



Woodend, Greenside Road, Thurstonland, Huddersfield, HD4 6XA
Offers Over £1,500,000

bramleys

Situated in this stunning rural setting, is this magnificent stone built detached residence which is set into approximately 5.14 acres, incorporating formal gardens and approximately 3.7 acres of paddock.

The property could be occupied as one magnificent family home, boasting 7 bedrooms and 4 bathrooms, or alternatively the barn could be utilised as a separate annex for a dependent relative with its own living room, kitchen, 2 bedrooms, bathroom and independent access.

Woodend, is an outstanding property which is set in this hamlet development, between the villages of Thurstonland and Farnley Tyas.

Handily located, with rail links at both Honley and Stocksmoor, access can be gained to the M1 motorway junction, in an approximate 20 minute drive.

With a magnificent, galleried entrance hall, the property displays features one would normally expect from a property of this type, including large fireplaces, exposed stonework/brickwork, beams and trusses.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: E





GROUND FLOOR:

Enter the property through a solid timber external door into:-

Entrance Hall

A light and bright entrance hall which has a feature, double staircase with spindle rail balustrade and galleried landing above. There are 3 central heating radiators, ceiling coving, sealed unit double glazed windows and built-in storage cupboards.

Sitting Room

29'5" x 15'10" (8.97m x 4.83m)

Timber and glazed double doors lead through to a most spacious sitting room, which is dominated by a magnificent rustic brick fireplace with heavy timber mantel above and housing the solid fuel stove, set on to a stone hearth. This room is also fitted with a beam effect ceiling, 3 central heating radiators, 5 wall light points and sealed unit double glazed windows to the rear which provide far reaching views across adjacent countryside. A French door gives access to the rear terrace.

Lounge

18'6" x 16'3" (5.64m x 4.95m)

Peacefully situated to the rear of the property, with outstanding far reaching views through the barn door style window. There are sealed unit double glazed windows, set into a hardwood surround, 4 wall light points, sunken ceiling spotlights and a central heating radiator.

Boot Room/Boiler Room

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

Housing the central heating boiler, this room provides useful storage space and a door gives access to the integral garage.

Study

11'9" x 8'8" (3.58m x 2.64m)

With a central heating radiator and sealed unit double glazed window.

Living/Dining Kitchen

28'7" x 16'7" max (8.71m x 5.05m max)

This impressive room has a range of matching wall, drawer

and base units with granite work surfaces, integrated 6 burner gas Range with adjacent hotplate, double oven, grill and overhead extractor fan and light. There is a Belfast sink with mixer taps and side drainer, a central island with granite work surface, wash bowl with waste disposal, integral oven and freezer. There is Cornish slate tiling to the floors, a peninsula breakfast bar, 2 central heating radiators and sealed unit double glazed windows which provide superb far reaching views.

Family Room/Play Room

12'4" x 11'9" (3.76m x 3.58m)

A good sized additional reception room which could be used for a variety of purposes. Fitted with a central heating radiator and sealed unit double glazed window.

Cloakroom/WC

Accessed from the main entrance hall, furnished with a vanity wash basin with cupboards beneath and marble top. There is a central heating radiator, vanity mirror and a further access door to the separate WC.

Separate WC

Furnished with a low flush WC, central heating radiator and a sealed unit double glazed window.

Garden Room

17'6" x 10'0" (5.33m x 3.05m)

A most appealing garden room which has Cornish slate flooring and is open to the full roof height, with pitched ceiling, sealed unit double glazed windows to both the front and rear, together with access doors to both front and rear.

FIRST FLOOR:

Main Landing

Accessed from the main entrance hall, a spindle rail balustrade staircase rises to the galleried landing area which has 2 central heating radiators, large linen store and access door to the master bedroom suite.

Master Bedroom

20'4" x 18'0" (6.20m x 5.49m)

A most spacious double bedroom which has dual aspect sealed unit double glazed windows to the front and side



elevations. There are sunken ceiling spotlights, 2 central heating radiators and an access door to the en suite.

En suite Bathroom

Being fully tiled to both the walls and floor. The en suite is furnished with a 4 piece suite comprising of a concealed flush WC, Porcelonsa ceramic wash bowl with chrome mixer taps, tiled panelled bath with central mixer taps and shower attachment, together with a corner shower cubicle. There is a chrome ladder style radiator and sealed unit double glazed window.

