

MARSH & MARSH PROPERTIES

34 Wilshaw Road, Meltham, Holmfirth, HD9 4DX

£930,000



****DO NOT OVERLOOK THIS PROPERTY – A VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS FANTASTIC AND LONG-TERM FAMILY HOME**** Set in this much sought after rural location with superb walks on the doorstep that boast 'Jaw Dropping' views is this **FOUR DOUBLE BEDROOM** detached former Coach House which is steeped in history and simply demands an internal inspection. The property itself is set within its own grounds with a picturesque outlook to all four sides. The village of Meltham is just a few minutes' drive and the famous town of Holmfirth just a short drive away. Presented to a high standard throughout and comprises of an entrance hall which leads through to a grand hallway, lounge, dining room, breakfast kitchen, and a cloakroom all to the ground floor along with access to the Granny Flat. To the first floor is the spacious house bathroom, three double bedrooms where the Master Bedroom boasts and en-suite Shower room. The Granny Flat is all on one level which comprises of an entrance porch, substantial lounge, summer room, kitchen, double bedroom, and a shower room. Externally there are fantastic gardens, a driveway for several vehicles, a superb garden/ party room and a detached double garage with a large first floor which could be converted to an Airbnb to produce a substantial income.

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INNER ENTRANCE PORCH

Accessed via a composite door this entrance provides a warm welcome to the property with parquet flooring, radiator and a UPVC window. There is also internal access to the granny flat is from this entrance.

CLOAKROOM



A two-piece suite comprises of a low flush toilet and a pedestal sink. To complete the room is a radiator, oak flooring, ceiling spotlights and a UPVC window.

INNER HALLWAY



An open staircase boasts a solid oak banister where this inner hallway boasts an abundance of

borrowed light via glass panelled French doors which lead to the dining room and glass panel door to the lounge. Here you will also find ceiling spotlights and a radiator.

LIVING ROOM 6.9 x 3.8m (22'7 x 12'3)



Dual aspect UPVC windows show the beautiful outlook of the grounds and surrounding fields to give this room a calming feeling to it. There is a living flame, coal effect gas fire set on a black granite hearth with a marble surround and two radiators.

DINING ROOM 4.9 x 3.2m (16'2 x 10'4)



Open plan with the breakfast kitchen with French doors to the hallway and UPVC French doors

which lead out to the rear gardens which make it easy for those who like to entertain, have family gatherings and barbeques. Completing this room is a solid wood floor, two radiators and two UPVC windows. Separating the dining room from the kitchen is a breakfast bar which comfortably seats four.



KITCHEN 4.9 x 4.2m (16'2 x 13'9)



A wide range of wall and base units boasts an abundance of storage space which is complimented by the granite work tops and matching upstands. Set within the worktops is a one and a half bowl sink with a chrome mixer tap and a cold-water filter tap. The Rangemaster cooker is included and has a matching

Rangemaster cooker hood above. Integrated appliances which are all Bosch include a dishwasher, tall fridge, tall freezer, and a washing machine. Ceiling spotlights, a tiled floor and dual aspect UPVC windows complete the kitchen to a high spec.



LANDING



The open staircase leads up from the inner hallway to this spacious landing with a large storage cupboard, UPVC window, a spacious storage loft space above the Granny Flat and loft access via a pull-down ladder which is partially boarded for more storage space.

MASTER BEDROOM 4.9 x 3.8m (16'0 x 12'3)



A large double room with a radiator and a UPVC window with pleasant views.

