



The Ridge & The Portal  
| Butternab Ridge | Beaumont Park | HD4 7AW

FINE & COUNTRY

# Step inside

## The Ridge & The Portal

The Ridge and The Portal are not what first meets the eye. Located in the highly desired postcode of Butternab Ridge on the outskirts of Beaumont Park, and part of just a small hamlet of only 4 other properties. Having the landscape of open woodland providing nature lovers the perfect retreat for observing wildlife in its natural habitat. Beaumont Park is on the doorstep where you can discover a cherished green oasis on the outskirts of Huddersfield.

This 3 bedroom detached home has perfectly manicured gardens, and for the discerning buyer looking for a guest house or to generate an income, there is an exceptional annex converted from a disused railway tunnel known as The Portal. Thought by our clients to be the only accommodation of its type in the UK, this really is a one off property within an outstanding natural setting with flat level perfectly manicured gardens, driveway parking and a quadruple car garage.

From the driveway parking, a sweeping staircase leads to the balcony area and front door, which is the perfect area for morning coffee. This leads into the entrance hall, which by preference of the current owners has been fitted with carpeting over existing wood flooring and extends into the dining room. An open wooden staircase with wrought iron detail leads to the first floor study area and large storage space.

Leading from the entrance hall, fully glazed double doors open into the lounge. This lovely spacious room offers modern neutral colours benefitting from an abundance of natural light with large full height windows to the side aspect of the property. To the centre of the room, framed by the windows there is a contemporary hole in the wall living flame gas fire to add a focal point.

In the formal dining room there are large full height windows with an outlook to the front of the property, this provides a perfect vista to enjoy the woodland aspect on the doorstep, and if you're lucky, to spot a wild deer in its natural habitat. The kitchen sits adjacent to the formal dining room and has been designed with a high quality contemporary finish. Completed with handleless base and

wall units which provide plenty of storage, with integrated appliances including ovens and induction hob with extractor fan over; dishwasher; washing machine, fridge and freezer. Work surfaces are completed in a quality granite with inset sink and Quooker hot tap. There is breakfast bar seating for relaxed sociable dining. Fully glazed doors lead out to the terrace patio located at the front of the property and the garden to the rear. A side window with an aspect to the open woodland invites nosy wildlife to sneak a peek into the house.

There are 3 double bedrooms at the property. The master bedroom is located at the rear and has striking views into the private garden with access through fully glazed French doors onto a paved patio. There are fitted wardrobes within an open dressing area and an en suite which comprises a step in shower cubicle with a glass screen, WC and hand wash basin with vanity unit, tiles to the walls and tiles to the floor with under floor heating. Bedroom 2 is currently used as a home office although it could easily accommodate a double bed. With sliding doors leading to the garden this lovely versatile room would be ideal to be enjoyed as a garden room to admire the outlook of the rear garden. Bedroom 3 has a full wall of fitted wardrobes and full height windows with a pleasant outlook to the side aspect.

The house bathroom has been completed in with a modern 4 piece suite which comprises a bath, step in shower cubicle, WC and sink with vanity unit storage, tiles to the walls and tiles to the floor with under floor heating.

To the first floor there is a study area. The study is known as 'The flight deck', with large windows to maximise the elevated view across the grounds extending towards 'The Portal' annex. The study is fitted with a bespoke desk and offers a wonderful work from home space. There is a fantastic amount of storage space with built in cupboards and a full head height boot room.











# Step outside

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The plot is of a generous size with the majority of the garden located at the rear; however there is a cleverly designed front terrace, known as Bridge Terrace, which partly extends onto a disused bridge and has a pagoda and stone fire pit, perfect for evening entertaining, and enjoying the woodland surrounding and evening sunshine.

Immaculate landscaped gardens surround the property with winding paths and gated entrances to the rear garden. The flat level garden has been lovingly nurtured to create a beautiful private setting to be enjoyed by families and also a perfect space for entertaining. A large area of lawn is surrounded by colourful borders and well stocked beds. A winding path with seating area and second stone fire pit leads to The Portal, hidden at the bottom of the garden.

The Portal is a unique annex which is built into a disused railway tunnel. This cleverly designed self contained separate wing is away from the main house, offers accommodation for guests or as the current owners previously did, could be offered as an air B&B.

The original railway tunnel was closed in 1966 and was part of the Huddersfield to Meltham line. After the tunnel was no longer in use, what is now known as The Portal was converted into a music and art studio and cinema in the 90's. Fast forward to 2020 when our clients bought the property, they decided to make it more sympathetic to its history and create a haven for people to enjoy as retreat from every day life, which includes a 30 foot waterfall cascading into a pond and open plan luxury accommodation. With a high degree of privacy, the gated entrance invites you into a magical setting where the sound of falling water is interspersed with bird song. A huge arched double height window is built into the old stone tunnel. The accommodation offers a bright and modern open plan space, comprising a sitting area, dining room, kitchen and shower room, with a mezzanine bedroom. Outside, is a south facing seating area on the terrace next to the waterfall. A tranquil oasis.

