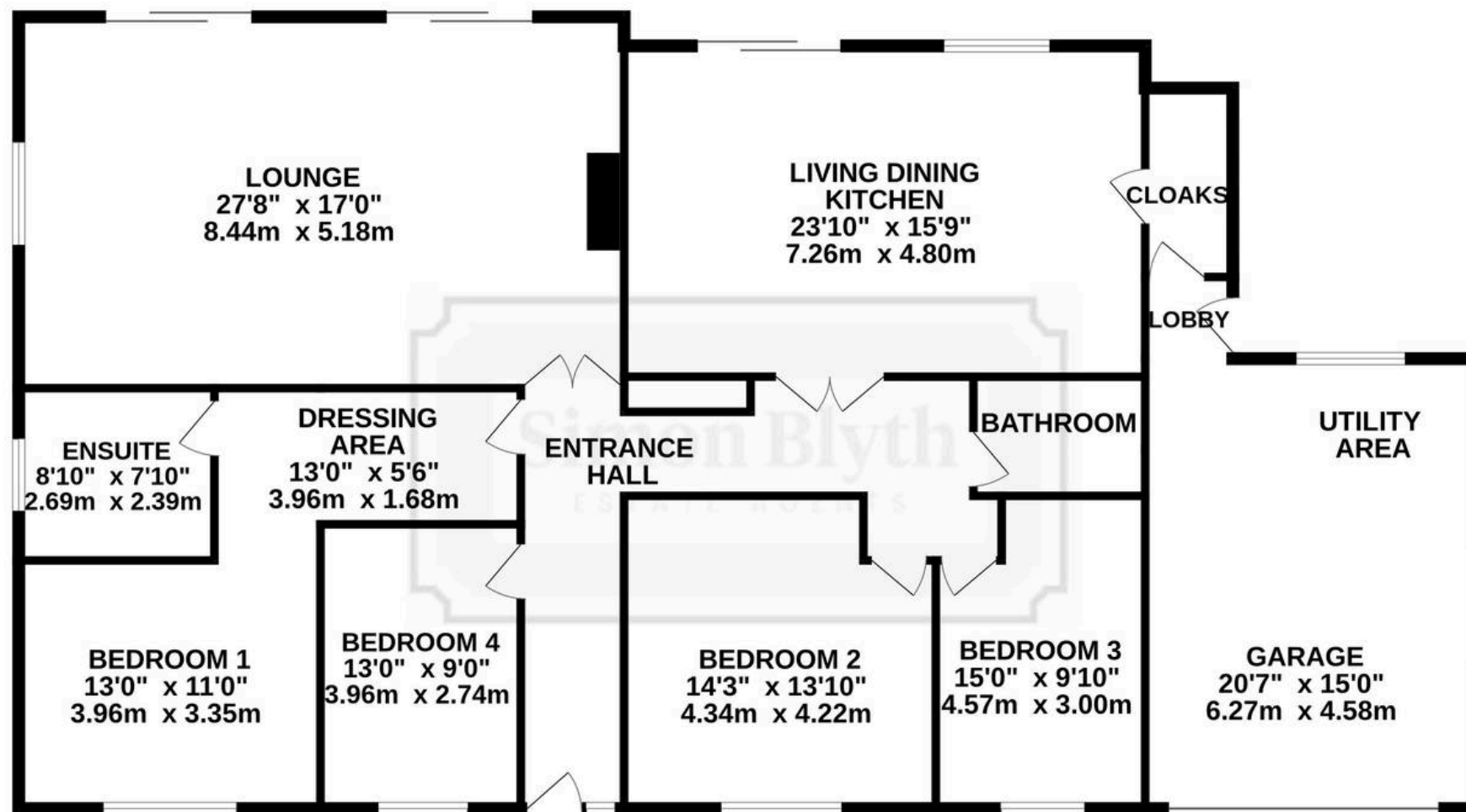




Falledge Cottage, Falledge Lane
Upper Denby, Huddersfield, HD8 8YH

Offers in Region of **£780,000**



FALLEDGE LANE

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IN A STUNNING POSITION WITH SUPERB LONG-DISTANCE VIEWS, FALLEDGE COTTAGE IS A LARGE, FOUR-BEDROOM, SINGLE STOREY HOME SITTING IN APPROXIMATELY 4 ACRES OF LAND. THE ACCOMMODATION IS TASTEFULLY PRESENTED, WITH LIVING ROOM AND SUPERB DINING KITCHEN TO THE REAR ENJOYING THE VIEWS. POSITIONED BETWEEN THE VILLAGES OF UPPER DENBY AND INGBIRCHWORTH, IT IS SERVED BY PLEASANT GARDENS, IN-AND-OUT DRIVEWAY WITH AUTOMATIC GATES, FURTHER GARAGE/WORKSHOP, VILLAGE AMENITIES IN UPPER DENBY, INCLUDING LOCAL SCHOOL, CHURCH AND PUBLIC HOUSE, AND SUPERB COUNTYSIDE FOR RURAL WALKS AND RIDING-OUT. THE LARGE PADDOCK IS CURRENTLY HOME TO THE VENDORS' TWO PONIES.

