



The Pent House
181 Northgate | Almondbury | Huddersfield | HD5 8US

THE PENT HOUSE



An exceptional home enjoying an equally impressive location, privately enclosed within ½ an acre grounds, positioned central to the village, commanding breathtaking panoramic cross valley views, located within immediate walking distance of open countryside resulting in the most idyllic of outdoors lifestyles.



An exceptionally well proportioned Victorian home retaining original period features, offering spacious six bedroom accommodation with three reception rooms to the ground floor complimenting a breakfast kitchen and a home office, whilst offering the potential to create ancillary accommodation. Externally the property enjoys private gardens and parking for several vehicles in addition to a stone built barn measuring circa 1000 sqft and a double garage.

The property enjoys an elevated position resulting in glorious views over the Woodsome Valley, and whilst centrally positioned this idyllic setting is within a stone's throw of beautiful open countryside and delightful scenic walks. Local facilities include highly regarded schools, the town centre and train station are close by and a short drive to the M62 motorway network ensures convenient access throughout the region and beyond.





KEY FEATURES

Ground Floor

A solid entrance door opens to a generous reception hallway, which offers an impressive introduction to the home, displaying original period features including deep skirting boards and ornate coving to the ceiling. An original spindle staircase gains access to the first floor rising past a feature window that invites good levels of natural light into the property. Access is gained to the cellar, there is a useful walk-in cloaks cupboard, whilst a W.C is presented with a two-piece suite finished in white. The rear hall has a door to the side aspect opening to the courtyard and gains access to the utility, which is home to the central heating boiler, has plumbing for an automatic washing machine and has a secondary staircase to the first floor.

The breakfast kitchen enjoys a double aspect position, one window overlooking the gardens whilst a large picture window commands stunning cross valley views over Woodsome Valley. The room is presented with a comprehensive range of furniture, with a Stainless-Steel double bowl sink unit and a complement of appliances including an integral oven and grill, a four-ring hob with a concealed extraction unit over, a dishwasher and a fridge.

An open archway offers access through to the dining room, resulting in a sociable entertaining space, the room offering generous proportions with retained period features, including cornice to the ceiling and deep skirting boards. Full height windows sit on either side of French doors, which open onto a South facing terrace, whilst a feature fireplace to the chimney breast is home to a Real Flame fire.

The lounge has a walk-in Bay window, directing the eye towards stunning long distance views beyond Woodsome Valley capturing Emley Moor in the distance. Once again, the room has retained period features and a fireplace to the chimney breast with a Wrought Iron surround and tiled detailing, home to an inset Living Flame gas fire.

From the hallway access is gained to a home office, which offers exceptionally well-proportioned accommodation, has three windows, the room formerly being a doctor's surgery, lending itself to a number of possibilities in terms of use. An adjoining room has a window and a door to the driveway. A walk-in wet room is presented with a modern suite finished in white, comprising a low flush W.C, and a wash hand basin with vanity cupboards beneath. The room has complimentary tiling to both the walls and floor, a wet room shower, a heated towel radiator and an Opaque Sash window.















KEY FEATURES

First Floor

A spindle staircase gains access to the second floor, has a window overlooking the courtyard and a wet room style shower room with complimentary tiling to the walls and floor.

To this floor three double bedrooms enjoy a south facing aspect and command amazing cross valley views over the Woodsome Valley and towards Emley Moor. Each room retains original period features including cornices to the ceilings and deep skirting boards whilst two of these rooms present feature fireplaces to the chimney breasts. An additional room offers exceptional proportions and has four windows to three aspects ensuring tremendous levels of natural light lending itself to a variety of uses including a studio, home office, gym, cinema room or even an additional bedroom suite. A double glazed door opens onto an external stone staircase to the courtyard.

The family bathroom is presented with a three-piece suite, has complimentary tiling and wood panelling to the walls, and a Sash window to the rear aspect. A cupboard is home to the hot water cylinder tank.

Second Floor

A spacious landing has a Sash window and access is presented to three additional bedrooms, all offering exceptional double proportions. The central room is positioned to the South aspect of the property, commanding stunning long-distance views. The additional bedrooms have windows set to stone mullioned surrounds, commanding views over the gardens, Almondbury and Woodsome Valley.













KEY FEATURES

Externally

The property occupies a generous plot extending to approximately 0.6 of an acre; electronic timber gates opening to a courtyard that provides off road parking for several vehicles and gains access to the outbuildings. To the South aspect of the property, extending to the rear there is a flagged terrace which commands impressive views across the valley and over the gardens. There is an additional sunken garden which is flagged. Beyond the courtyard is a substantial lawn, which is wrapped within a tree-lined boundary with an open fronted summer house, beyond which is a small strip of land set within a fenced boundary.

The outbuildings consist of a substantial stone-built barn with a high entrance door, power, lighting and water. To the ground floor storage and parking is provided for several vehicles and a staircase gains access to the first-floor accommodation, with a fitted wood burning stove.

The adjoining garage has a sliding door, offers spacious accommodation with power and lighting. There are also two additional storage units/garden stores with Upvc double glazed entrance doors.







LOCATION

Almondbury

A charming village located to the southeast of Huddersfield, surrounded by glorious un-spoilt countryside, the property occupying an elevated position commanding amazing views over the Woodsome Valley. Locally there are quaint village pub's whilst popular venues include the locally famous 3 Acres at Emley, The Woodman at Thunderbridge and Harveys bar and kitchen. There are numerous shops in-situ along the village High Street and include hairdressers, florists, clothes shops, a Co-op, bakery, butchers, newsagents, wine shop, cafes, Chinese takeaway, Indian restaurant, fish and chip shop, post office, as well as churches, pubs and doctors' surgery, not to mention highly regarded schools.



Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boasts impressive Victorian Architecture. Huddersfield is connected to the national motorway network via the M1 & M62 ensuring easy access to Leeds and Manchester by car. The rail network from Huddersfield allows convenient access to major commercial centres including Manchester, Leeds, Sheffield and York whilst Wakefield station is only a 20 minute drive and enjoys a direct line to the capital. Landmark tourist attractions include Castle Hill, whilst the area offers an abundance of shops, restaurants and bars. Woodsome Golf Club is within a 5-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park and Holme Valley is within a short drive.



Huddersfield 4.5 miles	Holmfirth 8 miles	Leeds 20 miles
Manchester 33 Miles	Sheffield 23 Miles	Wakefield 10 miles

INFORMATION

Additional Information

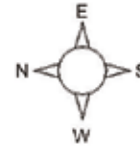
A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - F. EPC Rating - D. Fixtures and fittings by separate negotiation.

Directions

From Huddersfield centre leave town on Greenhead Road and turn right onto Park Avenue. Immediately turn right onto Trinity Street and then turn left onto Castlegate slip. Continue (A62) and bear left onto Southgate before bearing left onto Wakefield Road (A629). Proceed for approximately two miles before turning right onto Fenay Lane which becomes Northgate. The property is on the righthand side.



Northgate, Almondbury, Huddersfield
 Approximate Gross Internal Area
 Main House = 4355 Sq Ft/405 Sq M
 Barn = 1464 Sq Ft/136 Sq M
 Stores = 49 Sq Ft/5 Sq M
 Total = 5868 Sq Ft/546 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.11.2023





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FOUNDATION

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