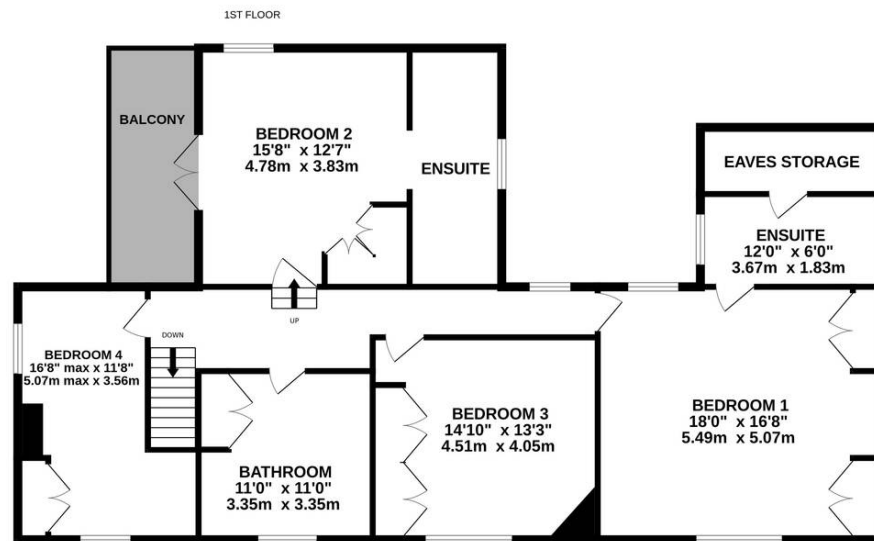
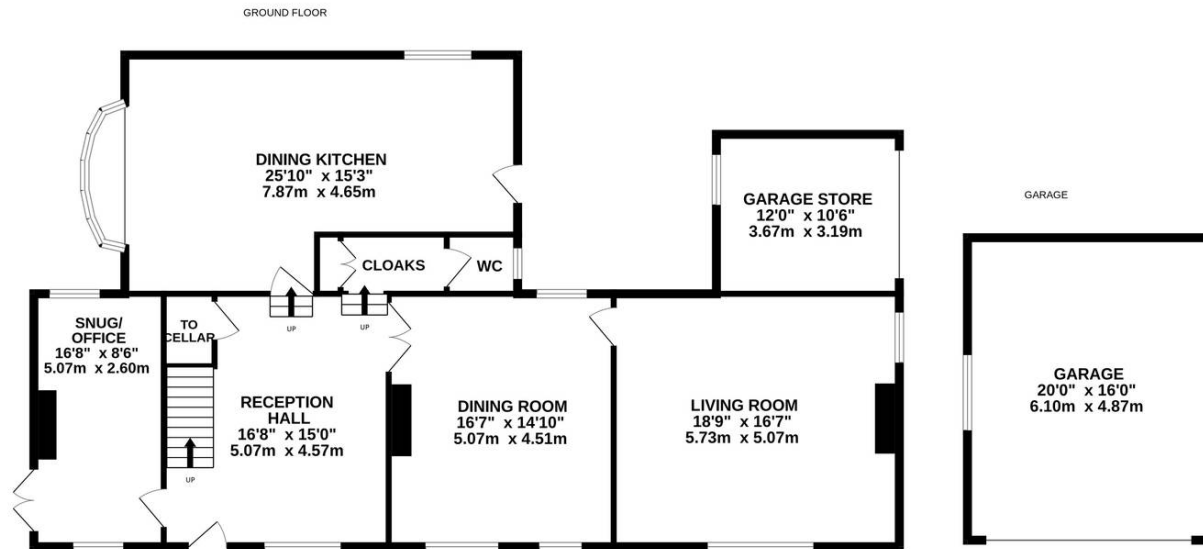




