



The Noddle  
Halifax Road | Scapegoat Hill | Huddersfield | West Yorkshire | HD7 4NS

FINE & COUNTRY

# THE NODDLE



*Privately enclosed within stunning 2 acre grounds, commanding breathtaking cross county views and approached by a sweeping treelined driveway, a spacious 4 bedroom property, tastefully presented throughout and enjoying a delightful village location positioned on the outskirts of glorious open countryside.*



A beautiful home offering versatile accommodation, recently refurbished to an exceptional level internally, incorporating an exceptional open plan living kitchen with two glazed elevations capturing amazing views over the surrounding landscape. The property offers a generous lounge and 4 bedrooms, enjoys private landscaped gardens incorporating a leisure suite, enclosed paddock and parking for several vehicles in addition to two garages.

# KEY FEATURES

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Enjoying a rural village location offering the most idyllic of outdoors lifestyles whilst being well served by an abundance of local services and positioned only 5 miles to the west of Huddersfield within a 10 minute drive of the M62 ensuring convenient access throughout the region and beyond.

## Ground Floor

An entrance door immediately opens into an open-plan living kitchen, which forms an impressive introduction to the interior of the property; flooded with natural light from a bank of windows to two aspects, set within stone mullioned surrounds, capturing magnificent cross countryside views over the valley below and beyond, spanning from Emley Moor, passing Castle Hill and over towards Holme Moss.

The living kitchen incorporates a lounge, dining area and kitchen, the lounge positioned directly in front of the glazed elevations ensuring a tremendous outlook, the dining area separating the kitchen. The kitchen is presented with a recently installed range of high-quality furniture by Nobilia, complemented by quartz worksurfaces incorporating a drainer with an inset stainless-steel sink with an instant hot tap over, the work surface extending to a breakfast bar. A complement of appliances by Siemens includes twin ovens, an induction hob with a down draft extractor, a microwave, a wine chiller, a dishwasher, and a larder style fridge and a larder style fridge freezer. Wi-Fi enabled Siemens cooking appliances with the Home Connect app allow for monitoring the on/off status, active cooking zones, and timer status remotely. Access is gained to the rear hallway which connects the house to the rear garden and the garages.

The main lounge offers exceptionally well-proportioned accommodation, the room exposed into the apex of the building, with windows to two aspects, the front commanding stunning views across the valley. A stone fireplace to the chimney breast is home to a gas stove.

An inner hallway offers access to all ground floor bedrooms, the principal situated to the front aspect of the home, the bedroom area commanding stunning views before leading through to a generous dressing area with fitted wardrobes and in turn en-suite accommodation that is presented with a modern three-piece suite with complimentary tiling to the walls.

There are two double bedrooms positioned to the rear aspect of the property with views over the garden, whilst the family bathroom presents a modern suite with furniture including a bath with a shower over, a wash hand bowl which sits on a slate base with a vanity cupboard beneath and a low flush W.C. There are complimentary tiling to the walls and floor, a heated towel radiator and an opaque window.

























### First Floor

A double bedroom has an en-suite W.C and wash hand basin. The bedroom has a window to the side aspect commanding stunning views over the grounds and adjoining countryside.











# KEY FEATURES

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## Externally

The property sits within grounds of approximately two acres, electronic gates opening to a treelined driveway which extends to the house, immediately revealing breathtaking views offering the most wonderful of first impressions before arriving within the courtyard. To the immediate front aspect of the property parking is provided for several vehicles, there is a garden terrace above the leisure suite, with steps leading down to a privately enclosed lawned garden, set with a hedged boundary with patio and pond. A covered three-sided canopy with a hot tub, is perfectly positioned to take in the awe-inspiring views over the gardens and beyond.

To the rear aspect of the home is a low maintenance artificial lawned garden, with steps leading up to a flagged terrace, beyond which is the paddock land which has a hard standing base, suitable for an a stale block or standalone garden room, all set within a stone walled boundary. The property benefits from garaging for several vehicles; a double with two electronically operated roller doors, power and lighting, whilst the second garage offers oversized single proportions providing additional parking or facilities for storage of garden equipment.



## Leisure Suite

The leisure suite has been created from a former stable block and now offers versatile accommodation, is currently used as a home bar and entertaining area, which opens on to a terrace directly overlooking the valley below. The flat roof is positioned to ground level at the front of the house serving as a fabulous viewing platform to appreciate the picturesque scenery.