EN-SUITE SHOWER ROOM



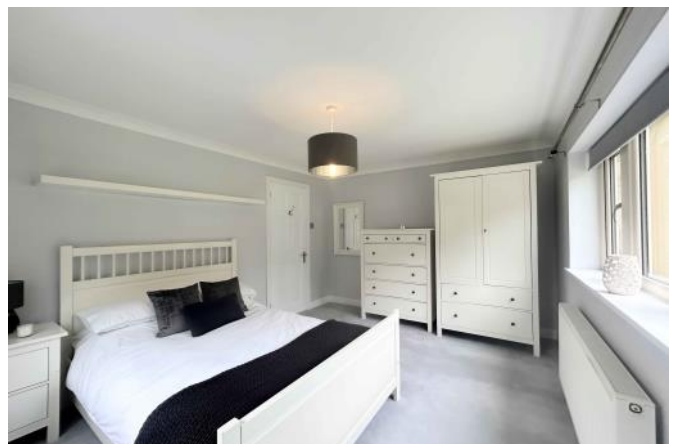
This modern three piece suite comprises of a large walk-in glass shower cubicle with a rainfall power shower, a low flush toilet and a vanity sink unit with a chrome mixer tap. Finishing the suite off to a high standard is a chrome towel radiator, tasteful wall and floor tiles, ceiling spotlights and a UPVC window.

BEDROOM TWO 4.9 x 3.2m (16'0 x 10'4)



A large double room with a storage cupboard housing the energy efficient water tank, radiator and a UPVC window with views across the gardens and beyond.

BEDROOM THREE 3.2 x 4.2m (10'5 x 13'9)



A double room with a radiator and dual aspect

UPVC windows which again boast the wonderful outlook of the surrounding area.

BATHROOM



This is a spacious bathroom with a four piece suite comprises of a rolltop bath with claw feet and a free-standing chrome mixer tap with a handheld shower head, a large walk-in shower cubicle with a rainfall power shower, a pedestal sink, and a low flush toilet. Finishing the room off is a traditional design towel radiator, marble effect wall and floor tiles, ceiling spotlights, extractor fan and a UPVC window.

GRANNY FLAT

Set on the ground floor is this complete and self-sufficient granny flat that could be rented out or would be ideal for an older child or parents to be living safely close by. In brief there is a private entrance porch and hallway, lounge, summer room, kitchen, bedroom, and a shower room.

ENTRANCE PORCH

Accessed via a composite door with a Yorkshire stone floor and dual aspect UPVC windows.

LOUNGE 7.3 x 4.4m (23'11 x 14'7)



Set on a white marble fireplace is a coal effect living flame gas fire within this expansive living room. There are two radiators and dual aspect UPVC windows with pleasant views.

SUMMER ROOM 2.6 x 2.5m (8'6 x 8'0)



A peaceful getaway with a radiator, dual aspect UPVC windows and a UPVC door.

KITCHEN 2.5 x 4.7M (8'4 x 15'6)



A wide range of wall and base units offer ample storage space with solid wooden doors. Set within the Corian worktop is a one and a half bowl sink with a chrome mixer tap and tasteful splash back tiles. Along with a Stoves double electric oven there is an integrated Bosch fridge and a built-in Bosch gas hob with a Bosch extractor fan. To complete this room are ceiling spotlights, two radiators, glass panel French doors to the lounge and a UPVC window.

BEDROOM 4.8 x 3.5m (15'7 x 11'5)



A double room with fitted wardrobes, radiator, and dual aspect UPVC windows.

SHOWER ROOM



With a towel radiator, ceiling spotlights and an extractor fan, this suite comprises of a glass shower cubicle with a power shower, vanity sink unit, bidet, and a low flush toilet.

EXTERNAL

GARDEN ROOM/SUMMER HOUSE 6.3 x 2.7m (20'10 x 8'10)



Formerly the old stables is this superb conversion where you will find an impressive, vaulted ceiling with exposed beams, wood effect tiled flooring,

wood burning stove, ceiling spotlights, several dual aspect UPVC windows and large bi-folding doors to open this up for the summer months and barbeques.



GARAGE 5.3 x 5.9m (17'4 x 19'4)



This is a perfect building to develop into a spacious Airbnb cottage if desired, which would bring in a considerable income. There are two electric garage doors, power and light, dual aspect UPVC windows and a secure rear door. A staircase takes you up to the first floor.

FIRST FLOOR 5.3 x 5.9m (17'4 x 19'4)

A fantastic workshop with dual aspect UPVC windows.

GARDENS AND DRIVEWAY



The Large driveway provides parking for several vehicles which is accessed via a walled entrance

and leads to the double garage and up to the property.