## Mally Pashleys, Woodsome Road

Fenay Bridge, Huddersfield, HD8 0LQ

Best & Final Offers Over **£775,000**



WOODSOME ROAD

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## Mally Pashleys

Woodsome Road, Fenay Bridge, HD8 0LQ

MALLY PASHLEYS IS A MUCH ADMIRER, DETACHED COTTAGE, STEEPED IN HISTORY AND OFFERING AN UNBELIEVABLE AMOUNT OF CHARACTER, BOTH INSIDE AND THROUGHOUT THE GARDENS. THIS FOUR-BEDROOM PERIOD HOME ENJOYS A LOVELY LOCATION WITH DELIGHTFUL GARDENS TO THE REAR, BACKING ONTO A RIVER AT A MUCH LOWER LEVEL. THE COTTAGE IS THE EPITOME OF CHARM AND CHARACTER, EMBRACING WONDERFUL STONEMWORK, DELIGHTFUL STONE SLATE ROOVES, AND AN INTERIOR FILLED WITH BEAMS AND ATTRACTIVE FIREPLACES. THE PROPERTY ALSO BENEFITS FROM A FANTASTIC LOCATION, JUST A SHORT DISTANCE FROM WOODSOME HALL GOLF CLUB. HAVING BEEN LIVED IN BY THE CURRENT OWNERS FOR WELL OVER 60 YEARS, IT IS WITHOUT DOUBT A VERY SPECIAL HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD.

The property benefits from a reception hall/sitting room, large living room, elegant dining room, delightful snug/office, superb dining kitchen with views out over the gardens, and downstairs w.c. To the first floor, there are four bedrooms; three of which are doubles, two of which benefit from en-suite bathroom facilities, and one with glazed doors leading out to a balcony, and the house bathroom. Externally, the property benefits from a driveway leading to both integral and detached garages, as well as generous gardens to the front, side and rear of the property.

EPC Rating D.

Council Tax Code G.

Tenure Freehold.



**Simon Blyth**

ESTATE AGENTS



## GROUND FLOOR

### RECEPTION HALL

16' 8" x 15' 0" (5.08m x 4.57m)

Enter into the property through a characterful front door into the reception hall. This area is currently used as a further sitting room, and benefits from wonderful beams and timbers to the ceiling, characterful windows providing an outlook to the front of the property, built-in cupboards and display shelving, as well as a doorway providing access to the cellars. There is also a staircase rising to the first floor.

## DINING ROOM

16' 7" x 14' 10" (5.05m x 4.52m)

The dining room is a particularly characterful room which benefits from windows to the both the front and rear elevations, offering lovely views out over the property's front and rear gardens respectively. Yet again, there are wonderful beams and timbers on display, as well as exposed stone chimney breast with open fired grate and raised stone flagged hearth. A doorway leads through to the living room.

## DOWNSTAIRS W.C. / CLOAKROOM

The downstairs w.c. / cloakroom features built-in cupboards and an attractive wash hand basin with appropriate decorative tiling. A further doorway provides access through to the w.c., where there is a low-level w.c. and an obscure glazed window.





## LIVING ROOM

18' 9" x 16' 7" (5.72m x 5.05m)

This lovely, elegant room is of good proportions and boasts period features. There is a broad window to the front elevation and a further window to the side elevation, as well as a broad chimney breast with attractive fireplace, raised hearth, and a gas coal-burning-effect cast-iron stove.



## DINING KITCHEN

25' 10" x 15' 3" (7.87m x 4.65m)

As the photographs and floorplan suggest, the dining kitchen is a particularly large room with a broad bay window, providing a lovely view out over the property's side gardens and benefitting from a deep window seat beneath. A further window provides an equally lovely view out over the enclosed rear gardens, and a there is a timber and glazed external door. The room is filled with characterful features, and above the dining area is a chandelier point and inset spotlighting. The kitchen benefits from units to both the high and low level, offering a large amount of working surfaces, an illuminated glazed display cabinet, an original Shaws ceramic sink with stylish taps over, an integrated fridge and freezer, and plumbing for a dishwasher. The room also features a cream-coloured, gas-powered AGA with the usual warming ovens and chrome topped hot plates, as well as a Zanussi four-ring gas hob, both with extractor fans above.

