



Park View
80 Butternab Road | Beaumont Park | Huddersfield | West Yorkshire | HD4 7AZ

FINE & COUNTRY

STEP INSIDE

Park View

'Park View' was originally constructed in 1965 by an architect as his own home, inspired by the renowned American architect 'Frank Lloyd Wright' to provide a contemporary family home; extensively upgraded in 2021-22. Awarded the 2022 'National Winner of the LABC Building Excellence Award', this stunning 5-bedroom detached family home boasts a lovely location with an outlook over the renowned and popular Beaumont Park. With spacious open-plan accommodation which includes 5 double bedrooms, 2 ensuite bathrooms, 5 reception rooms and a separate detached self-contained annex/studio, all of which are surrounded with generous sized gardens which benefit from having a sought-after southerly aspect and fabulous elevated far-reaching views. There is gated block paved driveway parking for several vehicles and a double car-port. This stunning property is completed with double glazing, gas central heating & a whole host of modern amenities.

GROUND LEVEL

The main entrance is approached via practical covered walkway that leads from the driveway into the entrance vestibule. This convenient room has a tiled floor with built in floor to ceiling mirrored sliding doors providing storage and housing a fold down clothes rails and slide out shoe racks.

The entrance vestibule leads to the reception rooms which offer welcome a light & bright open-plan layout.

To the sitting room there is a full wall of wall to ceiling windows with french doors that provide access to the private secluded garden at the rear. There's a stunning timber clad ceiling & oak engineered flooring, complete with two flanking LED lit recessed alcoves. To the centre of the room, providing a focal point, there's a 'Diablo' stainless-steel remote operated log effect gas fire (this is currently decommissioned). Open to the sitting room there is a formal dining room, this has a continuation of the oak flooring and a timber clad ceiling (now with a neutral painted finish). An exposed random stone chimney breast with recessed glass lit shelving, leading through to the garden room, which offers a tranquil place to relax with an inside-out ambiance. Patio doors lead to the rear garden with added light from a large skylight with mood enhancing concealed pelmet LED lights.

An inner hallway which doubles up as a snug area, has a bank of hardwood windows looking across the front garden, affording across the award-winning 'Beaumont Park', this leads to the glass-house effect home office that an exquisite 'snowflake' exposed timber feature ceiling and windows to three elevations with uninterrupted panoramic views across towards Castle Hill & beyond. A feature hardwood staircase with rustic metal spindles leads down to the garden level dining kitchen and up to the upper ground floor living room.

The upper ground floor living room is a fabulous and generously proportioned reception room that has 'low sill' windows to two elevations providing an abundance of natural light and taking full advantage of some wonderful panoramic far-reaching views stretching across Huddersfield, in addition to a large skylight. The room is adorned with 'Khars' engineered walnut flooring, exposed random stonework and a stand-alone designer wood burning stove & a timber coffer ceiling with a useful contemporary 3-speed fan.









The kitchen is located on the garden level and has sliding patio doors that lead out to the garden and entertaining area at the side of the property. This is an ideal place to admire the views. Characterful original exposed brick work and real stone flagged floor with under floor heating adds natural warmth to the space. There is a fully fitted quality German 'Siematic' kitchen with a range of sleek handleless ivory gloss base & wall cupboards. These are complimented by contrasting rich black granite worktops with matching splashbacks. There is a one and a half bowl sink with a bevelled drainer with a mixer tap over incorporating a pull-out hand spray. A free standing 'Sub-Zero' stainless steel fridge freezer (available by separate negotiation). There are a host of integrated 'Miele' appliances which include; steam oven, coffee machine, combi-micro-oven, warming drawer and integrated dishwasher. The island unit has a raised glass breakfast bar has integrated appliances including a four-ring halogen hob, two ring gas hob, hot plate, a huge Miele stainless steel extractor hood over and Miele pyrolytic electric fan assisted oven beneath.



Leading from the main entrance to the front of the property there is an inner hallway with full height windows to the front of the property and stairs rising to the first floor. From here there is access to the ground floor WC and bedroom 5, which is fitted with a full wall of built in wardrobes with double doors. Being located on the ground floor this room offers versatility to create an additional reception room should the need arise.

FIRST FLOOR

With a bank of windows with an overlooking Beaumont Park this spacious landing provides access to the first floor bedrooms and main house bathroom.

The master bedroom has a sliding door integrated cupboard & a sliding double glazed patio doors giving access to the roof terrace, (with the addition of railings this would make a lovely balcony to enjoy some fabulous far-reaching views across to Castle Hill and Emley Moor Mast). The en-suite shower room has a granite floor & a seamless walk-through shower, WC and basin.

An additional en-suite bedroom benefits from having a full wall of built in sliding door wardrobes, with an en-suite with white suite comprising large shower cubicle, WC and basin.

There are a further 2 double size bedrooms, one of which also has built in sliding door cupboards.

