

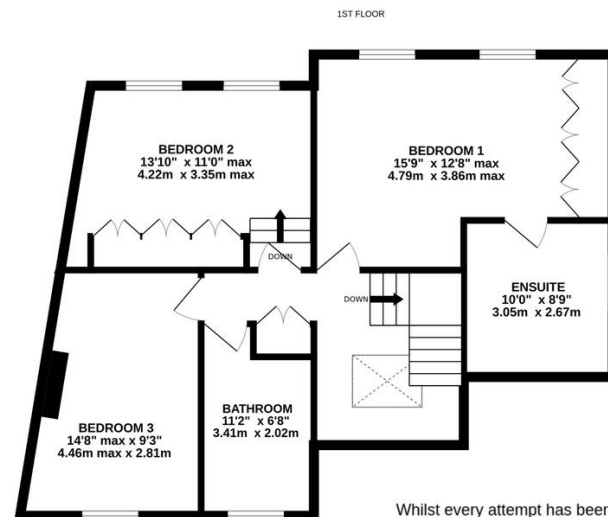
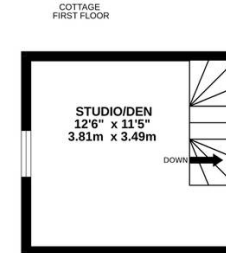
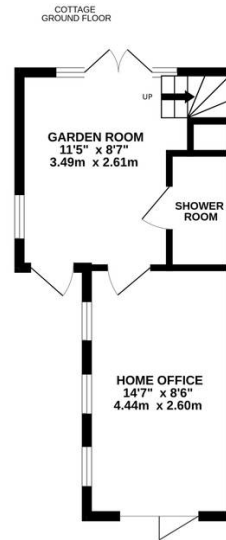
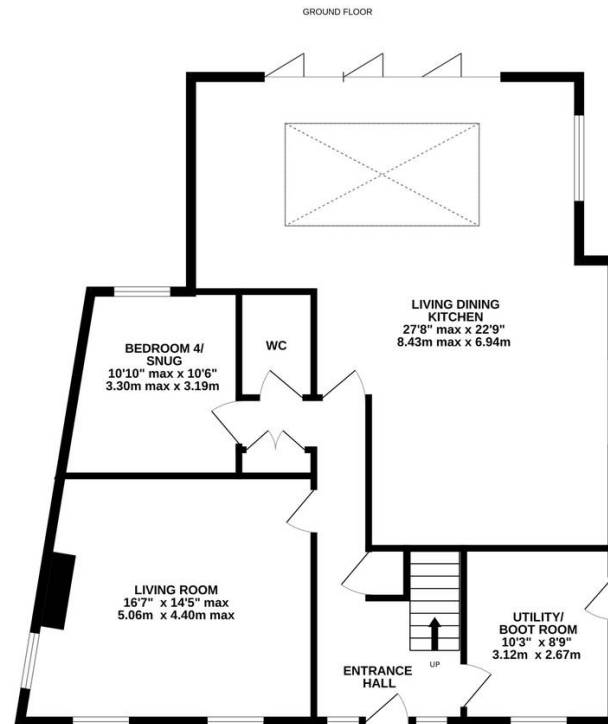


## Elm Cottage, Carr Hill Road, Upper Cumberworth

Huddersfield, HD8 8NW

Offers in Region of **£825,000**





CARR HILL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Elm Cottage, Carr Hill Road

Upper Cumberworth, Huddersfield

A TRULY UNIQUE, FAMILY HOME HAVING UNDERGONE A COMPLETE PROGRAMME OF REFURBISHMENT AND FINISHED TO AN EXACTING STANDARD. SITUATED ON THE SOUGHT AFTER ADDRESS OF CARR HILL ROAD, UPPER CUMBERWORTH, THIS SUPERBLY PRESENTED HOME BOASTS WOW-FACTOR OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM, BREATHTAKING VIEWS ACROSS NEIGHBOURING FIELDS, SUBSTANTIAL GARDENS AND HAS THE BENEFIT OF A HOME OFFICE/STUDIO WHICH COULD BE UTILISED AS A SELF-CONTAINED ANNEX. LOCATED IN A SOUGHT AFTER VILLAGE, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND FABULOUS GARDENS ON OFFER.