## SNUG / OFFICE

16' 8" x 8' 6" (5.08m x 2.59m)

Accessed from the reception hall is the snug / office. This lovely room benefits from windows to both the front and rear elevations, as well as French glazed doors providing direct access out to the property's gardens. Once again, there is an attractive fireplace with gas coal-burning-effect grate, and wonderful beams and timbers on display.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the reception hall, you reach the first floor landing. There are wonderful beams and timbers on display, a window overlooking the property's rear gardens, and doorways leading through to four bedrooms and the house bathroom.

### BEDROOM ONE

18' 0" x 16' 8" (5.49m x 5.08m)

Bedroom one is a large double bedroom with a broad window providing a large amount of natural light to the room, as well as a lovely outlook to the front, and a further window giving a view out over the rear gardens. There is built-in bedroom furniture including wardrobes, storing cupboards, bedside cabinets, and display shelving. There is a doorway leading through to the en-suite facilities.

### BEDROOM ONE EN-SUITE BATHROOM

12' 0" x 6' 0" (3.66m x 1.83m)

This pleasant en-suite bathroom features a four-piece suite which comprises of a low-level w.c., a pedestal wash hand basin, a bidet, and a panel bath with Victorian mixer tap and handheld shower unit over. There is attractive, decorative tiling, a window, spotlighting, and a shaver socket.





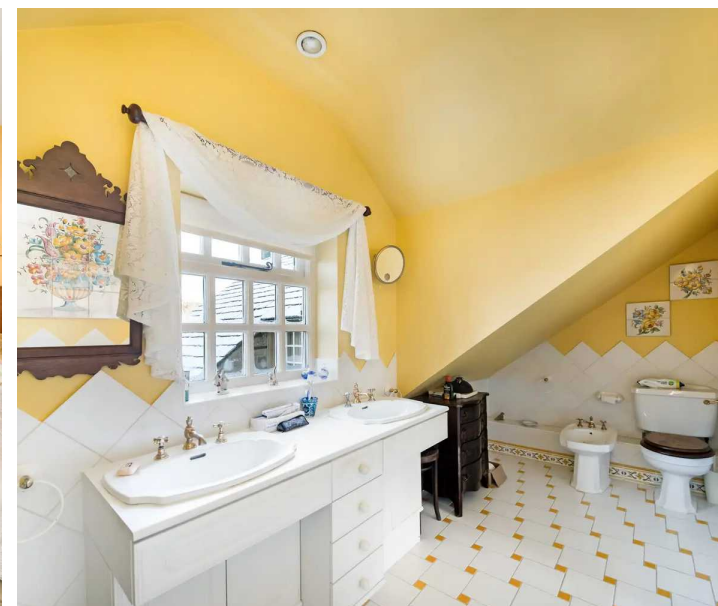
## BEDROOM TWO

15' 8" x 12' 7" (4.78m x 3.84m)

Bedroom two is a lovely en-suited bedroom with a pair of outstanding beams on the high-angled ceiling line. There are built-in wardrobes and drawers, a window overlooking the side gardens, and twin glazed doors providing access out to the balcony, which has wrought iron and stone balustrading and enjoys lovely views out over the side and rear gardens. The glazed doors provide the room with a great deal of natural light. A doorway provides access to the en-suite facilities.

## BEDROOM TWO EN-SUITE BATHROOM

The en-suite bathroom features a four-piece suite comprising of a low-level w.c., a bidet, twin wash hand basins with vanity unit beneath, and a panel bath. There is ceramic tiling to the floor and to the walls, a shaver socket, and a window providing a pleasant outlook.





