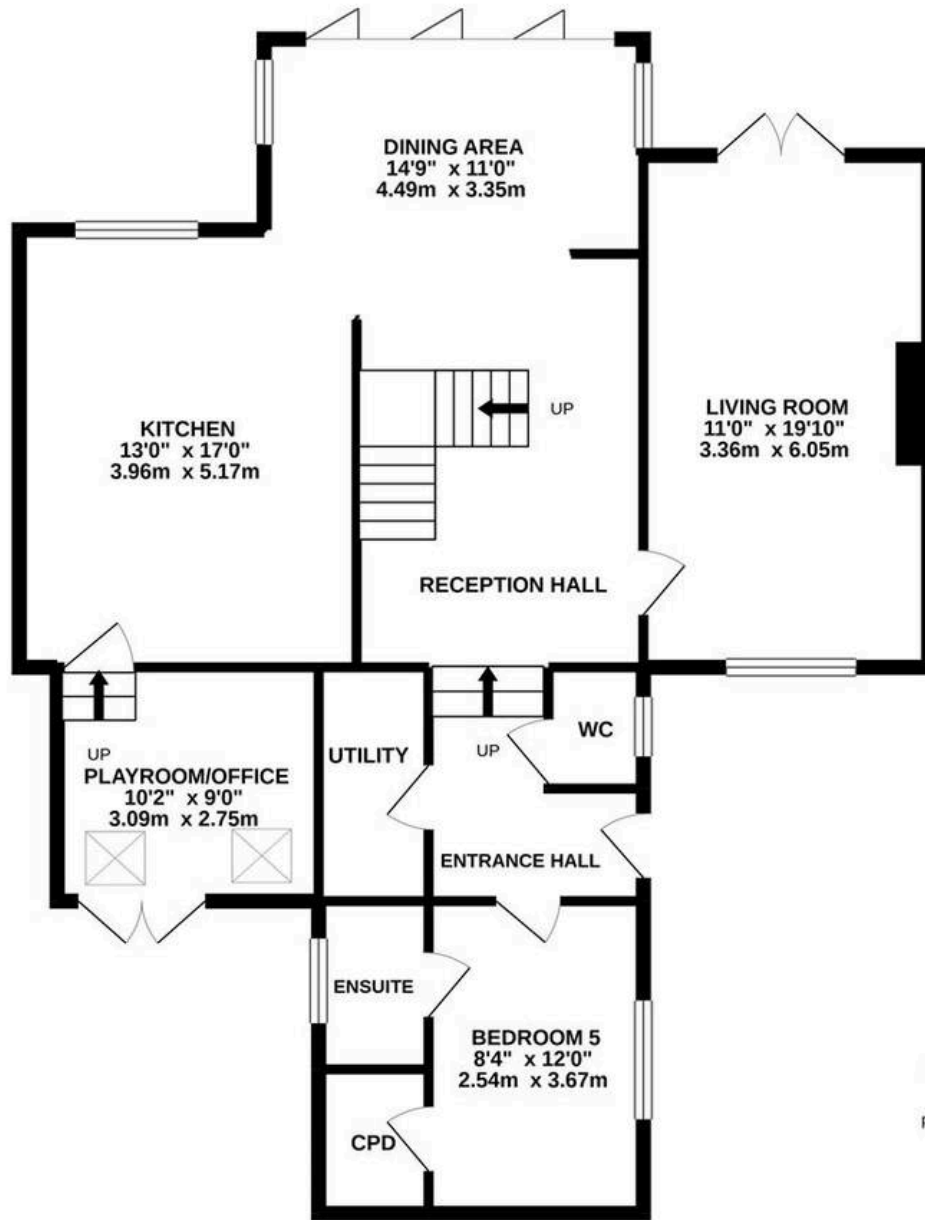




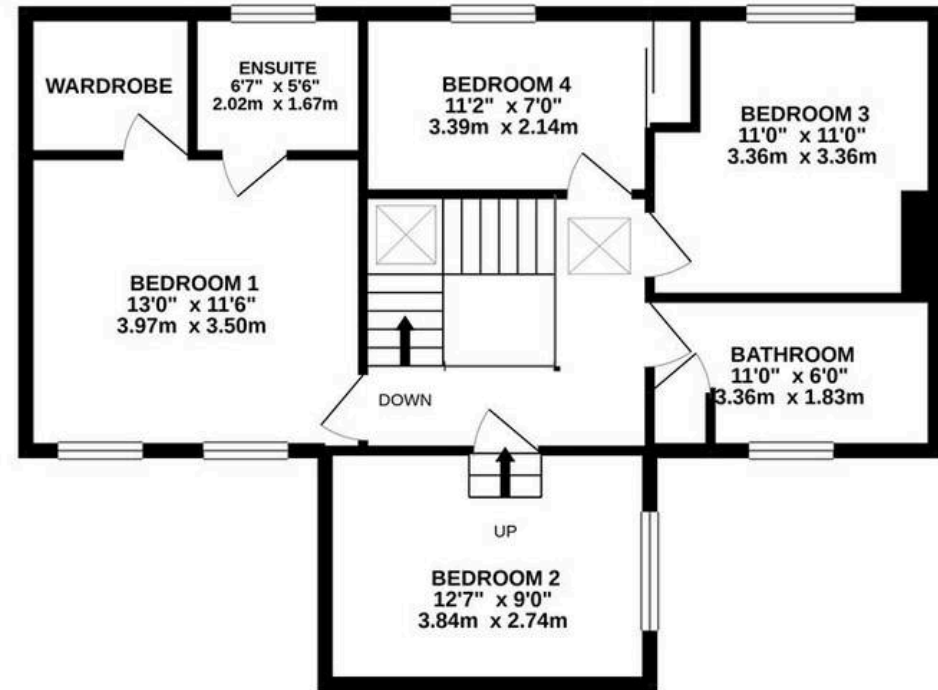
Buttermilk Cottage, Church Street, Emley
Huddersfield, HD8 9RW

Offers in excess of **£530,000**

GROUND FLOOR



1ST FLOOR



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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Buttermilk Cottage, Church Street, Emley

******This property is offered for sale via the Best & Final Offers method. All bids to be submitted to the Kirkburton branch by 12 noon on Monday 23rd June 2025******

A BEAUTIFULLY LOCATED, FIVE-BEDROOM HOME OFFERING AN IMMENSE AMOUNT OF FLEXIBILITY, OVERLOOKING BEAUTIFUL ENCLOSED GARDENS, AND HAVING A GENERAL SENSE OF STYLE AND FINISH THAT IS RARE TO FIND.

SET IN A LOVELY VILLAGE LOCATION WHICH IS SUPERBLY COMMUTABLE, THIS HOME OFFERS FIVE BEDROOMS; TWO OF WHICH ARE EN-SUITE, A HOME OFFICE, A SUPERB OPEN-PLAN KITCHEN WITH DINING AREA AND