## Elm Cottage, Carr Hill Road

Upper Cumberworth, Huddersfield

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, play room/ground floor bedroom, utility room/boot room and fabulous, open-plan dining-kitchen and family room with bi-fold doors to the rear. To the first floor there are three double bedrooms and the house bathroom with the principal bedroom featuring en-suite shower room facilities. Externally there are beautiful drystone wall boundaries, with a lawn and substantial drive to the front. To the rear is a generous garden with Indian stone patio, lawn garden, super views and a further 'secret' garden laid to lawn with hard standing for a workshop. The gardens are home to 'The Cottage' which is a versatile building which is an ideal space for use as a home office or as a self contained annex.

Tenure Freehold.

Council Tax Band D.

EPC Rating C.









## GROUND FLOOR

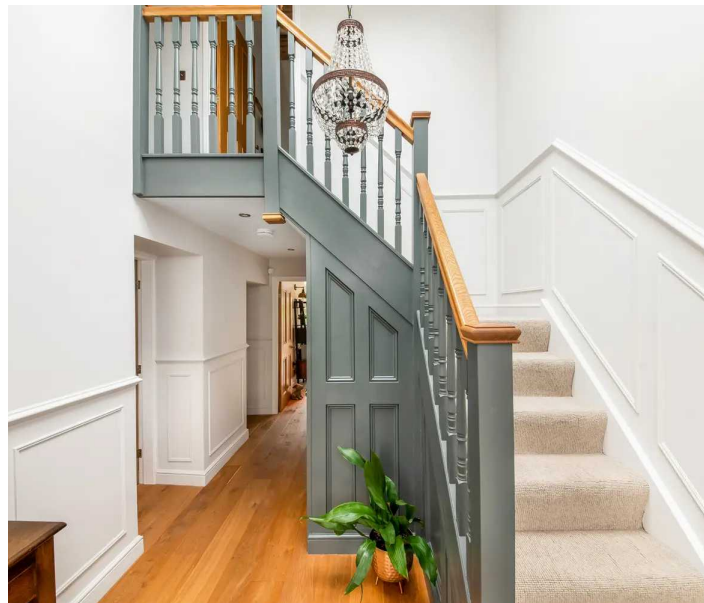
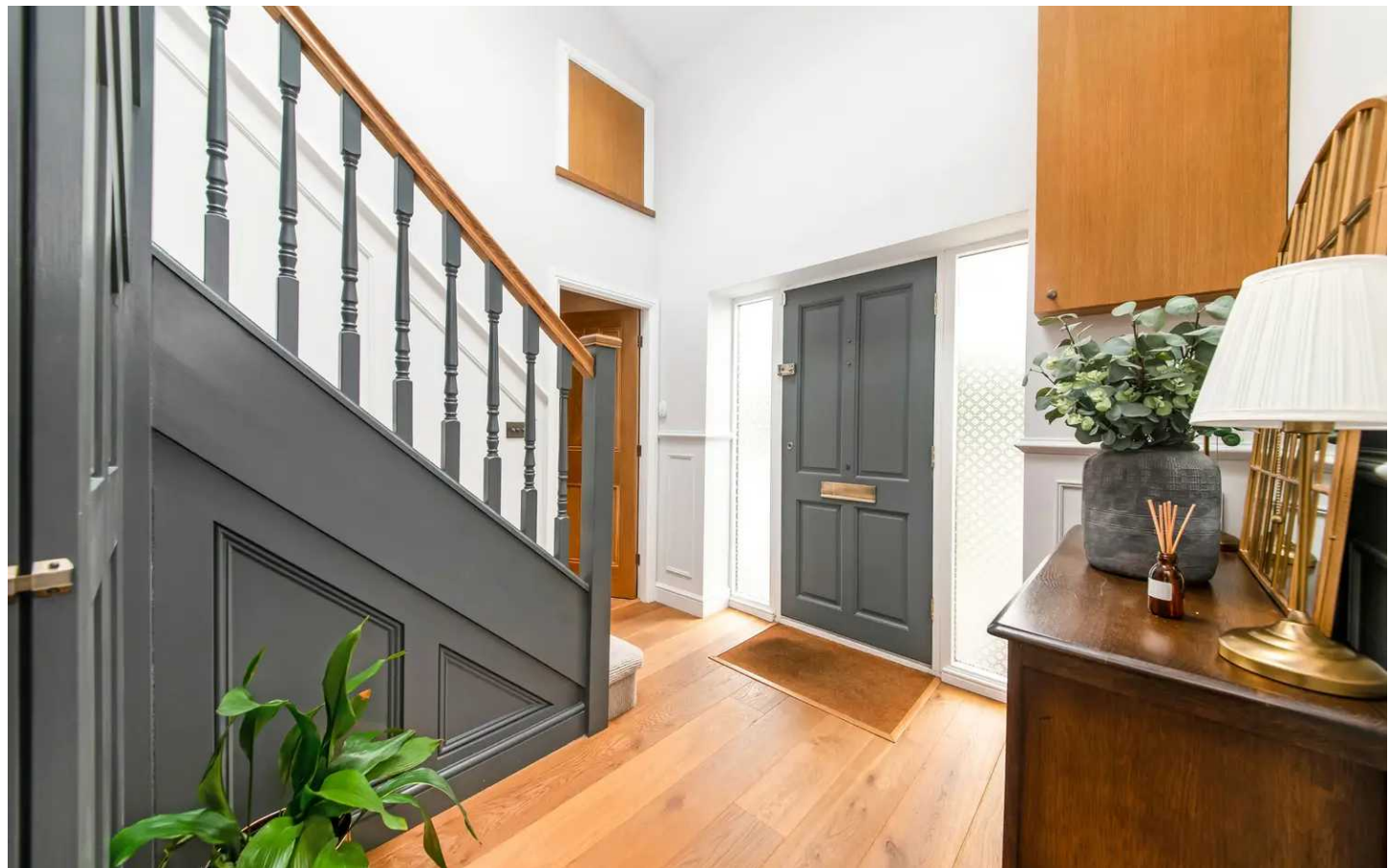
### ENTRANCE HALL

