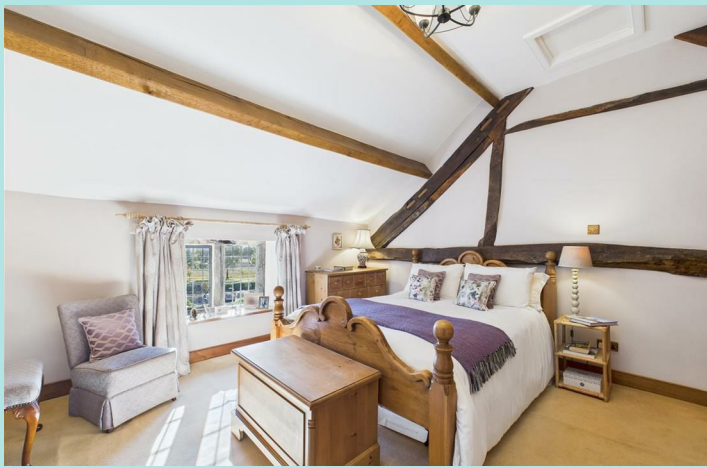


Kennelmans Cottage Kirklees Hall Estate

Clifton, Brighouse, HD6 4HD

Offers Around £325,000 Leasehold





Kennelmans Cottage is a stunning home set within the heart of an exclusive and highly sought-after location, and offers a rare opportunity to own a piece of history. This truly exceptional one-bedroom period property forms part of the prestigious Kirklees Hall Estate. Grade I Listed and arranged over three beautifully appointed floors, this period property effortlessly blends historic charm with elegant modern touches, offering a lifestyle rich in character, comfort, and tranquillity. With striking period features, this unique residence is set within 18 acres of breathtaking communal grounds with secure gated access. The property benefits from an allocated parking space and additional visitor spaces are available.

Location

Kirklees Hall is situated close to the village of Clifton, and is approximately 1.5 miles from Junction 25 of the M62. The estate can be accessed via electric gates from both Hartshead Lane and Wakefield Road, and is well placed for transport links form Brighouse including the railway station.

Accommodation

A timber and glazed door opens into the inviting dining kitchen with an excellent range of base, wall and drawer units complemented by Granite worksurfaces with integrated drainer, Belfast sink and a central mixer tap. Integrated appliances include a Stoves cooker, dishwasher, fridge, freezer and washing machine. With tiled flooring and splashbacks, exposed beams to the ceiling and stonework to the doorway and chimney breast. There is a useful understairs storage cupboard and cloakroom with WC and wash hand basin.

An open staircase with timber spindle balustrade leads up to the first floor and directly into the spacious and characterful lounge. Featuring exposed beams to the ceiling, a stone mullioned window and stunning decorative cast iron fireplace. A timber door leads to a landing area with an external door accessing external stone steps to the side of the property which provide a useful external understairs storage area.

Stepping back inside, a further staircase leads up to the generous bedroom featuring high beamed ceiling with exposed trusses, mullioned window and high quality fitted oak wardrobes. The en-suite bathroom enjoys a white suite comprising: wash hand basin, WC and panelled bath with mixer tap and shower attachment over. With tiled flooring, part tiled walls, window to the side elevation and an exposed beam.

The property enjoys main electrics, water and drainage. The oil fired heating is served by a private oil tank, and the Grant boiler was newly installed in 2017.

The property fronts onto a stunning courtyard with level access via a stone arched and cobbled passageway to the allocated parking space and to an outside store. Additional visitor parking is available to the communal parking area. The parkland grounds extend to approximately 18 acres and are known for their stunning bluebell woods. There is a walled "secret" garden with a central stone fountain, greenhouse, raised vegetable plots and bedding areas which all residents can utilise if they wish.

Lease Details

999 years from 1 January 1998 with approximately 972 years remaining.

Service Charge £965.64 per annum.

Ground Rent £35.00 per annum.

Please note there is an additional fee payable when selling the property of 0.1% x the number of years the property has been owned.



Council tax band: D

EPC Exempt.

Ground rent: £35.00 per annum.

Service charge: £965.64 per annum.

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