GLAZED BI-FOLD DOORS OUT TO THE GARDENS, AN IMPRESSIVE ENTRANCE HALLWAY WITH DOWNSTAIRS W.C., A LIVING ROOM WITH DOUBLE DOORS OUT TO THE GARDENS, GOOD-SIZED BEDROOMS (WITH THE PRIMARY BEDROOM BOASTING AN EN-SUITE AND WALK-IN WARDROBE). THE PROPERTY ALSO FEATURES SOLAR PANELS AND IS WIRED FOR SOUND (SONOS) IN MANY OF THE ROOMS.

FOR THOSE WHO SEEK A HOME TO MOVE STRAIGHT INTO, BUTTERMILK COTTAGE MUST BE VIEWED WITHOUT FURTHER DELAY.

Tenure Freehold.
Council Tax Band D.
EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

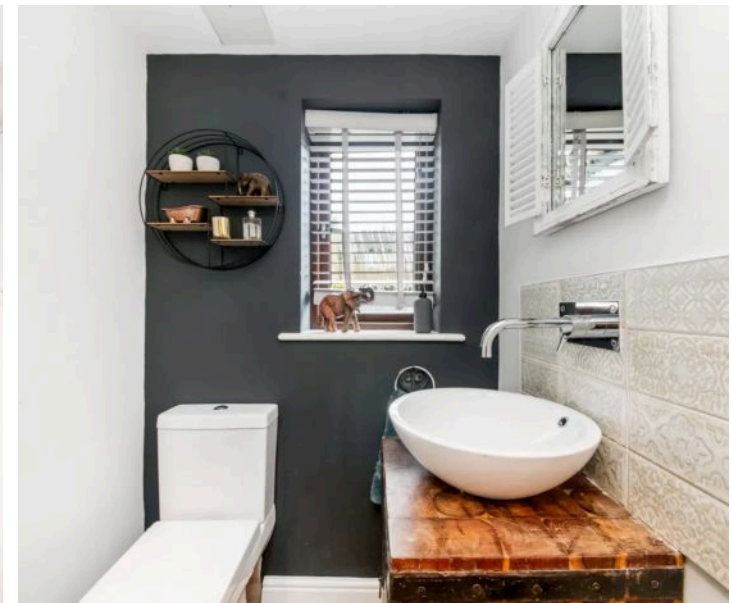
A high-quality entrance door with inset glazed porthole gives access through to a beautiful entrance hall. This sets the scene in terms of standard and design. There is a fabulous flagged floor, delightful joinery, inset spotlighting to the ceiling and period central heating radiators. A stylish door gives access down to the downstairs w.c.