The family bathroom is fitted with a white suite comprising a genuine 'Jacuzzi' bath with shower over and glass screen, Vitra WC and wash hand basin (bath has two 'Grohe' shower fitting, one of which is ideal for the small children or elderly)





DETACHED STUDIO/ANNEX

With breath-taking view across the valley, access is via 9ft wide double-glazed sealed unit bi-fold doors and leads into a living-kitchen. To the kitchen there are again German 'Bauformat' built in units which incorporate a single bowl sink, with laminate work surface, a NEFF four-ring induction hob and Neff combination oven/microwave beneath. There is a stunning shower room comprising a step-in shower 'Bushboard' clad cubicle, 'Vitra' WC with concealed cistern, a 'Vitra' wash hand basin with storage unit. Adjoining is a double bedroom, with a sliding door wardrobe, plus glazed double doors leading to the garden providing alternative access. LVT flooring throughout.

Completing the studio's potential for use as an annex, the 'Studio' has been built to in excess of current building regulations for living accommodation. The studio boasts its own sub electric meter (no gas), three radiators, 'Texecom' burglar alarm, LED lighting outside and inside and a Wi-Fi access point (RJ45 internet from the main house).

The studio is currently let via 'AirBnB', and producing a healthy rental of circa £27k p.a. gross (@ a 40% reduced rate). The contract is NOT an AST can be terminated with 4-week notice.

GARDENS/GROUNDS

To the front of the property there is a shaped lawned garden which is bordered by mature trees and shrubs together with an natural stone flagged pathway running across the front. A number of steps rise to the substantially covered main entrance, that is automatically lit recessed lights. There is access down either side of the property to the rear. Concealed to the rear of detached carport and accessible from the kitchen, features an area of composite decking and bollard LED lighting, a rockery, and two tier lawned garden, with some fabulous views stretching across to Castle Hill and Emley Moor Mast. There is a wide natural stone fagged patio/strip stretching from the breakfast kitchen to the studio, branching off is an Indian stone flagged pathway leads to a short flight of steps which rise to the rear garden which has a generous level concealed lawn and another patio area which can be accessed from the garden room, then another larger living room patio area which is part stone flagged and contrasting part charcoal block paving.

DRIVEWAY & PARKING

There is ample charcoal block paved driveway parking which leads to a 2-car carport and has an 'CAME' automated gate + pedestrian gate, all automatically illuminated with LED bollards. The carport has its own 2-twin sockets (for EV charging etc), and a stop-tap, and has LED tube lighting.





INFORMATION

Park View

ADDITIONAL INFORMATION

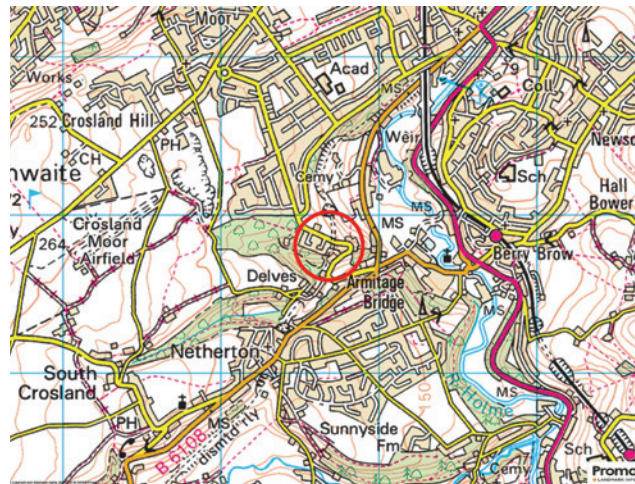
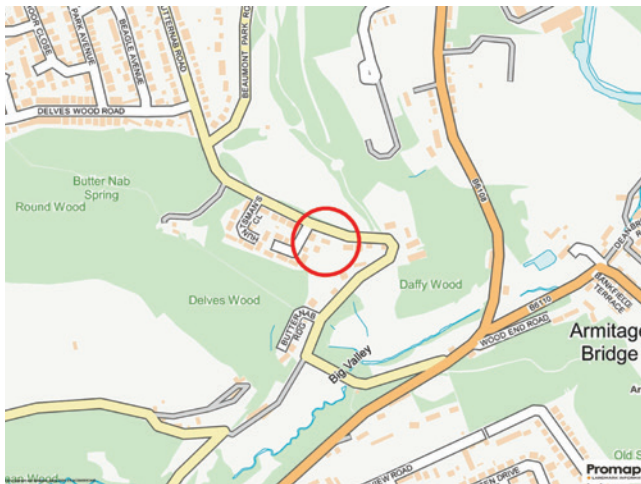
The property is Freehold and is council tax band F. It has mains gas, water, electricity and drainage. EPC rating 'C'. Fixtures and fittings available by separate negotiation.