# LOCAL AREA

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## Scapegoat Hill, HD7

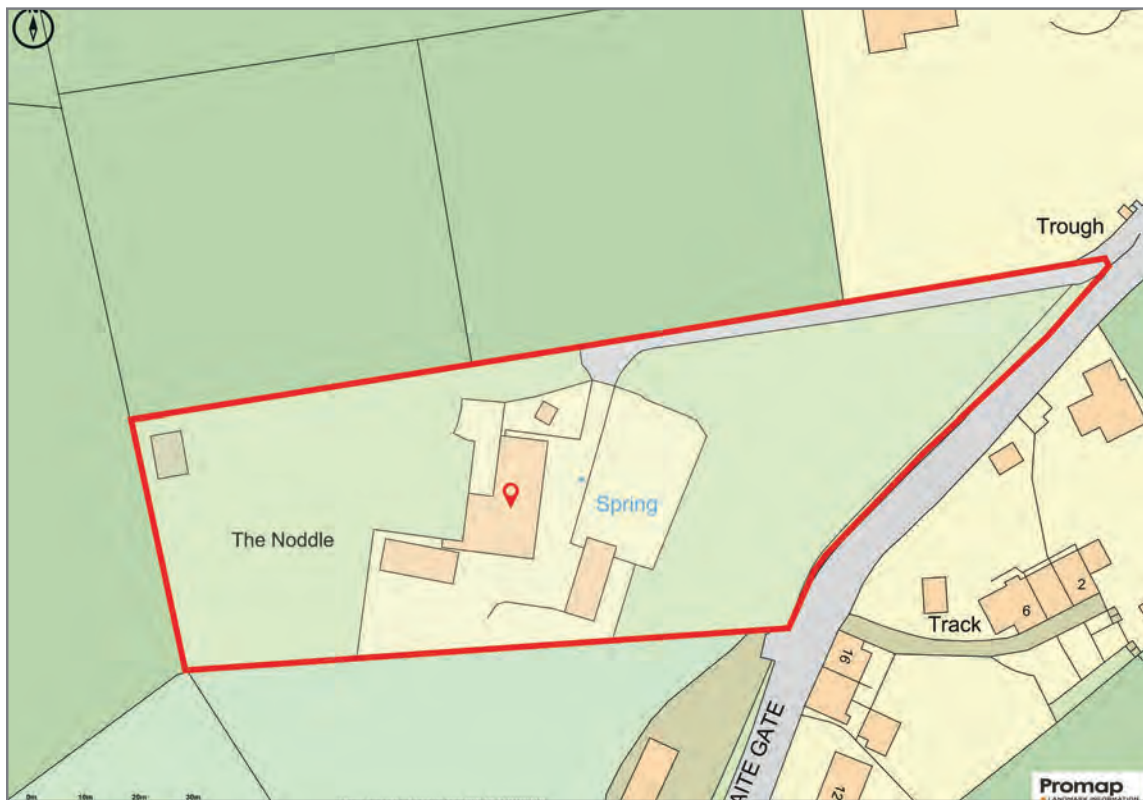
A delightful rural village, situated on a hillside crest above the Colne Valley, 5 miles west of Huddersfield, and just north of the River Colne and the Huddersfield Narrow Canal. The property occupies a delightful south facing position resulting in outstanding views across the valley, various local walks and bridle paths are on the doorstep as is the highly regarded Titanic Spa. The village itself enjoys two pubs, a church, and a children's playground, whilst neighbouring Bolster Moor offers amenities including an award-winning farm shop and café. Families will appreciate the proximity to well-regarded primary and secondary schools, with Scapegoat Infant and Junior School just a 2-minute walk away. Local services can be found in the nearby villages of Slaithwaite, Golcar, Bolster Moor and Marsden including supermarkets, bars, cafes, and restaurants.

A charming position located on the edge of the Pennines on the outskirts of the Holme Valley; only ten miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside.



The locally famous Tunnel End and the canal towpath are a popular attractions, a walk into Slaithwaite, where many barges are moored presents many shops, cafés and restaurants, alternatively walk in the opposite direction to Huddersfield town centre. Some famous scenes from Last of the Summer Wine have been filmed taking full advantage of the local scenery. Shops and restaurants are easily accessible whilst services include a railway stations and regular bus service. Junction 23 of the M62 is easily accessible linking up with the M1 and surrounding commercial centres including Huddersfield, Manchester, Oldham, Leeds, Sheffield and Wakefield.





