



The Old Vicarage
Carriage Drive | Berry Brow | Huddersfield | West Yorkshire | HD4 7ND

FINE & COUNTRY



STEP INSIDE

The Old Vicarage

This Old Vicarage is a most impressive and exceptionally spacious detached period residence that sits within a large ¾ acre plot extending down to the side of the River Holme. Enjoying many period features and large well-proportioned rooms, it provides spacious 4200 sq ft accommodation which includes a self-contained lower ground floor flat, and an inclusive self-contained two storey annex. Whilst the annex and lower ground floor flat are both self-contained they are also integrated within the property so could be enjoyed as part of the main house. The property has been upgraded by the current owners but still offers plenty of potential to upgrade further. It has a several car driveway and detached double garage. Affording a pleasant outlook over Armitage Bridge the property is convenient for Huddersfield and the Holme Valley. Buyers seeking an individual period house, with plenty of scope and multi-generational living should look no further.

GROUND FLOOR

The large and imposing front door opens into a spacious entrance hall which has an original black and white individual mosaic tiled floor with an impressive staircase sweeping to the first floor. Stripped pine doors open off the hallway to the dining kitchen, dining room, sitting room and WC. From here there is also an inner hallway which leads down to the basement accommodation and into the self-contained 1 bedroom, two storey self-contained annex.

In the kitchen there are shaker style base units with work surface. There is a freestanding range oven with gas hob which has an extractor fan over and is included in the sale of the property. Open shelves offer additional storage and there are two large built-in cupboards that are ideally used as pantry storage and also house the sink, dishwasher and fridge freezer. This spacious dining kitchen offers plenty of room for a full family dining table and has an open fire, in addition to kick board heating. There are windows with original window shutters to the front and rear of the property and tiles to the floor.

Adjacent to the dining kitchen there is a formal dining room, with direct access from the kitchen and also the main entrance hall. The dining room has a built-in storage cupboard with shelving and a window with an outlook to the rear, with window shutters.

The main sitting room is of very generous proportions and benefits from having character features including deep skirting boards, coving to the ceiling and a large ceiling rose. To the centre of the room there is a multi-fuel fire and there are windows to two elevations of the property.

Off the entrance hall there is a WC with hand wash basin with window and tiles to the floor.

With access from the entrance hall, there is an inner hallway. This has stripped timber flooring and leads to the one-bedroom annex and stone steps down to the one-bedroom basement apartment.

FIRST FLOOR

To the first floor there are currently 3 bedrooms within the main house. A large master suite has been created by the current owners who have utilised two bedrooms to create a large double bedroom with large dressing room and en-suite bathroom which comprises of a bath with shower over and glass screen, WC and hand wash basin. This could easily be split again to create two separate bedrooms.

There are a further two bedrooms, both of which are of double size proportions. There is direct access from the first-floor landing into the annex bedroom, this would be classed as bedroom four if used as a bedroom to the main house.

The house bathroom benefits from having a white suite comprising a bath, separate shower cubicle, WC and sink, with tiles to the floor, window and inset spotlights.

To the attic there are a further two rooms that are currently used as bedrooms with a large landing / dressing room in the middle.

Two storey one-bedroom self-contained annex

Whilst the annex can be integrated within the main house, it benefits from having a separate entrance door and can be self-contained for privacy and independence.

The entrance door opens into a small cloakroom and has a door leading into the sitting room. This spacious sitting room has tiles to the floor and plenty of natural light with windows to two elevations. There is an open staircase which leads to a first-floor bedroom and doors leading to a utility room and a small kitchenette.

The utility room currently serves the main house and has built in base and wall units with a double sink unit with drainer and plumbing for a washing machine/tumble dryer. In the event of the annex being used for separate accommodation, this room would be easily turned into a larger kitchen.

To the first floor of the annex there is a spacious double bedroom which benefits from having a generous amount of built in wardrobes and windows to two aspects. From the bedroom there is a door which leads from the main hallway in the house allowing this bedroom to be integrated easily providing an additional ensuite bedroom to the main house.

The bathroom comprises a bath with shower over and glass shower screen, WC and hand wash basin, with timber flooring and a window.