Guest Suite

29'6" x 12'8" (8.99m x 3.86m)

A most spacious guest suite which is peacefully situated to the rear of the property with outstanding views through the arched, barn door style window. There are 2 central heating radiators, sunken ceiling spotlights and an access to the en suite.

En suite Bathroom

Being fully tiled to both the walls and floor. This room is furnished with a magnificent 5 piece suite comprising a concealed flush WC, vanity wash bowl with drawer units beneath, feature deep sunk free standing bath with chrome free standing mixer taps and shower attachment, walk-in double width shower cubicle and bidet. There is a chrome ladder style radiator, sunken ceiling spotlights and sealed unit double glazed window which provides superb far reaching views.

Bedroom 3

14'6" x 16'5" (4.42m x 5.00m)

With sealed unit double glazed windows to both front and side, there is a central heating radiator and sunken ceiling spotlights.

Bedroom 4

15'9" x 13'10" (4.80m x 4.22m)

Peacefully situated to the rear of the property, having a Velux window, additional sealed unit double glazed gable window, central heating radiator and additional eaves storage.

Bedroom 5

9'8" x 8'7" (2.95m x 2.62m)

Presently used as a dressing room, with a central heating radiator and sealed unit double glazed window.

Bathroom

Furnished with a 4 piece suite comprising of a concealed flush WC, Porcelonsa ceramic wash bowl with chrome mixer taps, tiled and panelled bath, together with a double width walk-in shower cubicle. There is a chrome ladder style radiator, sunken LED lighting and full tiling to the walls and floor.

ANNEXE/BARN:

Currently accessed from the main house, the barn could be utilised for a dependent relative or teenager alike. With its own independent access and spacious accommodation, this side of the property provides versatile accommodation which can be used in conjunction with the house or separately subject to requirements.

Kitchen

11'9" x 10'0" (3.58m x 3.05m)

The Cornish slate floor extends from the garden room into the kitchen which has a range of base units with laminated work surfaces and part tiled walls. There is a 4 ring electric hob with built-in oven and overhead extractor fan and light, Asterite sink unit with mixer taps and side drainer, plumbing for a washing machine, central heating radiator and a sealed unit double glazed window.

Side Entrance Vestibule

Accessed via an external timber and glazed door. The entrance vestibule is fitted with a central heating radiator and access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, pedestal wash basin, sealed unit double glazed window and a central heating radiator.

Lounge

32'1" x 18'10" (9.78m x 5.74m)

This magnificent reception room has 2 feature barn entrance doors with sealed unit double glazed windows and French doors providing access to the rear terrace. There are 3 central heating radiators, sunken LED lighting, feature exposed rustic brick wall with inset gas and log effect stove.

Conservatory

11'6" x 13'9" (3.51m x 4.19m)

Overlooking the side gardens, the conservatory is fitted with hardwood sealed unit double glazed windows with gothic style arches, Cornish slate flooring, a French door which provides access to the gardens and there is also exposed beams/truss to the ceiling.

FIRST FLOOR:

Landing

Accessed from a staircase in the lounge. The landing is fitted with a central heating radiator, sealed unit double glazed window and wall light points.

Bedroom 1

20'1" max x 11'3" max / 6'6" min (6.12m max x 3.43m max / 1.98m min)

An L-shaped room which is fitted with a central heating radiator, sunken ceiling spotlights and sealed unit double glazed windows.

Bedroom 2

18'8" x 14'11" max (5.69m x 4.55m max)

With 3 sealed unit double glazed windows and a central heating radiator.

Bathroom

Being fully tiled to the floor and part tiled to the walls. The bathroom is furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin, panelled bath with overhead shower and shower screen. There is a central heating radiator and sealed unit double glazed window.

OUTSIDE:

The property is accessed via the twin stone pillared entrance with electrically operated entrance gates, the driveway leads into a courtyard setting which provides access to the triple garage. There is ample off road parking for 10/12 vehicles. Set into approximately 5.5 acres, incorporating formal gardens and approximately 3.7 acres of paddock.

Triple Garage

27'2" x 19'10" (8.28m x 6.05m)

With 3 separate, electronically operated roller shutter doors. The garage has Amtico style flooring, power/light points and sunken low voltage lighting.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

Please note, the property and land are currently held on 2 titles.

COUNCIL TAX BAND:

G

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

The vendors of this property are related to a member of Bramleys staff.





bramleys



Floor 0

bramleys



Floor 1

Approximate total area⁽¹⁾

5874.81 ft²

545.79 m²

Reduced headroom

41.39 ft²

3.85 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	