



The Cottage and The Guest House
5 Park Riding | Honley | Holmfirth | West Yorkshire | HD9 6QL

STEP INSIDE

The Cottage and The Guest House

The Cottage and The Guest House are a wonderful example of how to perfectly blend traditional character with contemporary style. The Cottage has been enjoyed by the same family for 90 years. Lovingly maintained by the current owner who has lived there for 15 years and ensured the abundance of character features displayed throughout have been retained. The Guest House was completed in 2023 and is in contrast of The Cottage as it has been designed with a more contemporary style.

The property sits within open countryside with only one immediate neighbouring house within close proximity, both of which individually retain a fabulous degree of privacy, with private access for the two properties along a private gated driveway.

THE COTTAGE

Ground Floor:

Entrance into The Cottage leads from the driveway parking, through a covered porch and into the entrance hall. The entrance hall has terracotta tiles to the floor, of which are laid to the majority of the ground floor with the exception of the sitting room. From the entrance hall there are doors which lead into the ground floor WC and the dining kitchen.

A recently upgraded ground floor WC has been fitted with modern units that incorporate a hand wash basin and provide useful storage and there is a traditional style radiator.

The spacious living dining kitchen offers a sociable setting which is located at the centre of the cottage so is a great 'hub' of the home. To the kitchen there are a generous amount of modern base and wall units which are complete with granite work surface and appliances including a free-standing range oven with extractor fan over, dishwasher and microwave. Open to the kitchen there is a dining area with views out to the rear, and door providing access to the garden. From the kitchen there is access into the sitting room, orangery and utility room and an open staircase to the first-floor landing.

The utility room has built in base and wall units, offering plenty of space for additional pantry storage and utility items.

With access from the kitchen, the orangery offers a peaceful haven to admire the outlook to the rear of the property. This beautiful additional reception room benefits from an abundance of natural light with floor to ceiling windows and fully glazed bi-fold doors leading out to the garden. For chilly winter months, there is a log burner to add a cosy ambience.

For a more formal setting, there is the sitting room. Located at the rear of the property and benefitting from the views, with window seating beneath. This wonderful cosy lounge has a traditional style fireplace with a living flame gas fire.





First Floor:

To the first floor there are two double bedrooms, a family bathroom and a large landing which perfectly adapts to create a stunning work from home study area, all of which have an elevated outlook to the rear. The master suite has a character ornamental fireplace and an en-suite shower room which comprises of a shower cubicle with glass screen, WC and sink with vanity storage, part tiled walls and a heated towel rail.

Bedroom 2 is open to the full roof height with exposed beams and trusses and benefits from having built in deep wardrobes. There is a separate walk-in wardrobe / storage cupboard with access from the landing.

The house bathroom has a white suite comprising a bath with shower over and glass shower screen, WC and wash hand basin with vanity storage, part tiled walls and a heated towel rail.









THE GUEST HOUSE

The Guest House was renovated from a garage conversion, originally created for use as its namesake, as a 'Guest House'. Complete with double glazed aluminium windows and under floor heating throughout, the layout is open plan with a spacious and sociable living dining kitchen that has large floor to ceiling windows and a mesmerising outlook to the rear. To the kitchen there are modern units which incorporate a generous amount of integrated appliances including an induction hob, oven, dishwasher, two fridges and a freezer, complete with granite work surfaces.

There are two double bedrooms and a shower room which comprises a walk-in double shower, WC and sink with vanity storage, part tiled walls, tiles to the floor and a heated towel rail.









STEP OUTSIDE

The Cottage and The Guest House

The property is approached by a shared gated driveway with parking for 4 cars. To the rear of the property the garden is a real wow factor and is sure to amaze. The perfectly manicured gardens blend into the open landscape and offer a private setting. The plot size is approximately 3.5 acres and incorporates a paddock, lawned gardens, paved patio areas, vegetable plot and orchard. There are external lights, electricity and water.

THE COTTAGE has double glazed timber frame windows, gas central heating, mains electric, mains water supply and a septic tank. Broadband connected.

