



Bradbury House, Bilham Road, Clayton West

Huddersfield, HD8 9PA

Offers in Region of **£1,200,000**



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Bradbury House, Bilham Road

Clayton West, Huddersfield, HD8 9PA

A VERY LARGE, WELL POSITIONED, STONE-BUILT, DETACHED FAMILY HOME WITH FIVE LARGE BEDROOMS, BEAUTIFUL GARDENS AND AN ADJOINING **10 ACRES OF LAND AVAILABLE VIA SEPARATE NEGOTIATION.**

BOASTING A LONG DRIVE AND SET IN A BACKWATER POSITION OFF BILHAM ROAD, BRADBURY HOUSE LOOKS OUT OVER THE VILLAGE PARKLAND AND ITS OWN LAND, WHILE ENJOYING A REMARKABLE DEGREE OF PRIVACY. ALSO WITH CIRCULAR DRIVEWAY, THE HOME HAS GARAGING FOR FIVE, INCLUDING A DETACHED TRIPLE GARAGE BLOCK WITH LARGE WORKSHOP/STORE BENEATH.

The well-presented accommodation briefly comprises large and impressive entrance hall, downstairs w.c., fabulous sitting room, large lounge with views out over gardens, study, dining room, dining kitchen, utility area to the rear of the integral garage, galleried first floor landing, five bedrooms; all of a good size and four with en-suites, and a house bathroom. Externally, there is a vegetable garden, lawn garden, parkland views, and 10 acres of land adjoining if required. Set in a lovely village location yet highly commutable, Bradbury House must be viewed to be fully appreciated and understood.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.







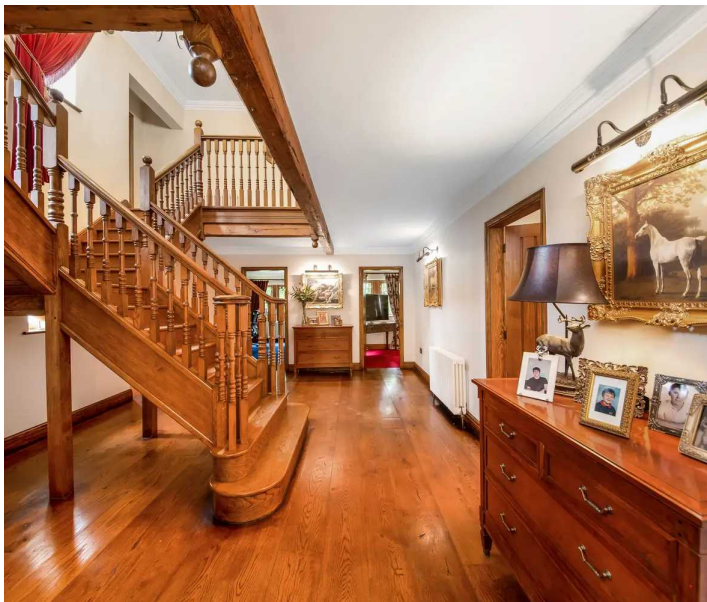
GROUND FLOOR

ENTRANCE HALL

Beautiful, arched twin doors provide access to the entrance hall. As the photographs and floorplan suggest, this is a large area which perfectly sets the scene in terms of style and space to be found throughout the property. There is a delightful staircase leading to galleryed first-floor landing, with large chandelier point above and impressive windows, and the entrance hall features a variety of lighting points, picture light points, period-style central heating radiators, beautiful polished oak boarded floor, a personal door through to the second garage, and a doorway providing access to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. features a continuation of the flooring from the entrance hall, a period-style central heating radiator, and an obscure glazed window. There is a two-piece suite comprising a low-level w.c. and wash hand basin.



SITTING ROOM

The sitting room is an impressive space with wonderful views out over the property's very generous rear gardens. There is a beam to the ceiling, windows to three sides, glazed doors out to the stone terrace and gardens beyond, and an impressive fireplace with timber above, stone flagged hearth, antique brick backcloth; all of which is home to a wood-burning stove. The views beyond the gardens are of nearby parkland, which is a fabulous asset to this rural village.

STUDY

Once again, the study offers fabulous views over the gardens and parkland beyond. There is inset spotlighting to the ceiling, decorative coving, and a beam on display.