### **BEDROOM THREE**

14' 10" x 13' 3" (4.52m x 4.04m)

Bedroom three is another large double bedroom with a high ceiling and beams on display. There is built-in bedroom furniture, including wardrobes, storage cupboards, a vanity unit, and a display plinth with further storage cupboards, as well as two wall light points.

### **BEDROOM FOUR**

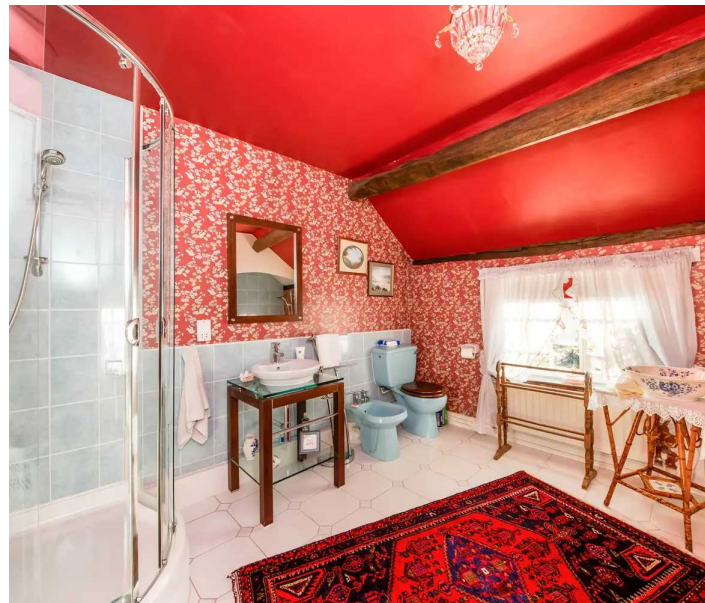
16' 8" x 11' 8" (5.08m x 3.56m)

Bedroom four is a good-sized room with windows to the front and side elevations. There is built-in book shelving and wardrobes with storage cupboards above, and a large number of beams and timbers on display.

### **HOUSE BATHROOM**

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

The house bathroom is of a particularly large size, with a lovely outlook, and featuring lovely beams and timbers on display. The bathroom comprises of a shower with high-quality chrome fittings, a bath with shower attachment over, a stylish wash hand basin with a mixer tap and set upon a timber and glazed base, a bidet, and a low-level w.c. There is appropriate decorative tiling, built-in cupboards, ceramic tiling to the floor, and a shaver socket.





#### **CELLAR**

A doorway from the reception hall provides access to the cellar. There is a useful cellar head area with understairs storage, and attractive stone steps leading down to the good-sized vaulted cellar. Here, there is stone flagged flooring and a stone table.

#### **INTEGRAL GARAGE**

12' 0" x 10' 6" (3.66m x 3.20m)

This small garage sits beneath bedroom one and could provide additional accommodation very easily (subject to necessary consents) or be used as a home office. There is stone flagged flooring, exposed walls of stone and antique brick, and is fitted with a high specification automatic door.

## EXTERNAL

### GARDEN

To the front of the property is a garden with stone wall boundaries which feature a wrought iron gate leading onto an attractive stone pathway to the front door. There is a long lawn area with mature trees and shrubbery. The property has a right of way over the driveway to the side. This gives access to the detached double garage. Gates then give access through to the rear garden which could be adapted to driveway if so required.

### REAR GARDEN

The property benefits from mature and characterful gardens which have been well-stocked over the years with shrubbery and trees. The gardens are particularly private, overlooked only by the bedroom two balcony, the twin glazed doors in the snug/office, and the broad window in the dining kitchen which could become an external access point, subject to necessary works. Attractive stone pathways continue around the rear of the property, where there is a lovely, shaped lawn which continues to the rear of the detached garage.

### GARAGE

The detached garage is built to a very high standard beneath a pitched stone slate roof. Once again, it is fitted with an automatically operated, full-width door, has a good-sized, and has power, light and water in situ.







## **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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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.

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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.

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## **OFFICE OPENING TIMES**

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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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