Enter into the property through a multi-panel timber door with adjoining double-glazed windows with obscure glass into a most impressive, light and airy entrance hall. The entrance hall is brimming with charm and character, and features a decorative dado rail with panelling beneath, a kite-winding staircase leading to the galleried first-floor landing, and a large double-glazed skylight window which floods the entrance hall with natural light. Multi-panel timber doors provide access to the utility room, home office/family room, downstairs w.c., and fabulous open-plan living dining kitchen. There is beautiful oak flooring with underfloor heating, a useful understairs storage cupboard, inset spotlighting to the ceiling, and a central chandelier point.

### UTILITY ROOM

10' 3" x 8' 9" (3.12m x 2.67m)

The utility room features high-quality fitted wall and base units with shaker-style cupboard fronts and complementary solid oak work surfaces over, which incorporate a twin ceramic Belfast sink unit with mixer tap above. There is plumbing and provisions for an automatic washing machine and tumble dryer, attractive tiled flooring with matching skirting, vintage-style tiling to the splash areas, and an external solid timber and glazed door with obscure and leaded detailing to the side elevation. The utility room features inset spotlighting to the ceiling, an extractor fan, and matching cloaks cupboard which also house the property's boiler.







### LIVING ROOM

16' 7" x 14' 5" (5.05m x 4.39m)

The fabulous oak flooring with underfloor heating continues through from the entrance hall into the lounge, which features dual-aspect banks of windows to the front and side elevations. The room is filled with character and charm, courtesy of timber beams to the ceiling and a beautiful inglenook stone fireplace with cast-iron clearview log burning stove set upon a raised stone hearth.

