



7 Owl Mews
Lascelles Hall Road | Huddersfield | West Yorkshire | HD5 0BD

FINE & COUNTRY



STEP INSIDE

7 Owl Mews

Boasting an enviable location with surrounding open countryside, Owl Mews is a grade II listed cottage ideally located within close proximity to a variety of daily amenities, whilst offering seclusion within a small hamlet setting enjoying an abundance of privacy.

This stunning property displays traditional character features throughout including exposed timber beams, with recent modern upgrades to the open plan living dining kitchen and bathrooms, blending the styles together perfectly. The cottage is neutrally decorated throughout in a contemporary tone enhancing the retained natural features.

The large ½ acre garden has been designed and landscaped to enhance privacy and retain the fabulous surrounding views.

GROUND FLOOR

Entering the property into the entrance vestibule through a part glazed timber door. There are features on display, quality laminate flooring and a door leading into the ground floor WC. Glazed panelled double doors lead into the main reception room.

This wonderful open plan living dining kitchen has been recently created from two rooms, now offering a spacious and sociable reception room, all of which has quality laminate flooring.

The kitchen offers a superb outlook over the garden and an ideal place to admire the open views. There are a generous amount of modern base and wall units complete with neutral granite work surface and sink with mixer tap over. Appliances include a freestanding oven with extractor fan over, dishwasher and fridge freezer. There is a central island unit which includes additional base units and an integrated fridge, this also provides sociable breakfast bar seating.

A full wall of built in cupboards with built in shelving provides a useful utility and storage area. Housing the central heating boiler, there is plumbing for a washing machine and a sink unit with drainer. A part glazed door leads out to the side of the property to a paved patio area.

A spacious dining area has been designed with a duel aspect log burner through to the lounge and there is a window with an outlook of the garden.

An open staircase leads to the first-floor landing and offers storage beneath.

The generous size lounge enjoys plenty of natural light with two floor to ceiling windows with an outlook to the front of the property and two arched windows to the side. The duel aspect fire creates a lovely cosy ambience and an eye catching focal point.











FIRST FLOOR

The spacious landing provides access to all bedrooms and has a feature skylight providing natural light.

The master bedroom benefits from having built in wardrobes with hanging space and shelving. There is a feature circular window as well as two windows to the front aspect and a door leading into the ensuite shower room.

The recently upgraded shower room comprises of a bath with shower over and glass shower screen, WC and hand wash basin with vanity unit storage, part tiled walls, tiles to the floor and a skylight window.

Bedroom 2 has built in wardrobes, a heavy timber beam and two windows with an outlook to the front aspect.

Bedroom 3, again benefits from having built in wardrobes, dressing table and sink. The room benefits from having an outlook to the front and side of the property and a heavy feature beam.

The 4th bedroom has been designed as a dressing room, this room would accommodate a single bed or would be ideal as a home office.

The family bathroom has been recently upgraded and complete with a double step in shower cubicle with a glass shower screen, hand wash basin with vanity cupboard and WC, with fully tiled walls, tiles to the floor, a heated towel rail and built in storage cupboards.









STEP OUTSIDE

7 Owl Mews

OUTSIDE

The ½ acre garden has been perfectly manicured with thought and careful planning to take full advantage of the wonderful countryside views. The garden is mainly laid to lawn with decorative borders, mature trees and hedges and dry-stone wall boundaries. Yorkshire stone paved walkways lead from a gated entrance from the garage and driveway parking, opening out to paved patio areas at both the front and side of the property.

A summer house with patio area in one corner of the garden provides a perfect setting for entertaining. There is also a potting shed with raised beds for home-grown crops and an orchard with fruit trees to add to home grown fruit and vegetables.

There is a double garage within a set of three garages that are owned by the neighbouring properties. To the side of the garage there is a home gym studio. This would also be useful to somebody who needs a separate home working environment.

