



Botany

LANE







Welcome Home

Occupying a prestigious position within one of Lepton's most sought-after residential settings, this exceptional five-bedroom detached residence offers beautifully balanced accommodation arranged across three thoughtfully designed floors. Generous living spaces, a versatile layout and far-reaching views across the surrounding countryside combine to create a home perfectly tailored to modern family life.

A substantial driveway, complemented by a double integral garage, provides ample parking for multiple vehicles and creates an impressive approach. The striking full-height glazed entrance immediately captures the eye. Beyond, double doors reveal a magnificent galleried reception hall, where a soaring double-height ceiling, elegant staircase and dramatic arched window create an unforgettable sense of space, light and arrival.





Spaces to Gather

Occupying one side of the ground floor, the beautifully proportioned living room is centred around a characterful brick inglenook fireplace with a substantial timber mantle and multi-fuel stove. Large windows frame views across the gardens while filling the room with natural light, creating an inviting setting to relax or entertain.





Across the hallway, the heart of the home unfolds into a superb open-plan kitchen and dining arrangement. Designed around a substantial central island with breakfast seating, the kitchen creates a sociable hub where everyone naturally gathers throughout the day.

Light oak cabinetry is complemented by contrasting work surfaces, integrated appliances and an impressive range-style cooker, while generous storage ensures the space is as practical as it is stylish.







Beyond, the utility room provides additional storage, laundry facilities and internal access to both the double integral garage and rear garden, helping keep everyday life organised.



Set just off the kitchen, the dining room opens directly onto the raised deck through French doors, creating a seamless transition between indoor and outdoor living that is ideal for entertaining. A convenient ground floor WC completes the accommodation.





Rest & Retreat

The first-floor centres around an impressive galleried landing overlooking the entrance hall below, with the striking arched window flooding the space with natural light.

The master suite is a spacious and peaceful retreat, offering generous proportions, a dedicated dressing area and a calming atmosphere, creating a luxurious everyday sanctuary. The accompanying en-suite is beautifully appointed with a vanity unit, fitted storage, bath with shower over and contemporary finishes, providing both comfort and practicality.



Positioned above the garage, Bedroom Two enjoys an excellent degree of privacy and is bathed in natural light from Velux roof windows, creating a bright and welcoming retreat.

Across the landing, Bedroom Three is another generously proportioned double, perfectly positioned to take in delightful views across the surrounding countryside, while Bedroom Four offers exceptional versatility, equally suited as a nursery, home office or additional guest bedroom.



Serving these bedrooms is a beautifully appointed family bathroom, thoughtfully designed with both a bath and separate walk-in shower. Contemporary vanity storage, quality fittings and elegant finishes combine to create a stylish yet practical space, perfectly suited to the demands of modern family life.





A Floor of its Own

Occupying the entire second floor, this impressive level offers exceptional versatility, adapting effortlessly to the changing needs of modern family life. The generously proportioned double bedroom enjoys the exclusivity of its own floor and is complemented by a contemporary en-suite featuring a luxurious spa bath, creating a peaceful haven.

Currently arranged as a professional clinic, this floor perfectly demonstrates the remarkable flexibility on offer.





Equally suited as a private retreat for older children, luxurious guest accommodation or a self-contained suite for multigenerational living, it could also be transformed into a cinema room, home gym, additional reception room or home office.

Whatever your lifestyle, this versatile floor provides an ideal balance of comfort, independence and flexibility while remaining seamlessly connected to the rest of the home.



Please note: These images have been digitally enhanced using AI to illustrate the potential flexibility and possible use of the space. They are intended for illustrative purposes only and do not represent an exact or accurate depiction of the room.



Outdoor Living

French doors open directly from the dining room onto a raised decked terrace, creating an idyllic setting for morning coffee, al fresco dining and long summer evenings spent with family and friends. Steps gently descend to the lawn, where established planting, winding stone pathways and mature borders combine to create a beautifully landscaped garden that offers year-round colour, interest and tranquillity.

A charming wildlife pond provides a delightful focal point, while additional paved seating areas and a pergola create further opportunities to relax, entertain or simply enjoy the peaceful surroundings. Gated side access seamlessly connects the front and rear gardens, adding everyday convenience to this thoughtfully designed outdoor space.

Beautifully balanced throughout, this exceptional residence effortlessly combines generous accommodation, versatile living spaces and meticulously designed gardens to create a home that evolves with every stage of family life. Whether hosting memorable celebrations, embracing quieter moments or accommodating changing family needs, every element has been carefully considered to offer enduring comfort, flexibility and style. Set within a highly desirable village setting and surrounded by picturesque countryside, this is a rare opportunity to enjoy an exceptional lifestyle in one of Lepton's most sought-after locations.





