



## Church View Cottage, 36 Cumberworth Lane

Upper Cumberworth, Huddersfield, HD8 8PA

A chocolate box detached period cottage (formerly two!) tucked away in the heart of this hill top village just a short walk from the local amenities. Built in 1765 the property is brimming with period features including beams, fireplace with solid fuel stove, mullions and flagged floors combined with spacious, light living accommodation mixing the best of character and modern living with underfloor heating and bi fold doors opening to the beautiful garden. Comprises covered porch area, hallway, cloakroom/wc, utility, lounge, dining kitchen, garden room, four first floor bedrooms, master with ensuite and family bathroom. Spacious and private gardens plus off road parking.

**£600,000**



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- A VERY SPECIAL FOUR BEDROOM DETACHED FAMILY HOME (FORMERLY TWO COTTAGES)
- IMMACULATE THROUGHOUT WITH A PLETHORA OF PERIOD FEATURES AND SOLID FUEL STOVE
- QUIET, PRIVATE POSITION WITH BEAUTIFUL VIEWS AND LOVELY GARDEN
- HUGE FARMHOUSE KITCHEN, SEPARATE LOUNGE, GARDEN ROOM AND UTILITY
- HEART OF VILLAGE LOCATION NEXT TO THE CHURCH A SHORT WALK FROM THE POST OFFICE
- MASTER BEDROOM WITH ENSUITE, FAMILY BATHROOM AND DOWNSTAIRS WC

## Entrance

## Cloak Room/WC

5'10" x 2'11" (1.78m x 0.89m)

## Utility

6'5" x 6'2" (1.96m x 1.88m)

## Lounge

15'2" x 14'6" (4.62m x 4.42m)

## Lobby

## Dining Kitchen

## Dining Area

11'2" x 9'3" (3.40m x 2.82m)

## Kitchen

16'10" x 11'1" (5.13m x 3.38m)

## Garden Room

18'5" x 10'4" (5.61m x 3.15m)

## First Floor Landing

## Master Bedroom

15'4" x 14'7" (4.67m x 4.45m)

## Ensuite

9'4" x 5'10" (2.84m x 1.78m)

## Front Bedroom

13'3" x 9'2" (4.04m x 2.79m)

## Rear Bedroom

11'2" x 9'3" (3.40m x 2.82m)

## Bedroom 4/Office

9'5" x 6'7" max (2.87m x 2.01m max)

## Bathroom

8'3" x 5'11" (2.51m x 1.80m)

## Garden

## Parking



## Directions

Church View Cottage can be located off Cumberworth Lane just before the church on the right hand side.





Floor Plan



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Total Area: 147.1 m² ... 1584 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



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