ADDITIONAL INFORMATION

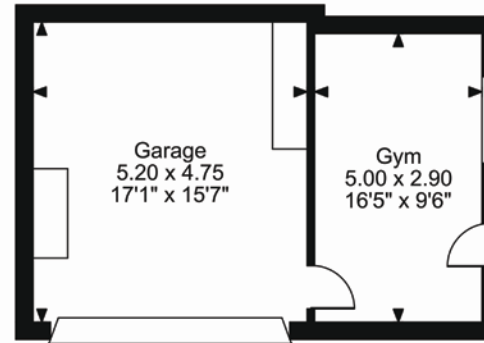
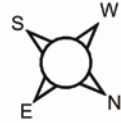
The property is freehold. It is within Kirklees council with a council tax band E. The EPC rating is D. The property is served with mains gas, electricity, water and sewerage and has broadband connection. The property has timber framed double glazed windows and gas central heating.

Please refer to the title plan for access rights to parking for neighbouring properties.

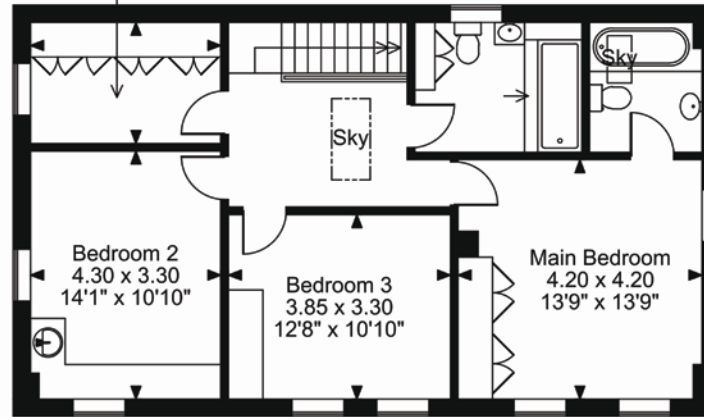
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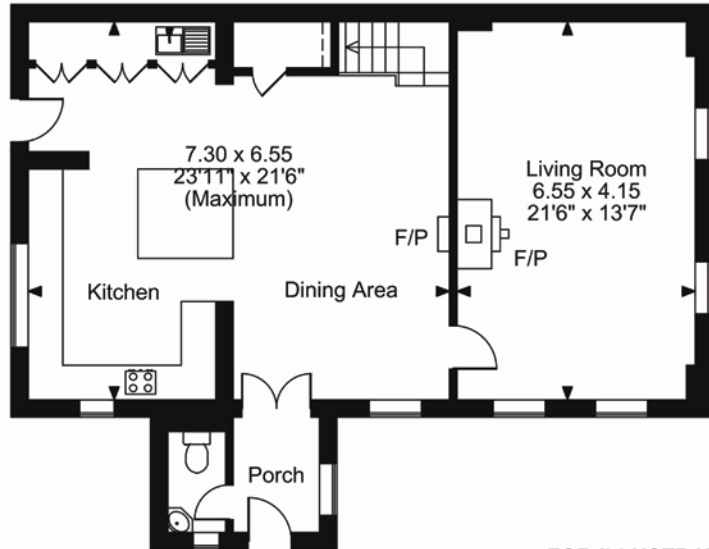
Owl Mews, Lascelles Hall Road, Huddersfield
Approximate Gross Internal Area
Main House = 1681 Sq Ft/156 Sq M
Garage & Gym = 429 Sq Ft/40 Sq M
Total = 2110 Sq Ft/196 Sq M



Bedroom 4/
Dressing Room
3.30 x 2.10
10'10" x 6'11"

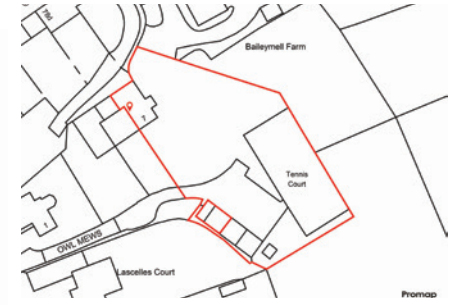


First Floor



Ground 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		83 B
69-80	C		
55-68	D	64 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. Copyright © 2023 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 11.12.2024



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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

