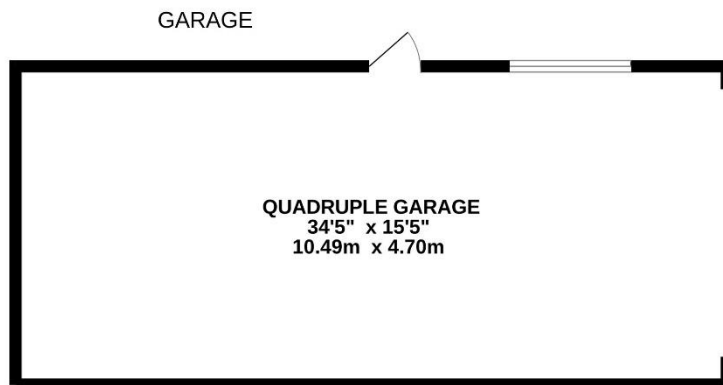
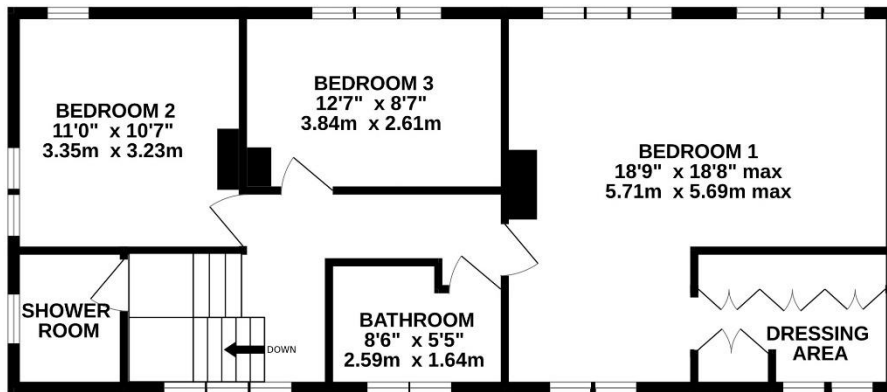
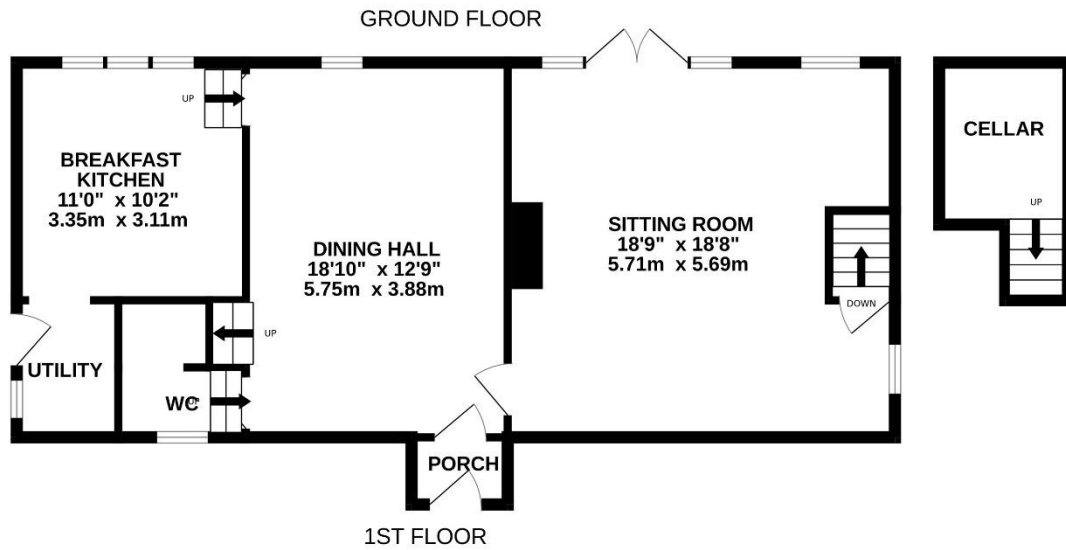


Simon Blyth
ESTATE AGENTS



WILLOW COTTAGE, BANKSIDE, SHELLEY, HD8 8JD



BANKSIDE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A BEAUTIFUL PERIOD COTTAGE RENOVATED SOME YEARS AGO TO THE INDIVIDUAL DESIGN GIVING A WONDERFUL ARRAY OF PERIOD ROOMS INCLUDING STUNNING SITTING ROOM WITH BEAMS AND GLAZED DOORS OUT TO THE LOVELY GARDENS AND VALLEY VIEWS BEYOND, With impressive dining hall, downstairs w.c., breakfast kitchen and utility, galleried first floor landing, three-bedroom layout due to bedroom four being incorporated in the very large bedroom one which has a dressing room. There is both a house bathroom and shower room, long driveway providing parking for five / six vehicles, detached quadruple garage and other characterful outbuildings. All in a delightful hidden away location yet just a few yards away from the bustling village of Shelley and within walking distance of the local village school and bus stops. The home is positioned behind / below the Rising Sun pub and has an astonishing location giving wonderful views out over the valley and woodland between Shelley and Shepley. For those who seek a home where a huge amount of potential exists in all manners and form, in a lovely location with stunning gardens this home should be viewed without delay.