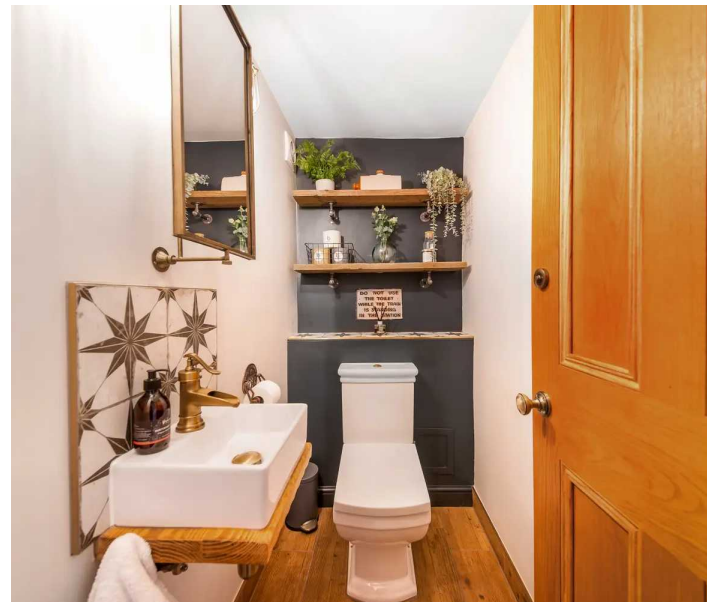
### DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite which comprises of a low-level w.c. with push-button flush and a broad wash hand basin set upon a floating vanity shelf with cascading vintage-style mixer tap over. There is attractive tiled flooring with matching tiled skirting, two wall light points, an extractor fan, and fitted shelving with tiled sill.

### PLAYROOM / HOME OFFICE

10' 10" x 10' 6" (3.30m x 3.20m)

This versatile space can be utilised in a variety of ways, as it features a double-glazed window to the rear elevation, inset spotlighting to the ceiling, and part decorative wall panelling. There is a recessed area with shelving and a vertical column radiator.





## OPEN-PLAN LIVING DINING KITCHEN

27' 8" x 22' 9" (8.43m x 6.93m)

The open-plan living dining kitchen enjoys a great deal of natural light courtesy of the dual aspect windows, with two to the side elevation and a bank of aluminium bi-fold doors to the rear elevation. There is a fabulous roof lantern with self-cleaning glass over the open-plan dining and living area. The high-quality oak flooring with underfloor heating continues through from the entrance hall, and there is inset spotlighting to the ceiling, six wall light points, and three pendant light points over the breakfast island.

## KITCHEN AREA

The kitchen features an array of high-quality, fixed frame fitted wall and base units with shaker-style cupboard fronts and complementary reclaimed scaffold board work surfaces over, which incorporate a twin ceramic Belfast sink unit with mixer tap over. There are high-quality, built-in NEF appliances, including a five-ring ceramic induction hob with canopy-style cooker hood over, a waist-level double oven, a slide-and-hide oven with warming drawer, and a shoulder-level microwave oven. There is hideaway bin storage, an integral dishwasher, and space and provisions for a wine cooler. The kitchen benefits from soft closing doors and drawers, under-unit lighting, and high gloss brick-effect tiling to the splash areas.

## DINING AND LIVING AREA

The dining and living area enjoys fabulous, open-aspect views across the property's vast gardens, through the bi-fold doors to the rear.











## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the galleried landing which features an oak banister with spindle balustrade over the stairwell head, a ceiling light point, an airing cupboard, and a chandelier point. Multi-panel oak doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