The condensing BAXI system boiler has 8 -years warranty remaining. All the heating and hot water is controllable via 3no 'NEST' thermostats. Other fittings include: an '8-Camera HD CCTV' system, 2no 'RING' video doorbells, 2no 'Texecom' keypads for the burglar alarm (plus the separate studio). MESH seamless integrated Virgin highspeed WiFi throughout; all of which a remotely controllable via phone APP's.

We are informed by our clients that the property has historical exclusive rights of use of the land over the 'tunnel', however this is not owned by the property. Further information can be given at an accompanied viewing

DIRECTIONS

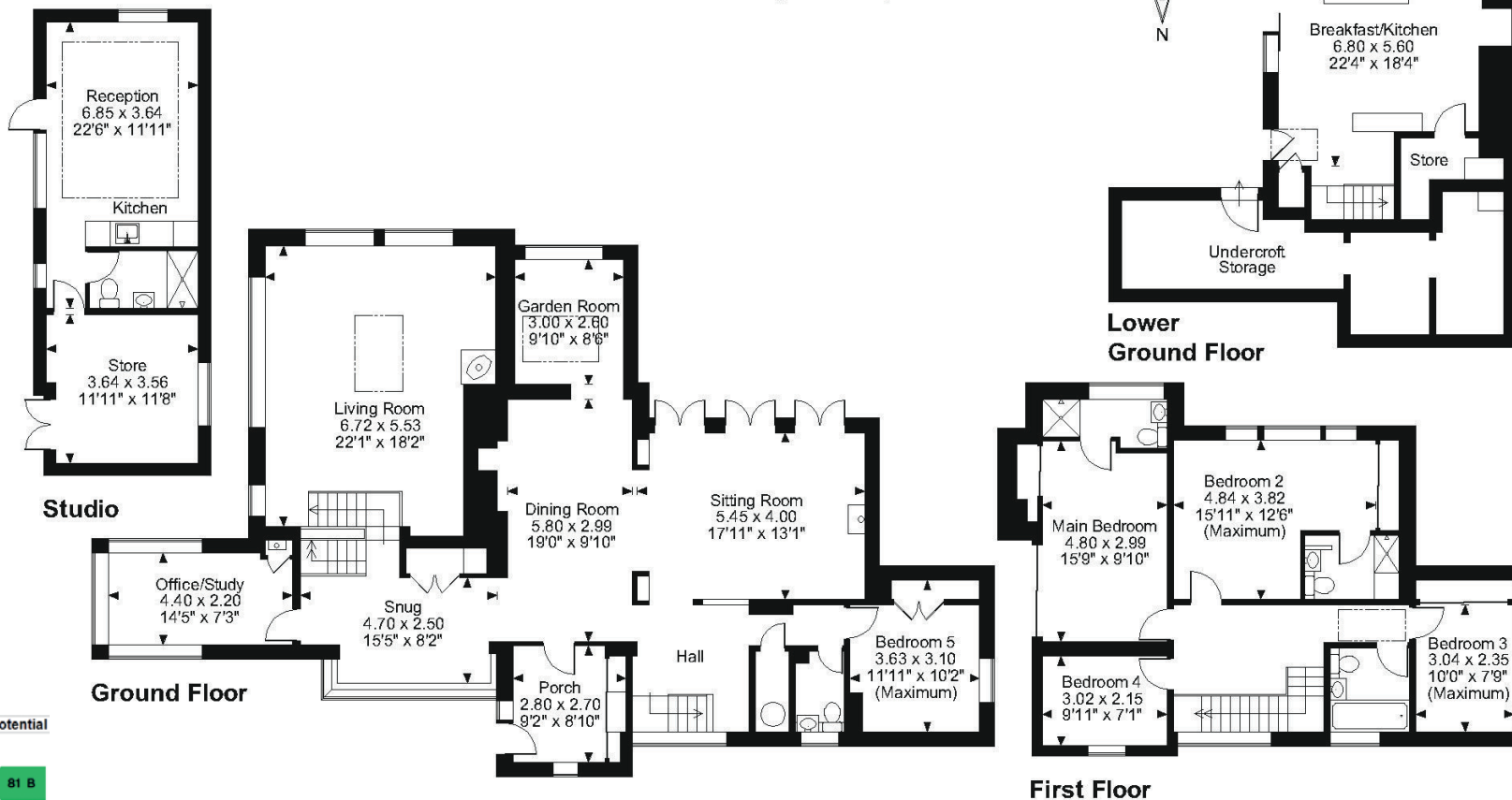
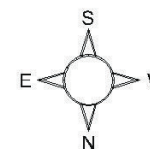
From Huddersfield town centre, take Meltham Road and before the village of Netherton, take the right turn onto Butternab Road which leads to Beaumont Park where the property can be found on the left hand side directly opposite the park.



OIEO £750,000

Park View, Butternab Road, Beaumont Park, Huddersfield

Approximate Gross Internal Area
Main House = 3113 Sq Ft/289 Sq M
Studio = 409 Sq Ft/38 Sq M
Total = 3522 Sq Ft/327 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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