Out & About

Perfectly positioned within the highly desirable village of Lepton, this exceptional home enjoys the very best of both worlds. Surrounded by beautiful open countryside, it offers a peaceful semi-rural lifestyle without compromising on convenience, with excellent everyday amenities and superb commuter connections all within easy reach.

Renowned for its strong sense of community, Lepton offers a range of everyday essentials including a convenience store, post office, independent cafés, traditional village pubs and local services. The neighbouring villages of Kirkburton and Fenay Bridge further enhance the lifestyle on offer, providing an excellent selection of independent shops, restaurants and additional amenities.

Families are exceptionally well served by a choice of highly regarded schools, including Rowley Lane Junior, Infant & Nursery School, Lepton Church of England Academy and Highburton First Academy. A number of respected secondary schools are also easily accessible, making the area an excellent choice for families throughout every stage of education.

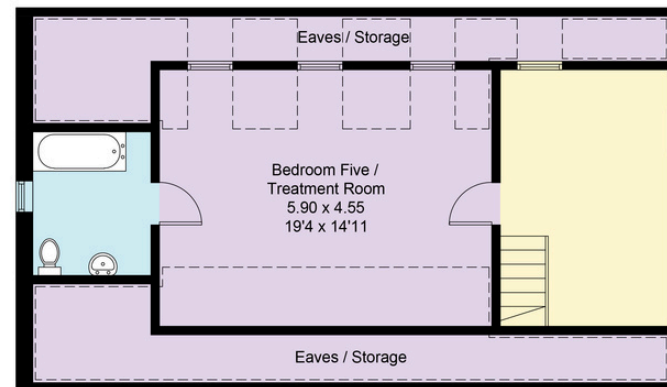
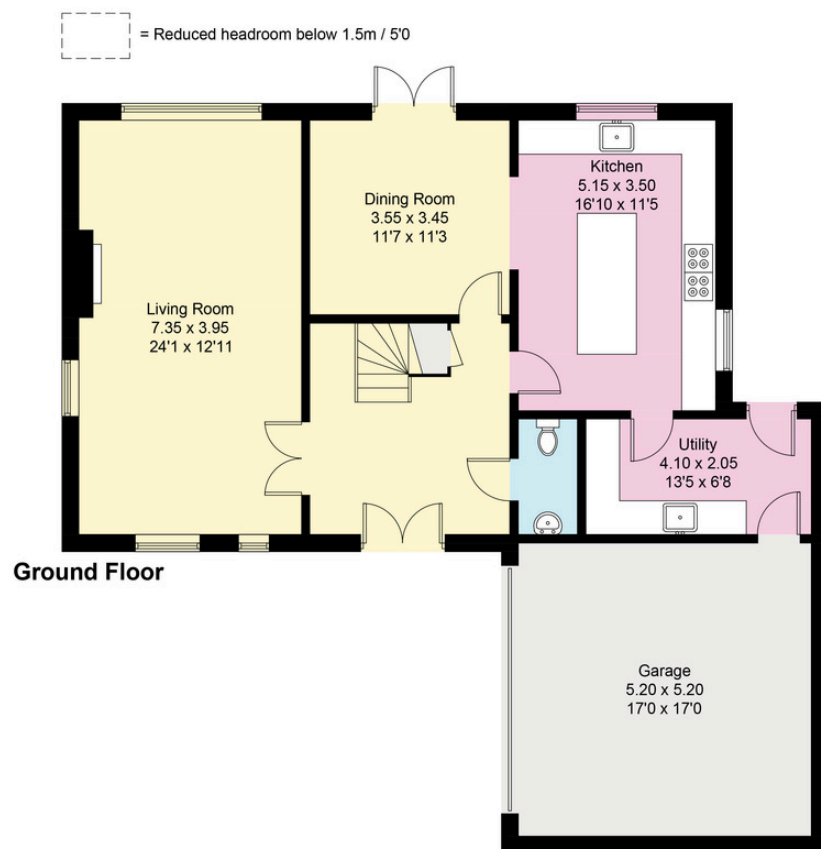
For those who appreciate the outdoors, the surrounding landscape offers an abundance of scenic walking routes, cycling trails and bridleways, while the nearby Peak District National Park provides endless opportunities for exploration and adventure. A selection of golf clubs, fitness centres and sports facilities are all within easy reach, ensuring an active lifestyle is effortlessly catered for.

