash hand basin.

At the front of the house, in a quiet corner, is the dedicated study. The oak flooring from the hall continues straight through and there is a window to the front where you can see the fields through the trees when you need to give your eyes a break from the screen.





HEART OF THE HOME...

The kitchen living space is magnificent with a glazed sunroom area that looks out over the gardens as sunlight pours in. This room is open plan with a dining space where lights hang low over the dining table for the perfect dinner ambience. Here the flooring is solid maple to match the kitchen cabinetry. Step down into the sun room area where comfortable sofas and seating allow you to bask in the sunlight as you enjoy your coffee.

"We spend most of our time in the sun room. It is lovely to read the papers over a coffee in the morning sun."







The kitchen has been designed to an exacting specification and will be the envy of any keen cook. Bespoke maple cabinets are topped with black granite with plenty of surface to work. There is a large oak butcher block at the end of the worktops for chopping, which can be removed for cleaning. The Stoves double range-style oven has a gas hob, with a stainless steel splash back and chimney extractor hood above. There is an integrated dishwasher and space for a fridge freezer.

The utility room has space for a washing machine and a second appliance, as well as a door that leads out to the side of the property, making this the perfect way into the home after you've been out in the garden or for a long walk through the fields. Simply kick off your muddy boots in here, and clean off the dog's paws before entering the rest of the home.





COSY EVENINGS...

As the night draws in, close the curtains and light the open fire in the living room before getting comfy on the sofas with a good movie and perhaps even a glass of wine. There are French doors out into the garden too, which are great if you are hosting a summer garden party so that your guests can circulate through the home.



"Some of the most amazing sunsets can be seen across the valley."



TIME FOR BED...

Climb the stairs to the galleried landing where the glazing from the entrance extends, giving far-reaching views over the valley to the Pennines.

There are five bedrooms in total, the principal of which is at the front of the property with a large window to take in those lovely views. A walk-in wardrobe ensures that all of your clothes and shoes are neatly tidied away. The en-suite bathroom is truly a haven of calm with a large wet-room style walk-in shower which is tiled in travertine and gently warmed by the underfloor heating.





“We often put the sauna on for a Sunday evening. After a long wintry walk it is lovely to warm up and reset ahead of the beginning of a new week.”

The second bedroom, found at the rear, overlooks the gardens and has an en-suite shower room with shower cubicle, wash hand basin and WC and even a Nordic sauna. Pine-lined with electric sauna coals, this adds a fantastic touch of self-care and luxury to the home.

There are three further bedrooms, each with either views over the rear garden or open views across the countryside.

The family bathroom has a raised platform where the jacuzzi bath sits; enjoy long luxurious soaks as the bubbles relax you. There is also a separate shower cubicle, wash hand basin in a vanity unit and a WC.





OUTSIDE...

The integral double garage has power, a sink with hot and cold running water and lighting, plus there is plenty of parking on the driveway. The rear garden is extensive, starting with a patio area from the sunroom which is a lovely sunny spot to sit and enjoy alfresco dining. Steps lead from the patio to the lawn, edged with a block paved path and raised flower beds filled with vibrant colours from the floral blooms. At the end of the lawn is a second seating area where the very last rays of the summer sun can be felt in the evening. The surrounding walls keep you warm when the temperature drops making it the perfect place to enjoy a BBQ with a G&T at the end of a hot summer's day. Beyond is a vegetable garden where you can potter and plant to your heart's content. There is a greenhouse and a metal shed for storing your tools.

"We have grown all sorts in the veg garden - potatoes, onions, beetroot, strawberries and rhubarb. It has been a very productive garden."