THE GUEST HOUSE has double glazed aluminium frames windows, LPG gas supply to the central heating boiler, mains electric, mains water and septic tank shared with The Cottage. Broadband connected.

The property is within Kirklees Council with a council tax band F and EPC rating E.

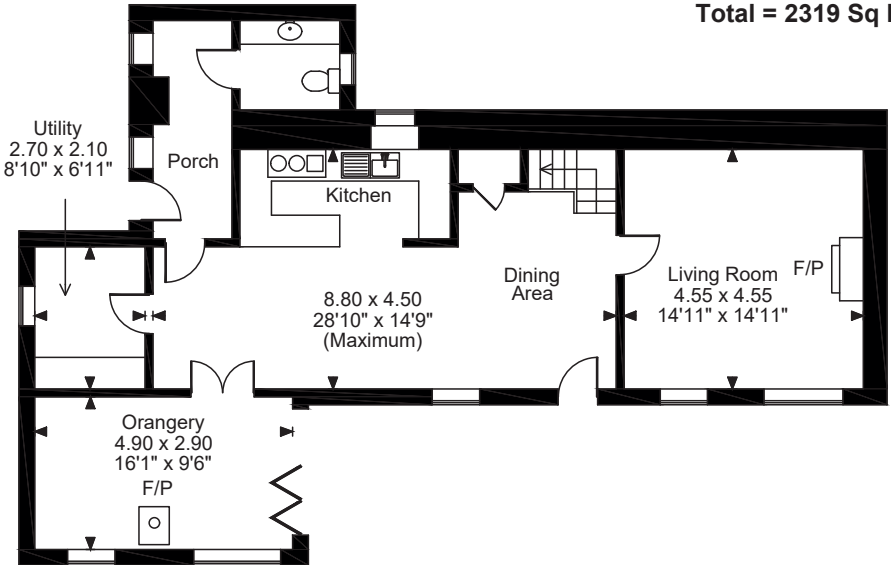
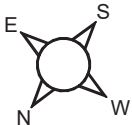
There is right of way vehicle and pedestrian access through a neighbouring property providing access to the driveway parking.

DIRECTIONS

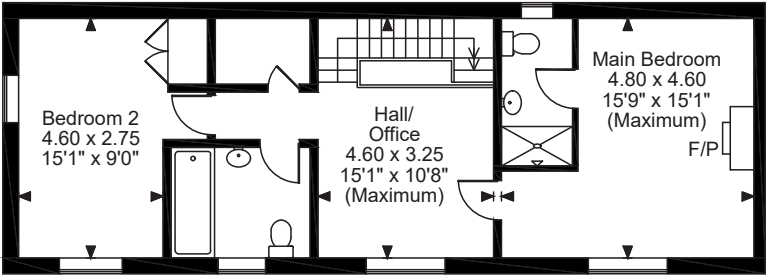
Take Station Road past Honley High School driving up towards Farnley Tyas/Castle Hill. Where the property can be found along Northgate on the left-hand side and can be identified by a Fine & Country for sale board.

Guide price £850,000

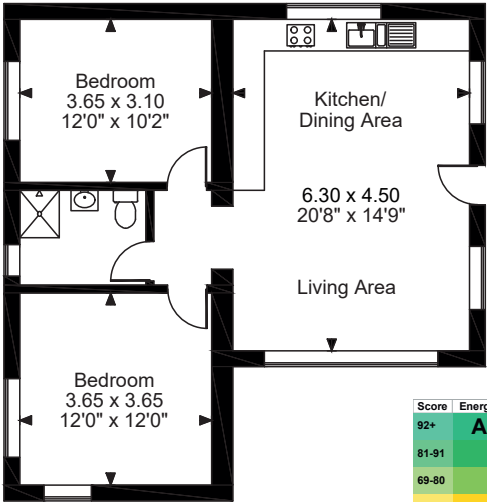
Park Riding Northgate, Honley, Holmfirth
Approximate Gross Internal Area
Main House = 1639 Sq Ft/152 Sq M
Guest House = 680 Sq Ft/63 Sq M
Total = 2319 Sq Ft/215 Sq M



Ground Floor



First Floor



Guest House

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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