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Hollins
Triangle, Sowerby Bridge



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Offers In Region Of £300,000

A PERIOD PROPERTY OF GREAT CHARM BEING CHAIN FREE THIS FORMER HUNTING LODGE IS A WONDERFUL MID 1700S GRADE II LISTED WHICH HOME BOASTS ACCOMMODATION OF 3000 SQUARE FEET ARRANGED OVER THREE FLOORS PLUS A HUGE LOFT SPACE OFFERING AN ABUNDANCE OF HOME WORKING SPACE AND SCOPE FOR HOLIDAY LET INCOME WITH THE ADVANTAGE OF HAVING ONLY A SMALL LOW MAINTENANCE REAR COURTYARD AS A GARDEN.

The property is situated within a well regarded village between Ripponden and Sowerby Bridge and close to good local schools and accessible to the M62 motorway. The accommodation is served by a gas central heating system, sealed hardwood unit double glazing and briefly comprises to the ground floor; quality fitted breakfast kitchen with integrated appliances, dining area, study with separate access from the outside, pantry, large living room, bar with original stone shelving, formal dining/ sitting room. First floor; landing leading to master suite with large double bedroom (16'9 x 15'2 approx), walk-in wardrobe, ensuite bathroom and dressing room. There is a second double bedroom and family bathroom. Second floor; bedroom three (18'7 x 15'2 approx) and sitting room/ bedroom four (22'4 x 15'2 approx). Externally the roof has been recently re-felted and the stone slates have been replaced. There is a parking within the cobbled courtyard to the front and a stone flagged patio garden to the rear. An internal viewing is essential in order to appreciate this spaciouly unique characterful property.

THE ACCOMMODATION COMPRISES -

GROUND FLOOR

An oak panelled and frosted ad sealed unit double glazed door opens into the breakfast kitchen.

BREAKFAST/KITCHEN

13' 9" x 10' 4" (4.19m x 3.15m)

This has a sealed unit double glazed window, inset ceiling downlighters, part tiled walls, tiled floor with under floor heating which continues through into the dining area. There are a good range of solid Pippy Oak base and wall cupboards, drawers, contrasting granite worktops, inset one and half bowl Franke sink with Grohe chrome monobloc tap, Neff five burner stainless steel gas hob with extractor hood over, Neff stainless steel electric double oven and Neff stainless steel microwave, integrated fridge, dishwasher, washing machine and tumble dryer, breakfast bar, cupboard housing Baxi gas fired central heating boiler and concealed lighting beneath the wall cupboards.

To one side an archway leads through into the dining area.

DINING AREA

9' 7" x 9' 0" (2.92m x 2.74m) approx

As mentioned earlier this has a tiled floor with under floor heating, there is a wall light point, central heating radiator and from here doors give access to a pantry and main living room.

PANTRY

6' 0" x 8' 0" Max (1.83m x 2.44m Max.) Approx

With a ceiling light point, tiled floor, space for a tall fridge freezer and having fitted shelving.

STUDY

10' 4" x 7' 0" (3.15m x 2.13m) approx

This is accessed from either an external oak panelled and frosted sealed unit double glazed door or it contains a spiral staircase which leads to the dressing room of the master bedroom suite on the first floor. There is a ceiling light point, power points and separate gas heater for that part of the property.

LIVING ROOM

20' 10" x 15' 2" (6.35m x 4.62m) approx.

As the dimensions indicate this is a spacious and well proportioned reception room which has a bank of six lovely stone mullioned sealed unit double glazed windows with window seats beneath. There is a beamed ceiling, two central heating radiators, two wall light points and as the main focal point of the room there is a fireplace with inset coal effect gas fire resting raised stone hearth.

To the far side of the room there are doors giving access to the formal dining room/ second sitting room and inner lobby.

INNER LOBBY

With a second door giving access to the dining room, to the side of this there is a useful storage cupboard and to the opposite side there is a bar.

BAR

6' 7" x 7' 2" (2.01m x 2.18m) approx.

With wall light point, original stone table and original fitted shelving.

FORMAL DINING ROOM/ SITTING ROOM

18' 0" x 15' 0" (5.49m x 4.57m) approx.

Another spacious reception room which has a spindle staircase to one side rising to the first floor, there is a sealed unit double glazed window and a solid timber door leading out to a stone flagged patio garden. There is a beamed ceiling, four wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with timber surround, tiled inset and home to a cast iron open fire.

FIRST FLOOR -

LANDING

With beamed ceiling, three wall light points, central heating radiator and from the landing there are two staircase which rises to the second floor. The landing also gives access to the following;

MASTER BEDROOM SUITE

16' 9" x 15' 2" (5.11m x 4.62m) approx.

A large double room with a bank of six stone mullioned sealed unit double glazed windows enjoying some lovely far reaching views across the Ryburn Valley and across to Wainhouse Tower. There is a beamed ceiling, two central heating radiators and chimney breast.