With straightforward access to Huddersfield, Wakefield, Leeds and the M1 motorway network, Lepton continues to be one of the region's most desirable locations, perfectly balancing village charm with outstanding connectivity. Despite its tranquil setting, Lepton is exceptionally well connected. The nearby A629 and M1 motorway network provide straightforward access to Huddersfield, Wakefield, Leeds, Sheffield and Manchester, while regular rail services from Huddersfield offer direct connections across Yorkshire and beyond.

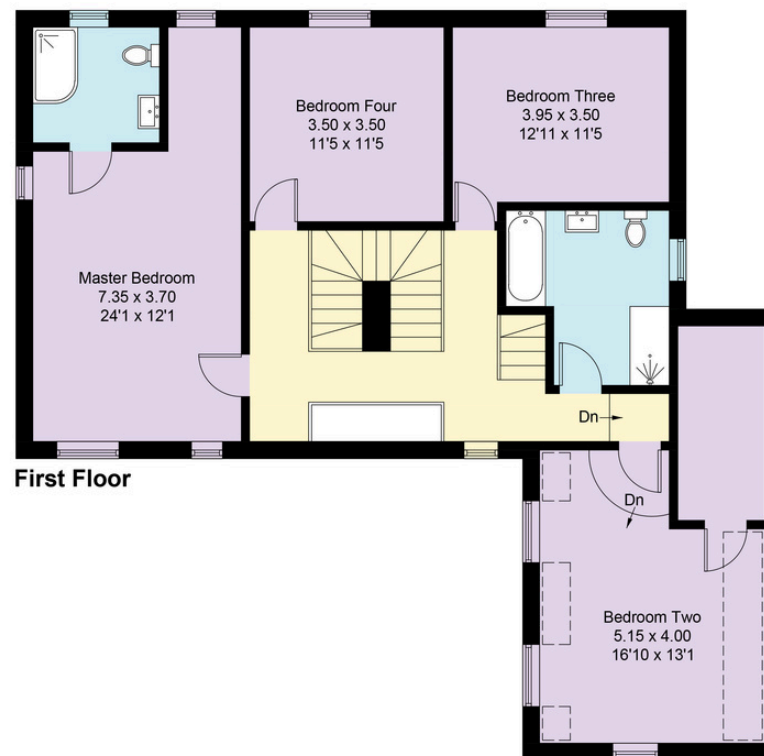
From its thoughtfully designed interiors to its landscaped gardens and idyllic village setting, this remarkable home offers an exceptional lifestyle for years to come. A rare opportunity to acquire a residence where comfort, versatility and timeless design come together effortlessly.



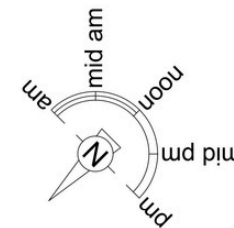
Floorplan



Second Floor



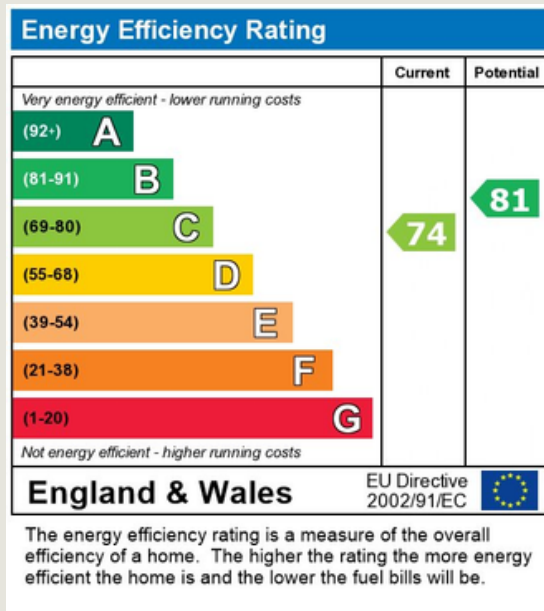
First Floor



Approximate Gross Internal Area = 268.1 sq m / 2886 sq ft
(Including Garage / Excluding Eaves / Storage)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1315065)

Useful to Know



Fully double glazed throughout
Gas central heating
Mains water and drainage
Freehold
Kirklees Council
Council Tax Band F
EPC Rating C





1 Botany Lane, Lepton, Huddersfield, HD8 0NE

What3words|: ///daisy.unsigned.surfed

RUTLEY
CLARK
UNIQUE HOMES

hello@rutleyclark.co.uk
01924 729292