# 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.

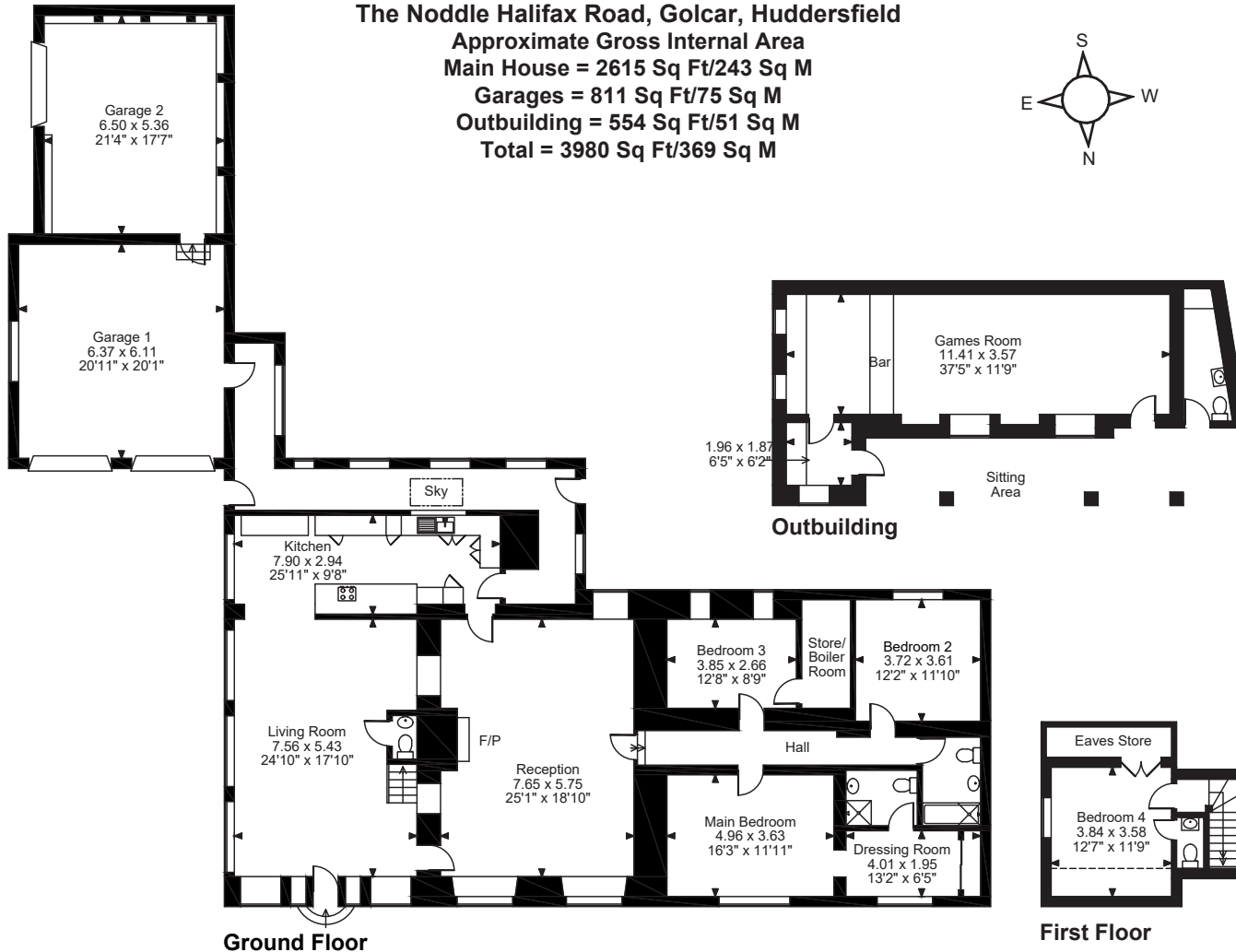
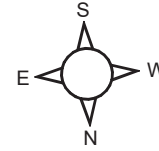
## Directions

Off New Hey Road follow Round Ings Road which becomes Halifax Road. The property is on the right hand side before the junction with Slaitwaite Gate.



**The Noddle Halifax Road, Golcar, Huddersfield**

**Approximate Gross Internal Area**  
**Main House = 2615 Sq Ft/243 Sq M**  
**Garages = 811 Sq Ft/75 Sq M**  
**Outbuilding = 554 Sq Ft/51 Sq M**  
**Total = 3980 Sq Ft/369 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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		90 B
69-80	C		
55-68	D	68 D	
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 07.06.2024





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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