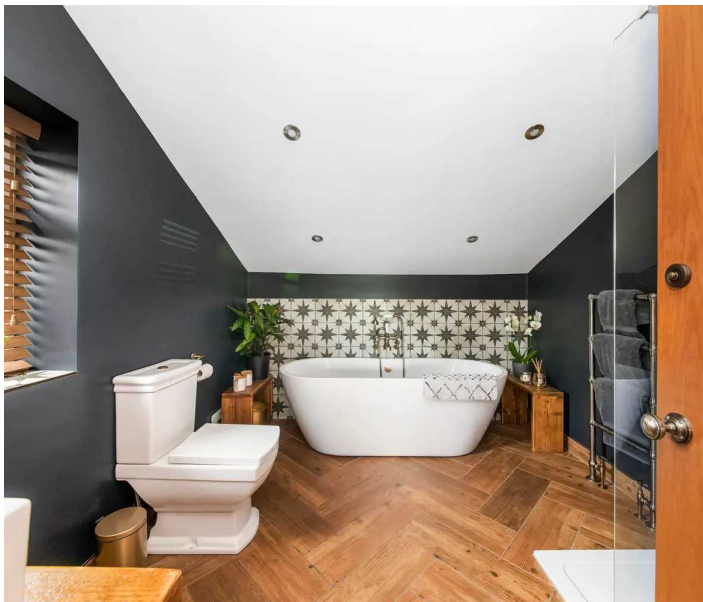
15' 9" x 12' 8" (4.80m x 3.86m)

Bedroom one is a generously proportioned double bedroom with a fabulous vaulted ceiling and exposed timber beams on display. There are two double-glazed windows to the rear elevation providing fantastic, open-aspect views across the property's gardens and over neighbouring fields. There is an anthracite vertical column radiator, a multi-panel oak door proceeding to the en-suite bathroom, and the principal bedroom benefits from bespoke, high-quality, wall-to-wall fitted wardrobes with hanging rails, shelving, drawers units and overhead cabinets.

### BEDROOM ONE EN-SUITE BATHROOM

10' 0" x 8' 9" (3.05m x 2.67m)

The en-suite features a traditional-style, four-piece suite which comprises of a fixed frame walk-in shower with thermostatic rainfall shower and fixed glazed guard, a freestanding double-ended bath with wall-mounted showerhead mixer tap, a low-level w.c. with push button flush, and a broad wash hand basin set upon a bespoke oak vanity unit with vintage-style tiling to the splash areas. There is herringbone, wood-effect tiled flooring and skirting, high gloss brick-effect tiling and vintage-style tiling to the splash areas, inset spotlighting, a double-glazed window with obscure glass to the side, two wall-mounted vanity lights, an extractor fan, and underfloor heating.





### **BEDROOM TWO**

13' 10" x 11' 0" (4.22m x 3.35m)

Bedroom two is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window with leaded detailing to the front elevation, oak flooring, a central ceiling light point, two bedside lights, a vertical column radiator, and a feature wall with decorative dado rail and panelling beneath. A loft hatch provides access to a useful attic space.

### **BEDROOM THREE**

14' 8" x 9' 3" (4.47m x 2.82m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room features two double-glazed windows to the rear elevation, taking advantage of the property's semi-rural position. There is a ceiling light point, a vertical column radiator, and a loft hatch providing access to a useful attic space.





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ESTATE AGENTS



#### **HOUSE BATHROOM**

11' 2" x 6' 8" (3.40m x 2.03m)

The house bathroom features a high-quality, traditional-style, four-piece suite comprising of a fixed frame shower cubicle with thermostatic rainfall shower, a freestanding double-ended clawfoot bath with showerhead mixer tap, a low-level w.c., and a broad pedestal wash hand basin. There is herringbone, wood-effect tiled flooring, a decorative dado rail with panelling beneath, a central ceiling light point, an extractor fan, a double-glazed window with part-obscure, stained and leaded glass to the front elevation, plantation shutters, a chrome ladder-style radiator, and two shaver light points.



## ANNEX COTTAGE

11' 5" x 8' 7" (3.48m x 2.62m)

Enter into the annex through a double-glazed external door which leads into a pleasant sitting area with windows to the side and rear elevations. There are double-glazed French doors to the rear which provide access to the patio, attractive travertine tiled flooring, and oak doors which provide access to the studio/office and the shower room. A kite-winding staircase with oak banister and spindle balustrade proceed to the first floor, and there is inset spotlighting to the ceiling, decorative wall panelling, and a wall-mounted electric radiator.