DOWNSTAIRS W.C.

This, as the photographs suggest, is once again presented to a high standard and has a low-level w.c., circular wash hand basin and a stand-alone wall-mounted tap set upon a chunky timber base. There is a window in the room, and attractive flooring. From the initial entrance hallway, steps lead up to the reception hall.

RECEPTION HALL

This fabulous area features a beautiful timber and glazed staircase with exposed stonework and wonderful beams and timbers on display. Again, this sets the scene within. It has a beautiful stone flagged floor, period-style central heating radiators and is particularly tastefully decorated. The hall opens through to the dining room which itself opens up to the kitchen, the details of which are to follow.





DINING ROOM

14' 9" x 11' 0" (4.50m x 3.35m)

The dining room is a fabulous open-plan space which is perfect for entertaining and gives wonderful views out over the gardens courtesy of the beautiful bi-fold doors. There are two windows to the side adding further natural light, as well as chandelier points above the dining table area and inset spotlighting to the ceiling. There is a period-style central heating radiator, a continuation of the beautiful stone-flagged flooring, and to one corner is a raised plinth which is home for a multi-fuel burning cast iron stove which is a superb feature to the home. Leading off from here, a broad opening gives access through to the superb kitchen. Please also note that the room is wired for sound via a Sonos speaker system.

KITCHEN

13' 0" x 17' 0" (3.96m x 5.18m)

The kitchen boasts a lovely view out over the property's gardens and features wonderful stone flagged flooring, beams to the ceiling, and inset spotlighting. It features a comprehensive range of stylish units to both high and low level with granite work surfaces over and granite splashbacks. There is a high quality sink unit, an inbuilt steel and glazed-fronted oven, and an inbuilt stainless steel and glaze-fronted microwave. Other appliances include an integrated dishwasher, a large American-style fridge/freezer, and last but by no means least is the fabulous Aga in black with the usual warming hot plates and set in a delightful period surround. Please also note that the room is wired for sound via a Sonos speaker system.





PLAYROOM / HOME OFFICE

10' 2" x 9' 0" (3.10m x 2.74m)

This is accessed directly from the kitchen through a stylish door, then stone steps lead down to this impressive room. It has twin glazed doors and overlooks the courtyard garden. The room has two Velux windows, inset spotlighting, and is superbly presented. There is a small sink set in a vanity unit so this room could easily be utilised as a treatment room, home office or playroom.

UTILITY ROOM

Located off the entrance hall, the utility room has high storage cupboards, and a work surface beneath which has plumbing for an automatic washing machine and provision for a dryer.

SITTING ROOM

11' 0" x 19' 10" (3.35m x 6.05m)

The delightful sitting room is equally as impressive as the other rooms within the house. It is of a good size, has inset spotlighting to the ceiling, a media wall, and windows to both ends including glazed doors giving direct access out to the gardens. It is complemented by beams and features a broad fireplace which is home for a delightful cast-iron wood burning stove with a glazed door. Please also note that the room is wired for sound via a Sonos speaker system.

BEDROOM FIVE

8' 4" x 12' 0" (2.54m x 3.66m)

With a doorway off the entrance hall, this very versatile room is served by an en-suite and has a large walk-in wardrobe, making it ideal for use as a guest bedroom. It is beautifully presented, has a window giving an outlook to the driveway side, inset spotlighting to the ceiling and has an adjoining dressing room and en-suite.

BEDROOM FIVE EN-SUITE

The en-suite is superbly fitted and has a concealed-cistern w.c., stylish wash hand basin, ceramic tiling to the ceiling height, attractive shower, and obscure glazed window. As the photographs indicate, the staircase turns and rises with the adornment of glass balustrading and heavy oak newel posts and handrails. The staircase leads up to the first floor landing where there is a continuation of the exposed stonework, wonderful beams on display, a Velux window and inset spotlighting.





FIRST FLOOR

FIRST FLOOR LANDING

A large staircase with solid oak and glazed balustrading provides access to the first floor landing, which overlooks the entrance hall and provides access to four double bedrooms and the house bathroom.