The accommodation briefly comprises spacious hallway, lounge (17'0" x 27'8") with wood-burning stove, superb dining living kitchen also with wood-burning stove and fantastic views, four bedrooms (three of which are doubles, and bed one with en-suite and dressing area), house bath/shower room, utility area, garaging, gardens, fields and view.

Tenure Freehold.

Council Tax Band F.

EPC Rating B.



ENTRANCE HALLWAY

Enter into the property through a high-quality uPVC door with inset coloured glazing and leaded detailing, and windows to either side. The good-sized, L-shaped hallway features attractive, timber-effect flooring, a chandelier point, inset spotlighting, a loft access point, and an attractive stained glass window between the hallway and kitchen. Door provide access to four bedrooms, the lounge, the living dining kitchen, and the house bathroom.

LOUNGE

27' 8" x 17' 0" (8.43m x 5.18m)

Accessed via twin glazed doors, the lounge is of a substantial size and features two sets of patio doors providing a great deal of natural light and direct access out to the raised terrace and gardens. There is a further window providing an outlook over the property's side field, and there is inset spotlighting to the ceiling, decorative coving, a dado rail, and an attractive fireplace with raised slate heart, antique brick and polished timber mantel, all of which is home to a cast-iron, solid fuel burning stove with glazed door.





LIVING DINING KITCHEN

23' 10" x 15' 9" (7.26m x 4.80m)

The living dining kitchen is another fabulously large room. Once again, there are patio doors providing direct access out to the terrace, gardens and fields beyond, and offering impressive, long distance views. There is attractive flooring, a further bank of windows providing additional light, a chandelier point, inset spotlighting to the ceiling, an island unit with breakfast bar lighting points above, central heating radiators, and a stylish wood-burning stove with chimney. There are units with oak work surfaces, which incorporate an inset, one-and-a-half-bowl ceramic sink unit with mixer tap above, an integrated dishwasher, integrated rubbish bins, plumbing for an automatic water dispenser within a fridge freezer, a stainless-steel Beko oven with five-ring induction hob above, a splashback, and a stainless-steel and glazed extractor fan. To one corner is a larger-style pantry cupboard, and a timber and glazed door provides access to a cloakroom.

CLOAKROOM

The cloakroom features a continuation of the flooring, a useful storage cupboard, a window giving a pleasant outlook to the side, and a doorway through to the a side lobby which in turn leads through to the garage.



GARAGE

20' 7" x 15' 0" (6.27m x 4.57m)

The garage features a utility area to the rear, a large window, a further obscure glazed window to the side, and an automatically operated roller-style garage door to the front.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom one is a large double bedroom with a pleasant outlook to the front courtesy of a broad window. There is decorative coving to the ceiling, a central ceiling light, two wall light points to the dressing area (13'0" x 5'6"), a bank of built-in wardrobes, and a door leading through to the en-suite facilities.

BEDROOM ONE EN-SUITE

8' 10" x 7' 10" (2.69m x 2.39m)

The en-suite is of a good size and features a four-piece suite comprising a corner bath, a shower cubicle, a w.c. with concealed cistern, and a vanity unit with wash hand basin, storage cupboards, display shelving and mirrored backcloth. There is inset spotlighting, an extractor fan, ceramic tiling to the floor and walls, a central heating radiator / heated towel rail, and an obscure glazed window.

BEDROOM TWO

14' 3" x 13' 10" (4.34m x 4.22m)

Bedroom two is another large double bedroom with an outlook to the front courtesy of a broad window.





BEDROOM THREE

15' 0" x 9' 10" (4.57m x 3.00m)

Bedroom three is a further good-sized double bedroom with an outlook to the front of the property.

BEDROOM FOUR

13' 0" x 9' 0" (3.96m x 2.74m)

Bedroom four is a good-sized room with an outlook to the front.

HOUSE SHOWER ROOM

The house shower room, which was previously a bathroom, features a high-specification fixed glazed screen shower with chrome fittings and American-style showerhead, a low-level w.c., a stylish vanity unit with mixer tap and mirrored vanity cupboard above. There is a combination central heating radiator / heated towel rail and an extractor fan.



EXTERNAL

This impressive property stands within gardens, grounds and fields of approximately 4 acres. To the front of the property are two sets of automatically operated gates acting as an entrance and exit connected by a very large driveway, which extends off to one side to a yard area providing access to the secondary garage/workshop. This space features windows to the rear and side, a personal door to the side, and an up-and-over door. Running the full length of this garage/workshop is a car port/shelter with gates to the front.

The property also benefits from a beautiful, timber framed gazebo with glazing to the three sides, providing a great deal of shelter to this wonderful space. This area takes full advantage of the stunning views with provisions for a hot tub (available via separate negotiation).

A stone flagged terrace wraps around to the rear of the property and is accessed from the living dining kitchen and the sitting room. The gardens are predominantly low maintenance, and feature a vegetable garden, lawn to the front, greenhouse and timber garden shed.

The property sits in a small area of paddock but benefits from a fabulous, well-maintained, rectangular field with an access gate, established boundaries and which is currently home to the vendors' ponies. A footpath runs along the boundary which provides access to fabulous open countryside. There is external light and an external car charging point.

Driveway

4+ parking spaces

Garage

Large single garage







Additional Information

The property has gas fired central heating, uPVC double glazing, and a septic tank. Carpets, curtains and certain other extras may be available via 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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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.

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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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