Offers Around £645,000

ENTRANCE

Beautiful oak and stud door with attractive door furniture gives access into the entrance porch. This has a stone flagged floor, exposed stone walls, timbers to the ceiling and gives access to the oak timber glazed door which leads through to the particularly beautiful dining hall.

DINING HALL

Measurements – 18'10" x 12'9"

This as the photograph and floor layout plan suggests is of a particular good size. It has a broad bank of stone mullioned windows giving a beautiful view out over the property's gardens and valley scene beyond. The room is decorated to a high standard, has four wall light points and beams and timber ceiling is particularly pleasing. The good-sized dining hall has a doorway giving access to the downstairs w.c.



DOWNSTAIRS W.C.

This with quarried tiled flooring has an understairs storage cupboard, corner wash hand basin, period style w.c. with polished timber seat and obscure glazed windows. Once again there are beams and timbers on display. Timber bordered matched based door gives access through to the sitting room.



SITTING ROOM

Measurements – 18'9" x 18'8"

A particularly welcoming room with windows to three sides and twin glazed doors out to the upper terrace and beautiful garden views beyond. The room is full of character with beams and timbers. The former stone staircase is a fabulous feature to the room as is the broad chimney breast with raised stone flagged hearth, exposed stonework and all is home for a broad gas coal burning effect fire. The room is fitted with wall light points, picture light points and has a doorway beneath the former staircase that leads down to the good-sized arch vaulted, stone flagged floor cellar with stone shelving and stone slab table.





BREAKFAST KITCHEN

Measurements – 11'0" x 10'2"

With fabulous flooring and mullioned windows enjoying the view. There is inset spotlighting to the ceiling, beams to the ceiling, a wealth of units at both high and low level with a large amount of working surfaces, inset one-and-a-half bowl stainless steel sink unit, integrated appliances include fridge, Neff grill, gas hob and broad extractor fan above, inbuilt stainless steel and glazed fronted double oven.



UTILITY ROOM

With external access door, plumbing for automatic washing machine, plumbing for a dishwasher, eye level cupboards and fridge freezer space. There is also a wash hand basin and stainless-steel sink to one corner.



FIRST FLOOR LANDING

A staircase rises to the impressive first floor landing which to some extent is galleried. With a wonderful high ceiling some of which is timbered with one of the loft access points, a bank of mullioned windows give a pleasant outlook to the driveway side.



BEDROOM ONE

Measurements – 18'9" x 18'8" max

When the cottage was renovated some years ago the decision was made to not have a four-bedroom layout but to give extra space to the principal bedroom therefore this huge, large double bedroom with its fabulous dressing area could be sub divided to create two individual bedrooms and en-suite if so desired. Please see floor layout plan. The room has two sets of mullioned windows giving a beautiful view out over the valley scene beyond and two sets of two mullioned windows to the rear, once again demonstrating the versatility. The dressing area is of a good size and is appropriately fitted with wardrobes and storage cupboards. The bedroom has wonderful beams and timbers on display and three wall light points.



BEDROOM TWO

Measurements – 11'0" x 10'7"

A pleasant double room with windows to the side and a further window to the front.



BEDROOM THREE

Measurements – 12'7" x 8'7"

With a bank of mullioned windows overlooking the views and two wall light points.



SHOWER ROOM

Well positioned and could be adapted to create an en-suite if so desired. This is well appointed, has ceramic tiled flooring, ceramic tiling to the half-height and full ceiling height around the shower area itself. Attractive wash hand basin, low level w.c. with polished timber seat. There is an obscure glazed window.



HOUSE BATHROOM

Measurements – 8'6" x 5'5"

The house bathroom is of a good size and is fitted with a three-piece suite comprising low level w.c. with polished timber seat, pedestal wash hand basin, whirlpool bath with high quality shower and shower over with glazed screen, inset spotlighting, tiling to the half-height and full height throughout the bath and shower area, obscure glazed mullioned windows.

EXTERNAL

The property occupies a remarkable location being exceptionally private down a lane giving access to just a few properties. Willow Cottage occupies a large plot overlooking the woodland area and yet is just a short walk away from the main road above, close to the rising sun pub and Shelley Park, therefore easy access to local school, buses etc. The gardens and grounds are perhaps best demonstrated by the photographs included within this brochure. It is without doubt a particularly beautiful setting. The long driveway provides parking for five / six vehicles.





GARAGE

Measurements – 34'5" x 15'5"

The owners have created a quadruple garage which is in a lovely position which has windows overlooking the gardens and valley scene beyond. There is a personal door to the side, broad up and over automatically operated door. The garage is exceptionally large and has a good amount of potential. To the driveway side there is also a further characterful outbuilding with stone steps leading up to the timber door. This building is beneath the pink stone slate roof. To the side of the home there is a large carport / covered sitting out area.



GARDENS

Beautiful gardens are to be found to the view side overlooking the woods between Shelley & Shepley. The gardens comprise a good-sized patio, garden shed, two bases for greenhouses and there is a greenhouse attached to the garage. There are four lawned gardens with wonderful mature shrubbery and trees, formal raised beds and an attractive patio running the full width of the home with attractive wrought iron railings and external lighting. The home has been a much-loved family home for many years, and it is without doubt in a location that is sure to both surprise and please. With views out over the woodland and up the valley towards Farnley Tyas, the position is one of great convenience and privacy.







ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating. Carpets, curtains and certain other extras maybe available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – Kirklees
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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