BEDROOM ONE

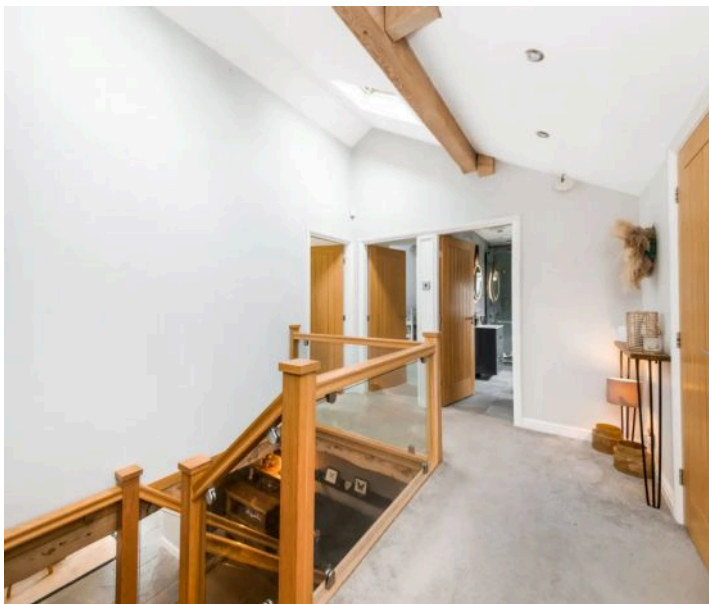
13' 0" x 11' 6" (3.96m x 3.51m)

A delightful double room once again perhaps best demonstrated by the photographs included within this brochure. It has twin windows, a wall of exposed stone, inset spotlighting to the ceiling, loft access point, and a period style central heating radiator. This bedroom is served by a walk-in wardrobe and a beautiful en-suite. Please also note that the room is wired for sound via a Sonos speaker system.

BEDROOM ONE EN-SUITE

6' 7" x 5' 6" (2.01m x 1.68m)

This en-suite is superbly fitted and includes a stylish heated towel rail/central heating radiator, a superb wall-mounted w.c with high specification fittings, a wall-mounted wash hand basin with stylish tap above, and a good-sized shower with high specification fittings. There is ceramic tiling to the floor and to the full ceiling height, obscure glazed windows and extractor fan.



BEDROOM TWO

12' 7" x 9' 0" (3.84m x 2.74m)

Once again, a stylish room with broad windows giving a view out to the village side. There is a high angled and beamed ceiling with three beams on display, inset spotlighting and superb décor.

BEDROOM THREE

11' 0" x 11' 0" (3.35m x 3.35m)

Once again with twin windows giving an outlook to the garden side, this room has inset spotlighting to the ceiling.

BEDROOM FOUR

11' 2" x 7' 0" (3.40m x 2.13m)

Yet again a delightful good-sized room with in-built wardrobe, window giving a pleasant view out over the gardens, superb high-quality flooring, inset spotlighting to the ceiling and further loft access point





HOUSE BATHROOM

11' 0" x 6' 0" (3.35m x 1.83m)

The house bathroom is superbly appointed and as the photographs depicts it has a particularly stylish four-piece suite which includes bath, concealed cistern w.c, delightful vanity unit with wash hand basin and mixer tap over and superb shower with high quality and particularly stylish fittings. There is ceramic tile flooring, and the ceramic tiling reaches up to the full ceiling height. There is inset spotlighting, an extractor fan, a broad obscure glazed windows, and the room is wired for sound via a Sonos speaker system.

EXTERNAL

FRONT GARDEN

The property occupies a beautiful location on this much-loved street with countryside to the bottom, the church and school nearby and convenience stores at the top of the road. The village itself offers tremendous commutability, sliding high quality automatic gate within a beautiful stone wall and stone gate posts gives access through to the cobbled driveway. This provides parking for three/four vehicles and gives access to the bike garage. This useful garage style store also used as motorcycle garage. The driveway also has an electric car charging point, and with the home having solar panels this works superbly. The property is also served by a delightful, enclosed courtyard once again with cobbles, dry stone walling and has the twin glazed doors giving direct access into the home office/study.

REAR GARDEN

The principle gardens are to the rear of the home and are beautifully enclosed by mature shrubbery and hedging. The gardens feature a summer house to one side, decking, and a stone flagged patio running across the entire width of the home which makes the most of the bi-fold doors adjoining the open-plan dining kitchen to the garden, which enjoys the afternoon and evening sun.

DRIVEWAY

3 Parking Spaces





ADDITIONAL INFORMATION

The property has external lighting, security system, double glazing and solar panels within the property's ownership. The solar panels have a battery which stores excess power for later use. Please note this property is discreetly attached to its neighbour. Carpets, curtains and certain other extras may be available by separate negotiation.

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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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.

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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



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