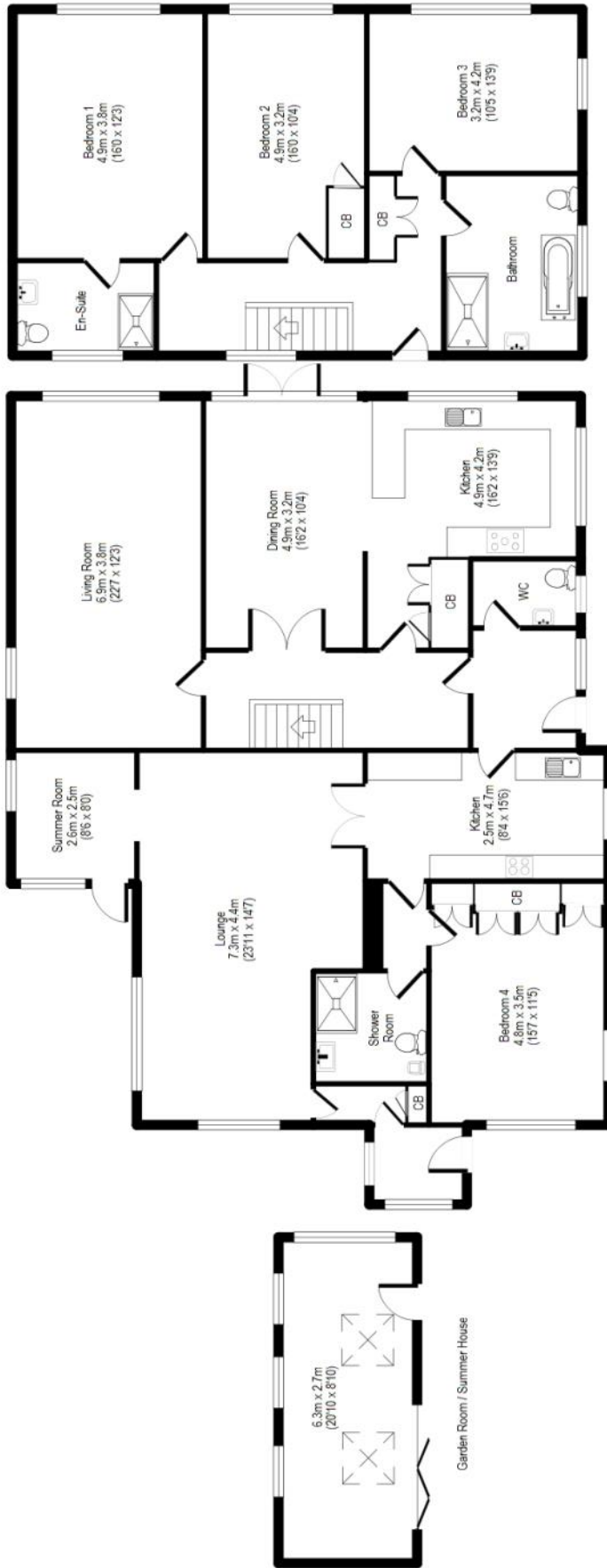


purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

The well-maintained gardens boast an abundance of plants, trees and shrubs along with several lawn areas where you can catch the sun all day and through into the evenings.

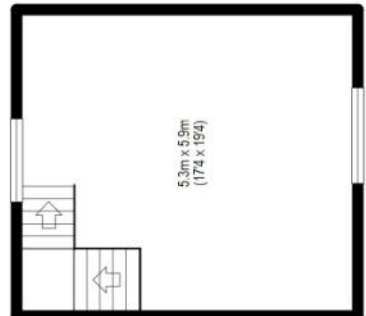
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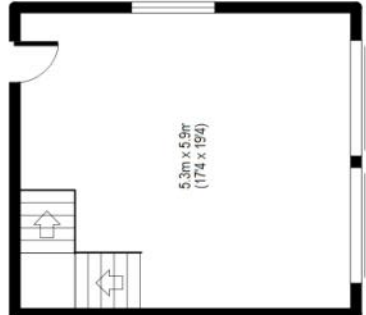


First Floor

Ground Floor



Garage - First Floor



Garage - Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 308 sq. m / 3309 sq. ft

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