## ANNEX COTTAGE - HOME OFFICE / STUDIO

14' 7" x 8' 6" (4.45m x 2.59m)

The home office space is a versatile room which could be utilised as a kitchen area. It features a fabulous vaulted ceiling with inset spotlighting, and enjoys a great deal of natural light courtesy of dual aspect windows and bi-fold doors to the front elevation. There is oak flooring with underfloor heating, an oak door enclosing the hot water boiler which serves the annex cottage, and a double-glazed, three-quarter-depth window to the side elevation providing further natural light. The office space also features a fitted desk unit with shaker-style cupboards beneath and display shelving above.







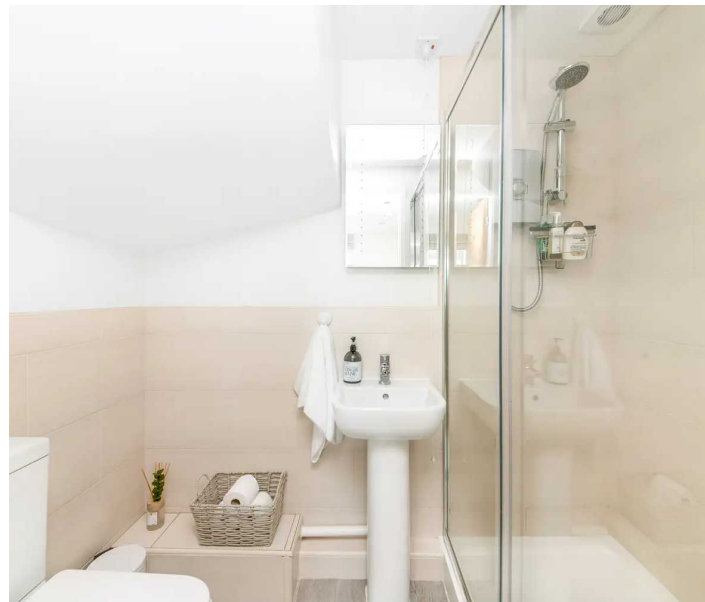
### ANNEX COTTAGE - SHOWER ROOM

The shower room features a modern three-piece suite which comprises of a fixed frame shower cubicle with electric Triton shower, a pedestal wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring, tiling to the walls and splash areas, a wall light point, inset spotlighting, and an extractor fan.

### ANNEX COTTAGE - MULTIPURPOSE ROOM

12' 6" x 11' 5" (3.81m x 3.48m)

Taking the staircase to the first floor, you reach the multi, which features dual-aspect, double-glazed windows to both side elevations, providing fabulous open-aspect views across the valley. There are exposed timber beams to the ceiling, inset spotlighting, decorative wall panelling, and a wall-mounted electric radiator.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a substantial driveway providing off-street parking for multiple vehicles. There are beautiful dry stone wall boundaries and the front garden is laid predominantly to lawn with a stone flagged pathway leading to the front door and down the side of the property. There are external lights and external plug points.

### DRIVEWAY

4 Parking Spaces







## REAR GARDEN

Externally to the rear, the property benefits from a fabulous enclosed garden which is accessed via the driveway to the side of the property and through a gate with attractive dry stone wall boundaries. The first portion of the garden features a beautiful Indian stone flagged patio area which is ideal for al fresco dining, barbecuing and entertaining. There are lovely retaining dry stone wall boundaries with stone steps leading to the main portion of the garden. There are well-stocked flower and shrub beds and the Indian stone flagged pathway then proceeds to the annex/home office. The rear garden is laid predominantly to lawn and behind the outbuilding is an additional flagged patio area, ideal for enjoying the afternoon and evening sun. A pathway leads to the bottom of the garden and specifically to the 'secret garden'. This space opens up to a fabulous flat lawn area with attractive dry stone wall boundaries. There are fabulous, open-aspect views across neighbouring fields and of open countryside. There is a hardstanding which is home to a substantial garden shed/workshop, featuring twin doors to the front elevation and two banks of windows, and there are external lights and external plug points.













## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





Detached annex



## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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