LOUNGE

The lounge is another lovely room with windows to two sides, enjoying lovely views out over the property's gardens, park and land to the side. There is timber work on display, period-style central heating radiators, and an impressive fireplace home to a wood-burning stove with raised stone flagged hearth and antique brick backcloth.

DINING ROOM

The dining room is superbly presented, with mullioned windows overlooking a vegetable garden to the side of the property and twin glazed doors providing direct access out to the morning terrace/patio. There is coving to the ceiling, a central ceiling light point, period-style central heating radiators, and timber on display.



DINING KITCHEN

This large, impressive room features a bank of windows overlooking the property's side gardens. There is a stable door providing direct access out to the terrace/patio, a continuation of the beautiful oak flooring, and inset spotlighting to the ceiling. The kitchen area features a wealth of units to the high and low levels with work surfaces over, incorporating a Belfast-style sink with granite to either side and stylish chrome mixer taps above. There are two fridges and freezers, an integrated dishwasher, and the focal point of the kitchen is the fabulous, black, four-oven AGA with two chrome-topped hot plates and extractor fan above. The dining kitchen is sure to impress with its size and fittings.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the superb, polished oak staircase with spindle balustrading from the entrance hall, you reach a half landing which then branches off to two sides up to the galleried first-floor landing. There is a chandelier point, impressive windows, and doors providing access to...

BEDROOM ONE

Bedroom one is an extremely large double room with windows to three sides, inset spotlighting to the ceiling, and a fireplace with stone flagged hearth and antique brick backcloth. Glazed doors lead out to a Juliet balcony with wrought-iron balustrading.

BEDROOM ONE EN-SUITE

This en-suite is exceptionally large and beautifully appointed, featuring ceramic tile flooring, ceramic tiling to the full ceiling height on the walls, inset spotlighting, and an extractor fan. There is a four-piece suite comprising a double-ended bath with standalone chrome mixer taps, a stylish pedestal wash hand basin, a low-level w.c., and a fixed glazed screen shower.





BEDROOM TWO

Bedroom two is another large double bedroom with windows to two side, inset spotlighting, a sitting area, and en-suite facilities.

BEDROOM TWO EN-SUITE

This en-suite features ceramic tile flooring, ceramic tiling to the full ceiling height on the walls, an obscure glazed window, inset spotlighting, and automatic lighting. There is a three-piece suite comprising a fixed glazed screen shower with high-specification, American-style Mira shower head with handheld unit, a pedestal wash hand basin, and a low-level w.c.

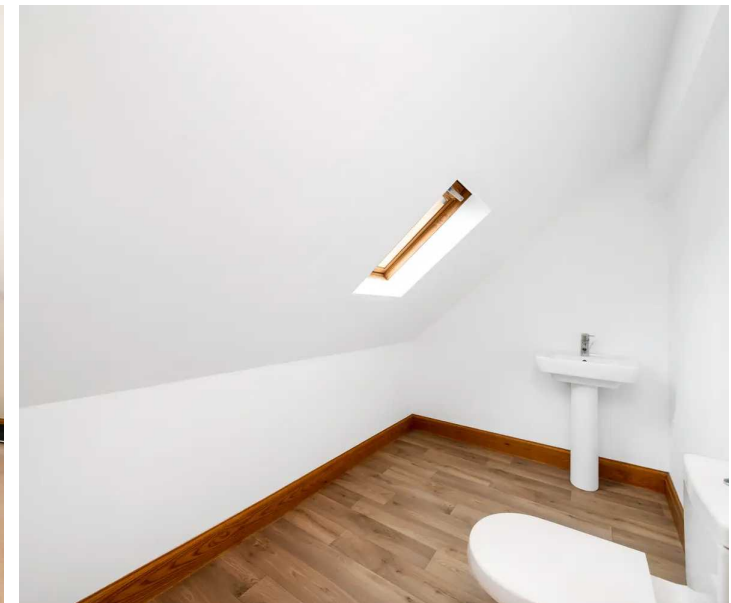


BEDROOM THREE

Bedroom three is a generously proportioned double room with two sets of windows to the front elevation, inset spotlighting to the ceiling, and en-suite w.c. facilities.