Lower ground floor self-contained one bedroom apartment

To the basement level there is a self-contained one-bedroom apartment, which as with the annex could easily be integrated within the main house

There is a separate entrance that leads from the driveway parking and into an entrance hall. Within the apartment there is a spacious lounge diner, kitchen with fitted units including an oven and hob with extractor fan over, bathroom with white suite and a double size bedroom. In the past the apartment has been rented out on a short-term contract agreement so offers potential to generate an income.







STEP OUTSIDE

The Old Vicarage

OUTSIDE

The property sits within large grounds of approx. $\frac{3}{4}$ of an acre. The setting is really lovely and backs onto the River Holme. There is a terrace to the level of the main house for outside dining with further gardens and terraces to the lower garden level. The current owners have made excellent use of basement rooms at the lower level of the property and have created a cinema room and gym, with access only from the garden.

There is ample driveway parking for several vehicles and a detached double garage with an automated door, power and water. Located on the drive there is a electric vehicle charge point.

ADDITIONAL INFORMATION

The property is freehold and has a council tax band G. The property has single glazed windows throughout and has an EPC rating E. It has mains gas, water, electricity and drainage and it has broadband connection.

The property and land are on two separate titles. WYK519256 and WYK465409 but are being sold together.

DIRECTIONS

From the A616 Woodhead Road towards Huddersfield, at the Laxmi restaurant turn left down Stockwell Hill and right up Carriage Drive where the property is on the left hand side.



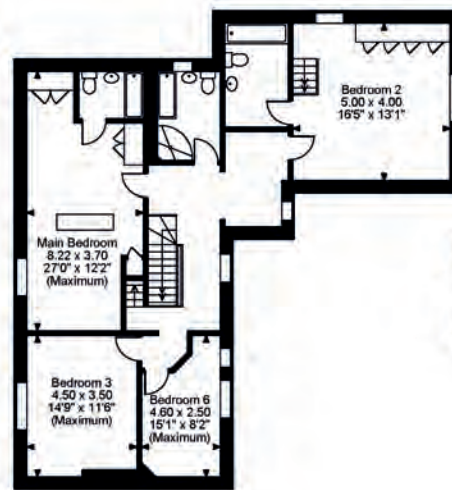
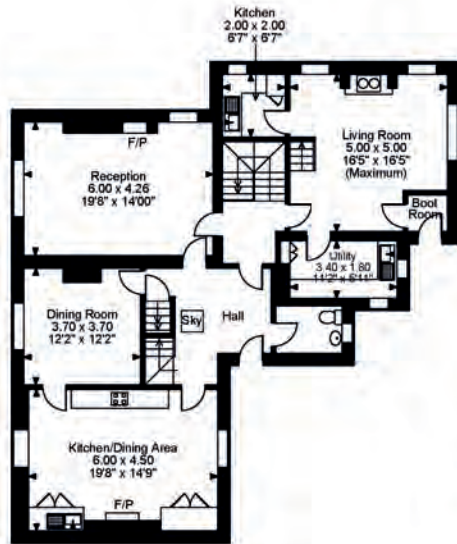
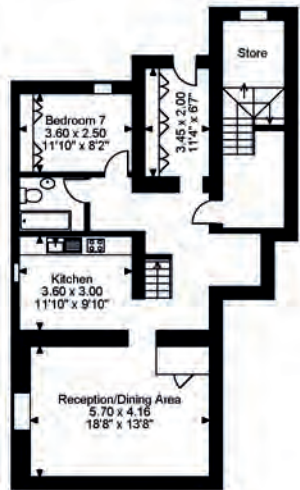
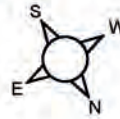
Council Tax Band: G

Tenure: Freehold

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The Old Vicarage Carriage Drive, Berry Brow, Huddersfield

Approximate Gross Internal Area
Main House = 4211 Sq Ft/391 Sq M
Garage = 412 Sq Ft/38 Sq M
Gym = 143 Sq Ft/13 Sq M
Garden Annexe = 381 Sq Ft/35 Sq M
Total = 5147 Sq Ft/478 Sq M



Lower Ground Floor

Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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