



Fieldhead Barn, 144A Latham Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4AR  
Asking Price: £1,250,000



An exceptional family residence with self contained Annex, Outbuilding & Paddock – Set on Approx. 1.71 Acres

Immaculately presented throughout, the property sits within a generous plot of approximately 1.71 acres, combining elegant interiors with extensive outdoor space in a highly desirable and sought-after location.

Individually designed and built in 2015, this stunning stone built home offers 6 bedrooms including the annex, and is thoughtfully designed to accommodate both everyday living and entertaining. With outstanding level of space, versatility, and luxury that is ideal for modern family living and multi-generational needs. One of the standout features of this property is the self-contained 2 bedroom annex, offering private accommodation for guests, extended family. Outside is an enclosed paddock, ideal for equestrian use together with an outbuilding that has potential to turn into a stable/workshop.



**Hallway 15' x 13' (4.57m x 3.96m)**

As you enter the house, you are greeted with a double height hallway with twin doors and high gloss flooring.

**Downstairs W.C**

**Kitchen/Family Room 23' x 23' (7m x 7m)**

At the heart of the home is a super kitchen/family room, the central hub and perfect for hosting guests or enjoying quality time with family. The room is double height and is flooded with natural light and finished to an exceptional standard, making it both practical and stylish. Includes an extensive range of appliances and central breakfast bar. Bi folding doors to the balcony terrace.

**Utility Room 9'x 9' (2.74mx 2.74m)**  
With base and wall units.

**Living Room 14' x 12' (4.27m x 3.66m)**

**Office 10' x 9' (3.05m x 2.74m)**  
Tiled flooring.

**Bedroom 2 14' x 9' (4.27m x 2.74m)**

**Bedroom 3 14' x 12' max (4.27m x 3.66m max)**

**Jack 'n' Jill En-Suite Shower Room/W.C. 10' x 7' (3.05m x 2.13m)**  
"Jack n Jill" en suite/wet room.









**Bedroom 4 14' x 9' (4.27m x 2.74m)**

**En-Suite Shower Room/W.C**

**Family Bathroom 10' x 9' (3.05m x 2.74m)**

Good sized house bathroom, Jacuzzi bath and separate shower enclosure.

**Inner Hall Open staircase to master bedroom.**

**1st Floor**

**Master Bedroom 30'10" x 16' (9.4m x 4.88m)**

A true statement of luxury, this expansive master suite offers the feel of a 5 star hotel. Beautifully designed with generous proportions, it features a stunning en suite bathroom, as well as his and hers walk-in wardrobes. The room is bathed in natural light from four Velux roof lights, each fitted with blinds for adjustable ambiance, while integrated air conditioning ensures year-round comfort.

**En Suite Bathroom 10' x 9' (3.05m x 2.74m)**

Spacious and elegant master en suite, with separate shower enclosure.

**Annex Self-contained 2 bedroom annex, thoughtfully created to offer private accommodation for guests, extended family, or rental potential / Airbnb.**

**Living Room 15' x 9' (4.57m x 2.74m)**

**Kitchen 10'10" x 6' (3.3m x 1.83m)**

Fully equipped stand alone fitted kitchen.

**Downstairs WC**

**First Floor**

**Bedroom 1 13'10" x 12'11" (4.22m x 3.94m)**

Storage into eaves

**En Suite Bathroom 13'10" x 5' (4.22m x 1.52m)**

**Bedroom 2 13'10" x 9' (4.22m x 2.74m)**

Storage into eaves

**En Suite Shower Room**

Outside Access via electric gates, the extensive grounds provide plenty of outdoor space for recreation. Ample parking. for several cars/vehicles. Double Garage and further parking/storage. Private seating/relaxing, with artificial grass, and sweeping block paving. At the back, overlooking the paddock is a lovely balcony terrace.

Paddock Outside is an enclosed paddock, ideal for equestrian use together with a stable/workshop. Has 2 access points, from Latham Lane and from the rear of the property.

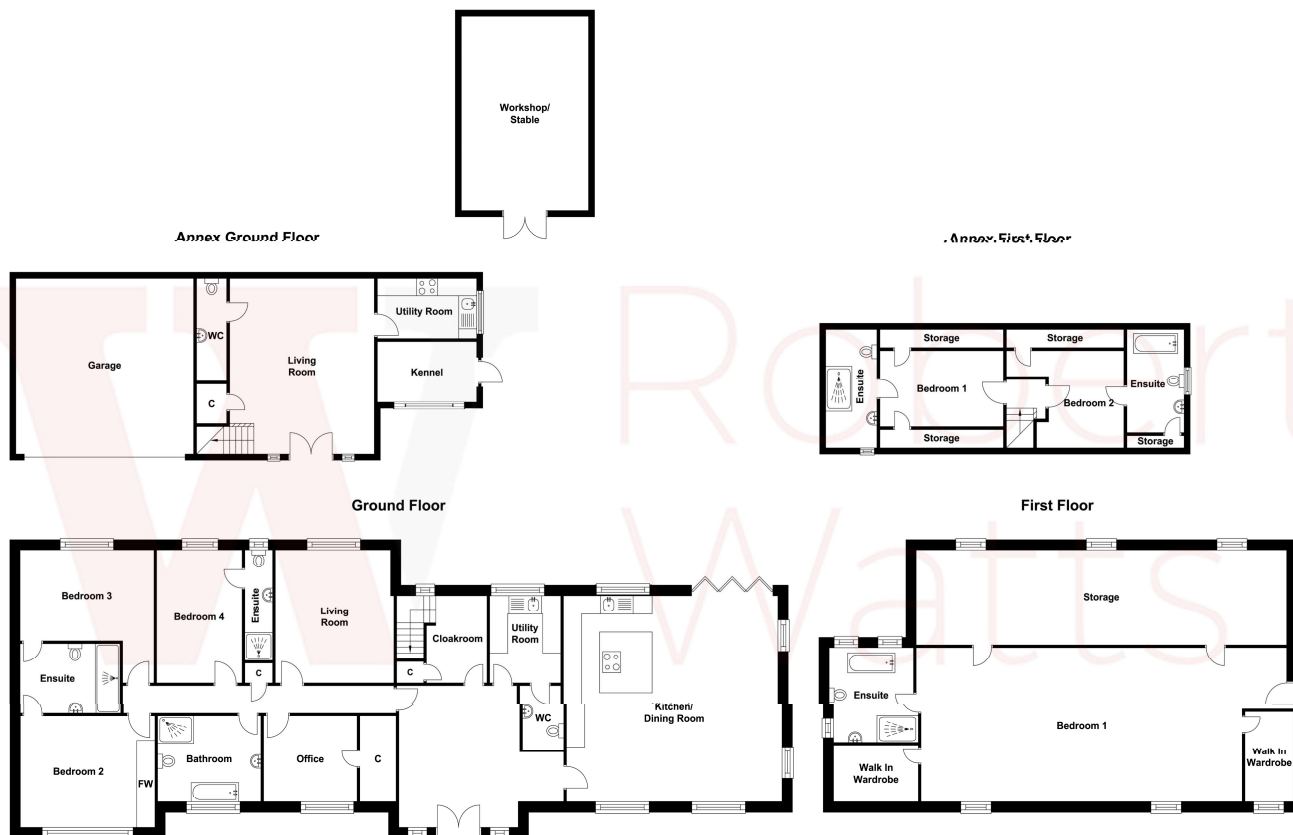
**Stable/Workshop 20' x 14' approx` (6.1m x 4.27m approx`**

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.







#### AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Robert  
Watts**