BEDROOM THREE EN-SUITE

This en-suite w.c. features a low-level w.c., a pedestal wash hand basin, and a Velux window.





BEDROOM FOUR

Bedroom four is another double bedroom with twin windows providing an outlook to the rear and inset spotlighting to the ceiling.

HOUSE BATHROOM

The house bathroom/wet room features beautiful, ceramic tile flooring, ceramic tiling where appropriate on the walls, obscure-glazed twin windows, inset spotlighting to the ceiling, and superbly fitted throughout.

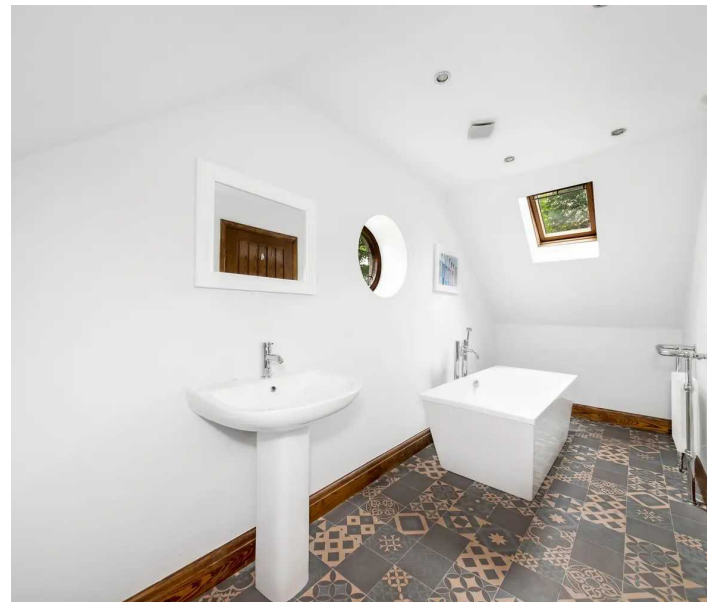
SECOND FLOOR

SECOND FLOOR LANDING

A staircase rises to the second floor landing, which features a large storage cupboard, a Velux window, and a door which provides access to bedroom five.

BEDROOM FIVE

Bedroom five is a huge double bedroom with two large Velux windows providing a pleasant outlook to the rear, inset spotlighting to the ceiling, and a doorway which provides access to the en-suite facilities.



BEDROOM FIVE EN-SUITE

This en-suite bathroom is of a particularly good size and features a circular window offering stunning long-distance views, a Velux window, inset spotlighting, and a combination central heating radiator/heated towel rail. There is a three-piece suite comprising a low-level w.c., a pedestal wash hand basin, and a standalone stylish bath with chrome taps and showerhead.

EXTERNAL

FRONT GARDEN

Access to Bradbury House is gained via a small lane which serves only two other properties. A wrought iron gate with stone gate posts and stone walling provides access to the property's particularly long private driveway, which is initially cobbled and then becomes pebbled and leads to a semi-circular garden. The garden boasts a beautiful feature pond, a mature tree, and shaped lawn. This impressive driveway is complemented by mature hedging to one side and leads to a triple garage block with workshop space. Two gateways provide access to the side and rear gardens.

GARAGE

The property boasts a beautiful, detached, triple garage block with three up-and-over doors and a personal door to one side. Beneath the garage is a fabulous store/workshop with windows overlooking the gardens and broad twin access doors. This space is particularly flexible and could be utilised as a hobby space, home office, or the like.



REAR GARDEN

The property's rear gardens are exceptionally mature and well presented, while being relatively easy to manage. The gardens comprise of a superb, elevated stone flagged terrace which provides a lovely outlook across the gardens, parkland and fields beyond, mature trees, and a huge amount of lawn, to which there is easy access for a ride-on mower. Bradbury House also features a vegetable garden enclosed by dry stone wall and comprising four principle vegetable beds interspersed with attractive pebbled pathways. There is also a further courtyard area to the rear of the property, as well as external lighting and high-quality fittings throughout which give the gardens a fabulous and well-established feel. The property is built from delightful natural stone and with cast-iron fall pipes to provide a high-quality finish.

LAND

The property owns 10 acres of land which is available via separate negotiation.

Offers Around £170,000.







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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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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