

41 Butterley Lane

£250,000

New Mill, Holmfirth, HD9 7EZ

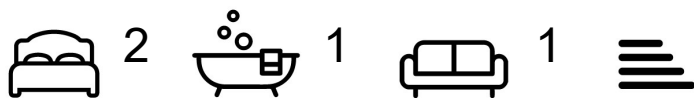
A charming Grade II listed character cottage located in a peaceful hamlet with far reaching countryside views through the original stone mullion windows. Comprising a beautifully presented reception room with log burner and wooden beams adding to its historic charm, a cosy cottage kitchen with quaint understairs pantry and stable door leading to the private tranquil garden complete with log store and shed. The first floor features two double bedrooms both with stunning views, a well-appointed bathroom off the landing which gives access to the very large and useful loft with velux windows.

The cottage dates back to the 1700's and has been sympathetically decorated throughout to a high standard with quality fixtures and fittings. This idyllic home offers the perfect retreat from the hustle and bustle of everyday life, immaculately presented throughout allowing the new owner a unique opportunity to own a piece of history whether it be for a weekend getaway or a permanent residence.

NO VENDOR CHAIN

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- CHARMING COUNTRY COTTAGE WITH IDYLIC SECLUDED GARDEN
- TWO DOUBLE BEDROOMS, HOUSE BATHROOM & HUGE LOFT SPACE
- TASTEFULLY PRESENTED WITH HIGH QUALITY FIXTURES & FITTINGS
- BEAUTIFUL RECEPTION ROOM, COSY KITCHEN & QUAIN PANTRY
- BURSTING WITH ORIGINAL CHARACTER & PERIOD FEATURES
- AVAILABLE WITH NO ONWARD CHAIN

Entrance Hallway

Living/Dining Room

17'11 x 14'10 (5.46m x 4.52m)

Kitchen

7'7 x 7'2 (2.31m x 2.18m)

Pantry

First Floor Landing

Bedroom 1

13'5 x 8'10 (4.09m x 2.69m)

Bedroom 2

10'10 x 8'10 (3.30m x 2.69m)

Bathroom

8'10 x 5'10 (2.69m x 1.78m)

Loft

Gardens

Parking

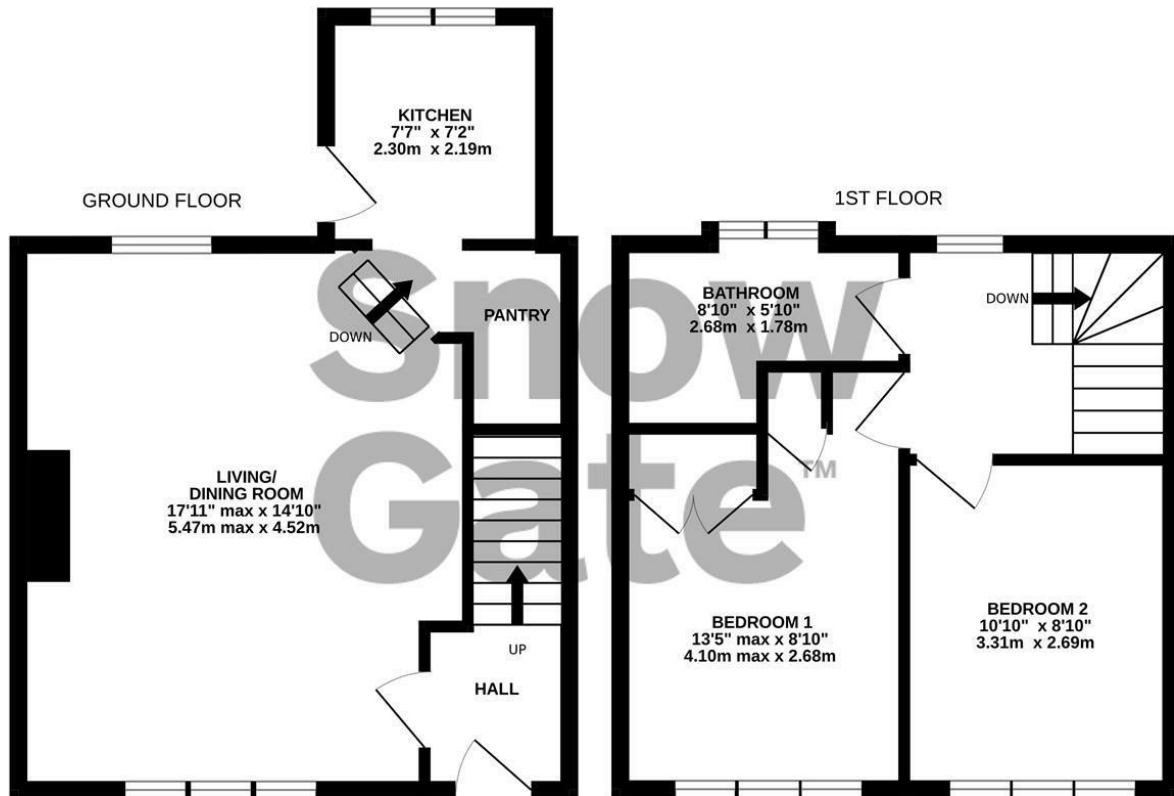


Directions

From the centre of New Mill head towards Jackson Bridge/Hepworth on Sheffield Road. Shortly after the junction with Spring Lane take a left up Butterley Lane. When reaching the open countryside take a left into the hamlet, following it round to the left, then the right and the cottage can be found on the right hand side.



Floor Plan



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

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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