

MARSH & MARSH PROPERTIES

Squirrel Cottage, 72 Farnley Moor, Farnley Tyas, Huddersfield, HD4 6UW



****AN ABUNDANCE OF CHARACTER AND CHARM**** Set in a rural location in the considerably sought after village of Farnley Tyas, is this delightful, detached character cottage dating back to the 1800's, which is positioned on a large plot with beautiful gardens that are surrounded by spectacular countryside with several walks and stunning views. Currently this property is leasehold, however, the owners are buying the freehold and therefore will be sold as a freehold dwelling. In brief comprises of; Entrance porch, dining kitchen, lounge, summer room, rear entrance, and a cloakroom all to the ground floor. To the first floor are three double bedrooms and a four piece house bathroom. Externally you will find a driveway, garage, outbuildings, large gardens, and a small woodland area with a range of nature trees.

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ENTRANCE PORCH

With a tiled floor, this porch boasts the original stained glass windows and door which sets the precedent for the rest of the property where character is concerned.

LIVING ROOM 5.5 x 5.5m (18'0 x 18'0)



Nestled in the chimney breast is a large multi-fuel stove which is complimented by the exposed ceiling beams and the four double glazed mullioned windows. To provide additional natural light is a double glazed window to the rear elevation. An open staircase takes you to the first floor.

DINING KITCHEN 3.2 x 5.5m (10'5 x 18'0)



A traditional designed kitchen which provides ample storage space with a wide range of wall and base units with solid oak worktops. There is a built-in electric oven and a halogen hob with a stainless steel cooker hood above. The asterite sink is complimented by a chrome mixer tap and brick bond splash back tiles. There are dual aspect double glazed windows, and the room is completed by the large, tiled flooring along with the exposed ceiling beams. Mains smoke alarm.

SUMMER LOUNGE 3.0 x 5.0m (9'10 x 16'4)



Providing a fabulous all year round living space to admire the pleasant grounds through the different seasons of the year. Solid oak flooring, radiator, UPVC windows and UPVC French doors open out to the wonderful gardens.

REAR ENTRANCE

Linking the kitchen to the cloakroom with plumbing and space for a washing machine and an external stable door.

CLOAKROOM

A two piece suite comprises of a low flush toilet and a hand wash basin. Double glazed window.

LANDING

An open staircase leads up from the lounge, which is a bonus when the multi-fuel stove is fired up to heat the whole of the first floor. Exposed ceiling beams and a double glazed window.

BEDROOM ONE 2.8 x 5.5m (9'4 x 18'0)

A generous size room with dual aspect double glazed windows providing excellent views, exposed ceiling beams, radiator, and original built-in cupboards.

BEDROOM TWO 2.8 x 3.2m (9'2 x 10'5)

A double room with a radiator, exposed ceiling beams and a double glazed window.

BEDROOM THREE 3.2 x 2.8m (10'5 x 9'2)

A double room with a radiator and a double glazed window.

BATHROOM



This traditional designed four piece suite comprises of a free standing claw foot roll tub bath, separate shower cubicle, pedestal sink and a low flush toilet. Complimented further by the solid oak flooring and exposed ceiling beams. Radiator, storage cupboard and a double glazed window.

EXTERNAL

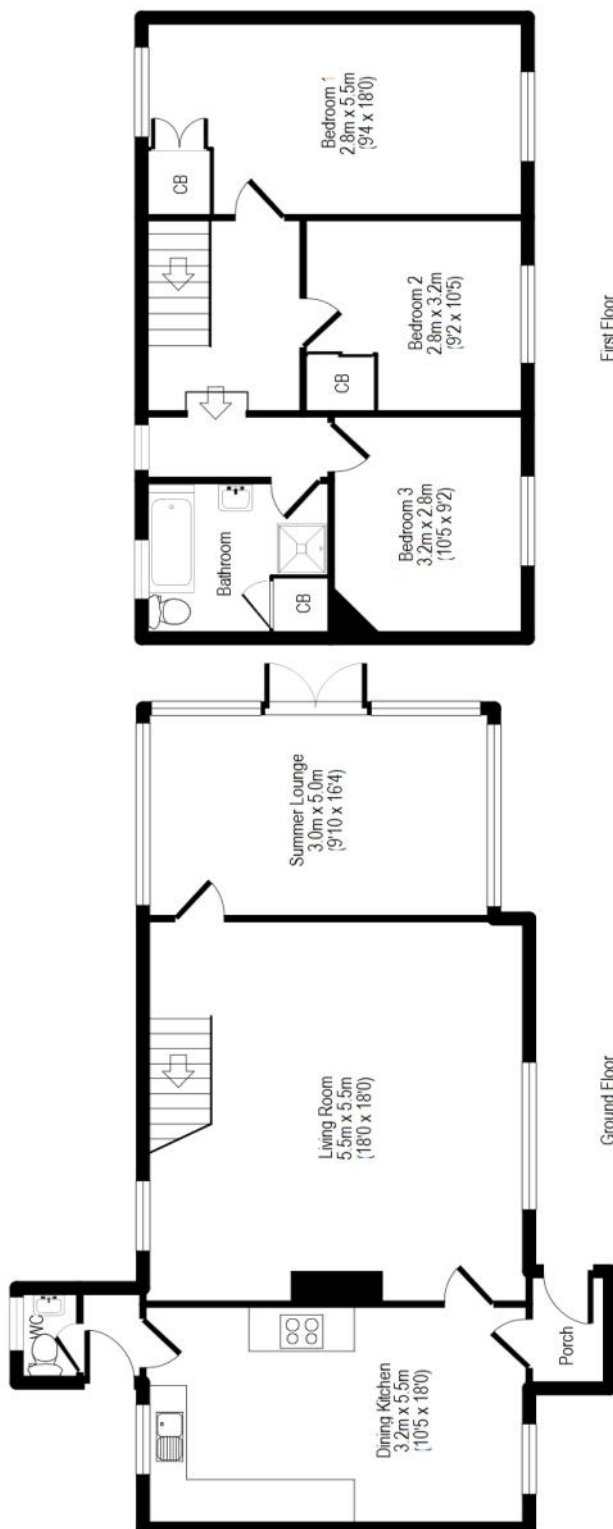


Stretching to the side of the property is a stunning lawn garden with a range of mature trees and shrubs which provide a peaceful outdoor area to relax and take in the countryside and the wildlife that comes with it. The garden to the side extends

to an impressive woodland area, which is a brilliant space for your children to grow up experiences fun times and adventures (approximately half an acre including the side lawn garden). To the rear of the property, you will find a large garden shed, with power and light, a spacious Yorkshire stone patio area which houses the oil tank. A stone built out building joins onto the stone garage which in turn leads to the side of the property where you will find a driveway for up to four vehicles.



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APPROX GROSS INTERNAL FLOOR AREA: 116 sq. m / 1246 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part of any contract or warranty.

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