At the far end of the room a door opens onto a landing with two sealed unit double glazed windows, central heating radiator, inset ceiling spot lights and this leads to the following;

WALK IN WARDROBE

9' 7" x 5' 8" (2.92m x 1.73m) approx

With ceiling light point, fitted shelving within the original stone hay loft, cupboards and cloaks rails.

ENSUITE BATHROOM

8' 10" x 7' 0" (2.69m x 2.13m) approx

With inset ceiling spot lights, extractor fan, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail and fitted with a white suite comprising; bath with tiled side panel, mixer tap and hand spray, pedestal wash basin with chrome monobloc tap, low flush w.c and double walk-in tiled shower unit with chrome shower fitting.

DRESSING ROOM

10' 4" x 7' 0" (3.15m x 2.13m) approx

With a sealed unit double glazed window, ceiling light point, central heating radiator and with a spiral staircase leading down to the study.

BEDROOM 2

12' 3" x 8' 9" (3.73m x 2.67m) approx

A double room with a sealed unit double glazed window, beamed ceiling with ceiling light point and a central heating radiator.

BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m) approx

With a separate multi point boiler encased in an original oak wall cupboard solely serving the bathroom. There is a beamed ceiling with ceiling light point, sealed unit double glazed window, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a white suite comprising; double ended bath with tiled side panel, glazed shower screen and chrome Groher shower fitting, pedestal wash basin with chrome monobloc tap and low flush w.c.

SECOND FLOOR

Which has two staircase rising from the first floor, one leading to a sitting room/ bedroom four and the other leading to bedroom three.

BEDROOM 3

18' 7" x 15' 2" (5.66m x 4.62m) approx

A large double room which has a beamed ceiling, three ceiling light points, two ceiling spot lights, two sealed unit double glazed windows, two central heating radiators and chimney breast.

From here an archway gives access to the sitting room/ bedroom four.

SITTING ROOM/ BEDROOM FOUR

22' 4" x 15' 2" (6.81m x 4.62m) approx

A particularly spacious room which has a bank of stone mullioned sealed unit double glazed windows with timber lintel over and enjoying far reaching views, there is a beamed ceiling with inset downlighters, two central heating radiators, chimney breast and fitted wardrobes.

From here there is a loft hatch with retractable aluminium ladder leading to a vast boarded loft with particularly high head height.

LOFT

30' 0" x 14' 3" (9.14m x 4.34m) approx

With a pitched ceiling of 11' 4 in height. There are exposed roof timbers a Queen Anne truss and a central ceiling light point.

OUTSIDE

There is parking on the stone cobbles situated to the front of the house. To the rear of the property and accessed from the formal dining room there is an enclosed stone flagged patio with planted flowers and shrubs to the borders with the scope to make into a lawn garden and a timber hand gate giving access to Butterworth Lane.

PARKING

There is parking on the stone cobbles situated to the front of the house.

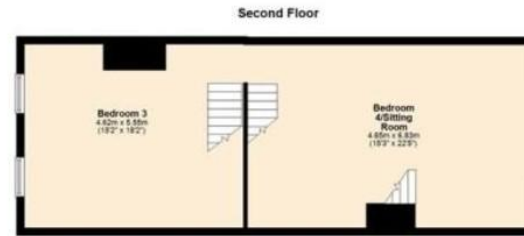
ADDITIONAL DETAILS -

Central Heating - The property has a gas central heating system.

Double Glazing - The property has sealed hardwood unit double glazing.







FOR EXCLUSIVE INFORMATION ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other fixtures are approximate only and cannot be regarded as being a representation other by the seller or agent. Discrepancies reproduction prohibited. Plan prepared by [unreadable]





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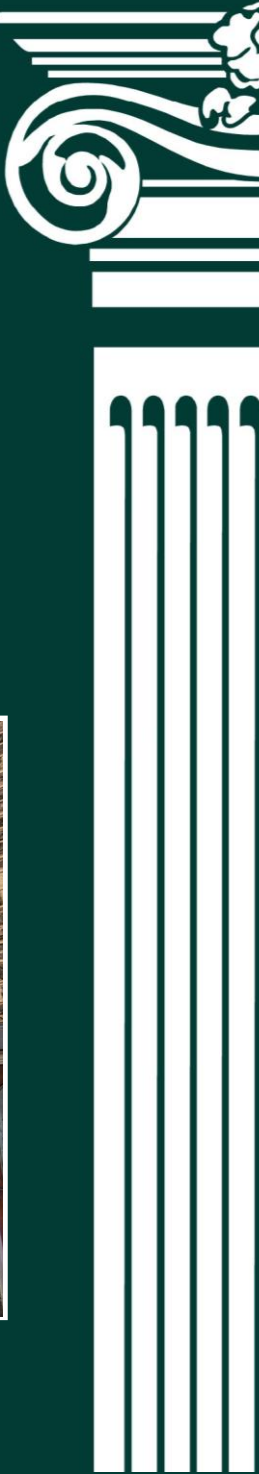


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