Completing this fabulous home there is driveway parking which leads to a quadruple car garage.

This property is located on the outskirts of Huddersfield, near the award winning Beaumont Park in which is located the northern portal of the Butternab Tunnel. Beaumont Park features ornate gardens, tranquil water features, and wooded areas providing picturesque settings for leisurely strolls, family picnics or simply unwinding amidst nature's splendour. Designed in the 19th century Beaumont Park boasts architectural gems such as the striking bandstand and ornate pavilions, which adds to its timeless allure. Whether admiring the vibrant flora, exploring its winding footpaths or enjoying family days out by taking part in the nature based activities, Beaumont Park offers a great communal space for all to enjoy.

The property is located approximately 6 miles from the M62 and therefore offers great transport links to access Manchester and Leeds, and is just under 3 miles into Huddersfield Town Centre.





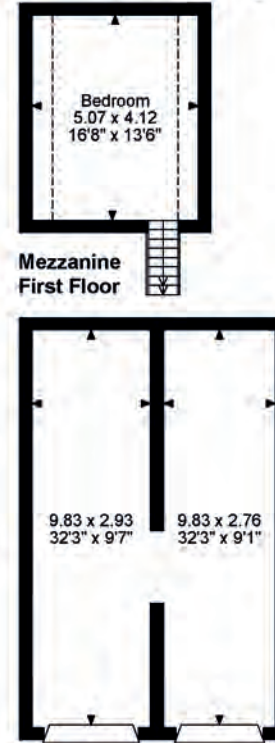
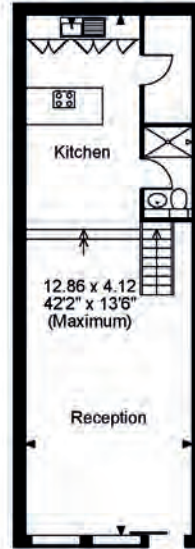
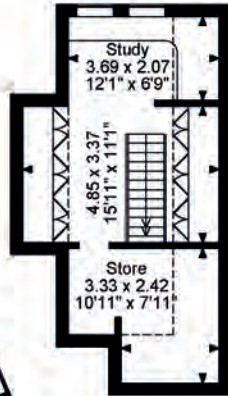
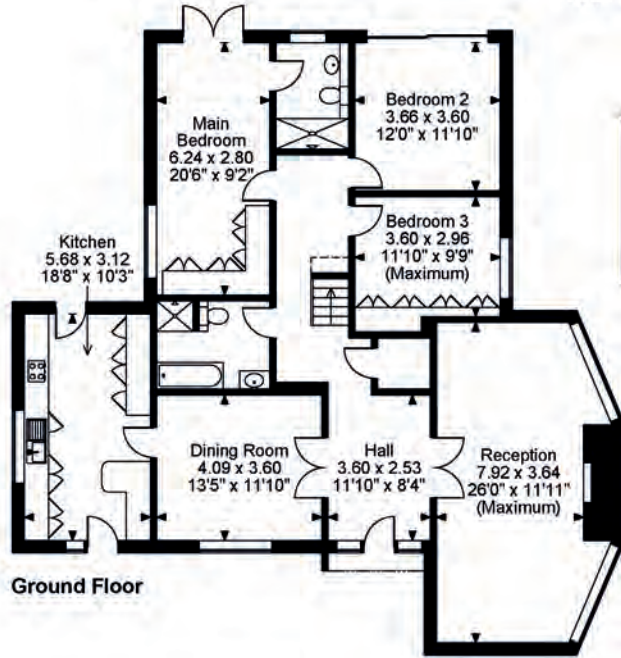






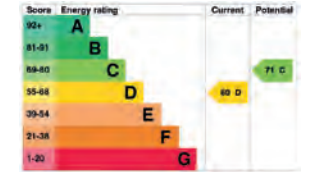


**Butternab Ridge, Huddersfield**  
**Approximate Gross Internal Area**  
**Main House = 1792 Sq Ft/166 Sq M**  
**Garages = 637 Sq Ft/59 Sq M**  
**Tunnel Cottage = 739 Sq Ft/69 Sq M**  
**Total = 3168 Sq Ft/294 Sq M**



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 The position & size of doors, windows, appliances and other features are approximate only.  
 [Symbol] Denotes restricted head height  
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Main Building



Annexe



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. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 24.04.2024



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