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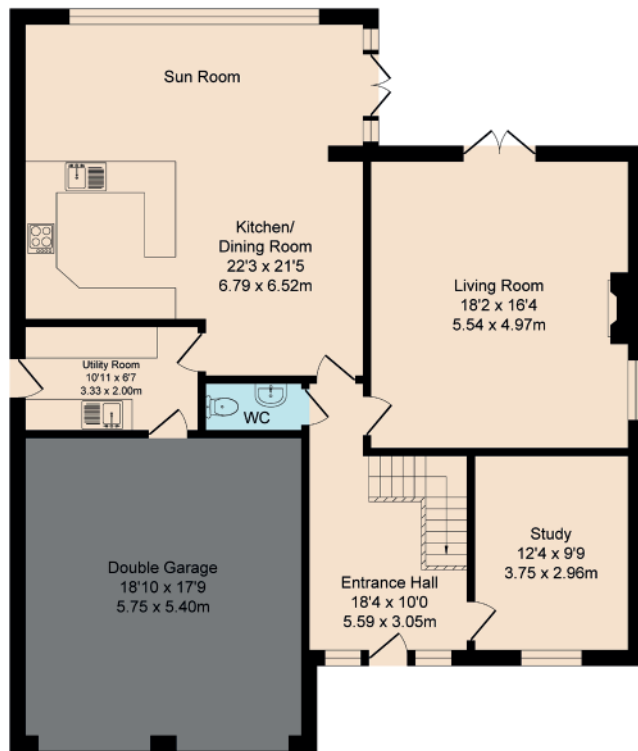
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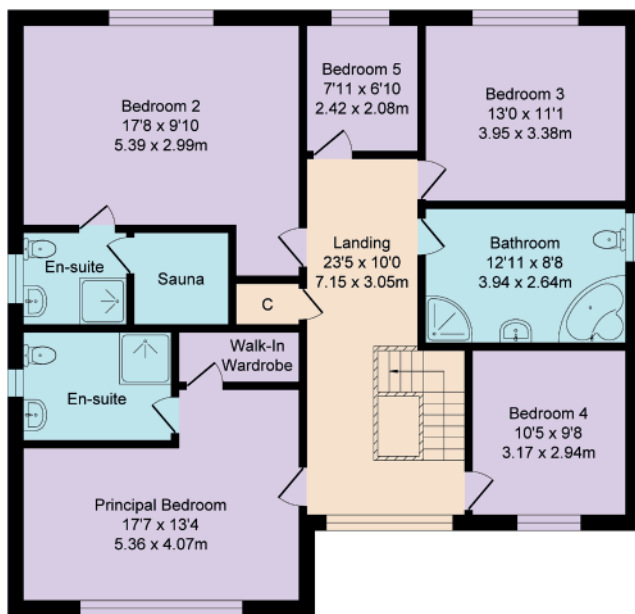
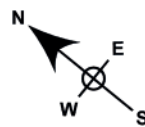
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Total Approx. Floor Area 2740 Sq.ft. (254.5 Sq.M.)

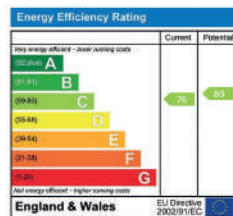
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1463 Sq.Ft (135.9 Sq.M.)



First Floor
Approx. Floor Area 1277 Sq.Ft (118.6 Sq.M.)



FINER DETAILS

- Individually designed detached home
- 5 bedrooms
- 3 bathrooms
- Open plan living kitchen dining room
- Study
- Sauna
- Large garden
- Integral double garage
- Uninterrupted views

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:
Classfit; MPFIT; Everlast (all within 5-10 min drive)



RESTAURANTS:
Prashad, Drighlington (Michelin Guide Indian); Grand Cru, Birkenshaw (upmarket cuisine)



WALK:
Straight out of the front door, plus Oakwell Hall nearby



POI:
Oakwell Hall, Cleckheaton town centre, Ginger Whale Deli & Cafe



MILK:
Sainsbury's (2 min drive)



SCHOOLS:
Little Latham Farmers Nursery; Gomersal Primary School (Good); BBG Academy, Birkenshaw (Good)



CHEMIST:
Oxford Road (2 min drive)



PUBLIC TRANSPORT:
Great connections to Cleckheaton & Leeds from Oxford Road



TAKEAWAY:
Bengal Chilli or Nawaab (Indian); Pizza 22 (Italian) - all deliver



PUB:
The Scotland - walking distance & great beer garden in summer



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