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Thornhill Road, Longwood Huddersfield,

Offers in the region of
£325,000

Thornhill Cottages was originally two characterful homes, subsequently adapted and redesigned to create a large double fronted four-bedroom home. The sizeable accommodation is arranged on three levels along with an enclosed rear garden which enjoys a southerly aspect. The property blends contemporary and characterful style throughout, with the lower ground floor offering yet further potential to redesign the layout. The cottage is located in this popular and highly accessible area. The accommodation is presented to a high standard throughout and retains many period features with exposed beams, timbers, stonework and fireplaces. There is a gas-fired central heating system and uPVC double glazing. Internally, the accommodation briefly comprises an entrance hallway, inner hallway, guest WC, dining room, kitchen, large living room with wood burning stove and adjoining open plan study/sitting area. On the first floor are three double bedrooms, the large master bedroom with full height ceiling, adjoining dressing area and en suite, a large landing area and the house bathroom. A staircase then leads down to the lower ground floor, which could be redesigned to clients' requirements. It comprises a utility with an adjoining large storeroom and the fourth large double bedroom which also has an adjoining storeroom. There are two doors leading out into the enclosed garden. The garden itself is a real sun trap, enjoying a southerly aspect and has a series of stone flagged and decked seating areas along with perimeter walling and fencing. A one-off, fabulous family home that simply must be viewed internally to appreciate all that is on offer.

Thornhill Road, Longwood Huddersfield,

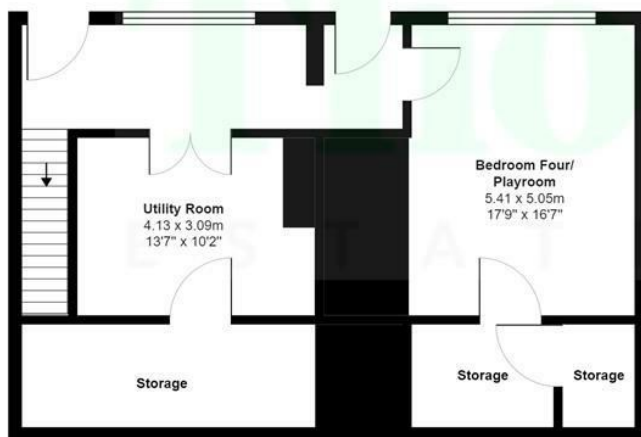
Floorplan



Ground Floor



First Floor



Lower Ground Floor

All measurements are approximate and for display purposes only

Thornhill Road, Longwood Huddersfield,

Details



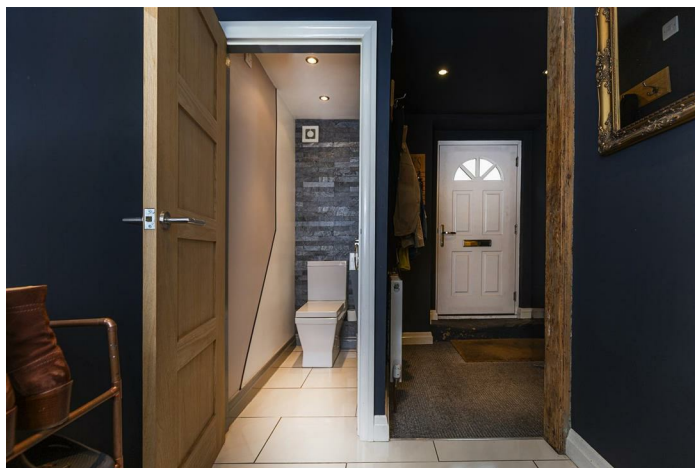
Entrance Hallway

An external composite door gives access to the entrance hallway, which is the perfect place for shoes and coats, etc. The initial portion has an oak door which gives access down to the lower ground floor accommodation. There is ceiling downlighting, a radiator and a doorway leading to a similar sized inner hallway.

Inner Hallway

This has feature floor tiling, ceiling downlighting, an oak and glazed door into the dining room and access to the guest WC.

Guest WC



This has a continuation of the floor tiling along with a rectangular wall mounted hand basin and a low-level WC. There is ceiling downlighting and an extractor fan.

Dining Room



This room is packed full of character with exposed stonework and central beam on display.

The rear of the property enjoys a southerly aspect meaning that this room is particularly light and bright. The uPVC window enjoys a view across the valley and French doors lead out onto timber decked balcony. There is a continuation of the floor tiling and the chimney breast encompasses a log store standing upon a stone hearth. The room has ceiling downlighting, a radiator and plenty of space for a large formal dining table. An archway leads through into the kitchen.

Kitchen



This has contemporary units to high and low levels with brick style tiled surrounds which extend into the window sill. There is a one-and-a-half bowl stainless steel sink with a

Thornhill Road, Longwood Huddersfield,

Details



mixer tap. Integrated appliances include a Rangemaster five-ring gas hob with matching ovens beneath and an illuminated canopy style filter hood above, dishwasher and space for a freestanding fridge freezer. The kitchen could also accommodate a bistro style table and has a continuation of the floor tiling along with uPVC windows with exposed stone detailing, an exposed central beam and a radiator.

Living Room



From the dining room, an oak internal door leads into the living room which is a very spacious open plan room. It has a central media wall which creates an adjoining study area. The timber fireplace has a tiled surround and a wood burning stove upon a deep stone flagged hearth. The room is positioned to the rear and enjoys the southerly aspect with two sets of uPVC windows. There are beams on display along with ceiling downlighting and a radiator. To the rear of the media wall is an area which is perfect for a home office/study area. It has two sets of uPVC windows, a beam on display and a radiator.

First Floor Landing



From the dining room, the staircase rises to the first floor landing which widens and can be utilised as a sitting/reading area. It has exposed stonework along with a mullion style window with uPVC glazing. Of particular note is the exposed central truss and the oak internal doors. There is also a radiator. At the far end, access can be gained to the master bedroom.

Bedroom One



This is certainly a room with the wow factor and has a fabulous full height angled ceiling with exposed beams and feature central truss. The room is particularly light and bright with two large Velux windows and two separate banks of uPVC windows enjoying an aspect across and down the valley. This is a large room and can easily accommodate a vast amount of fitted or freestanding furniture. One wall

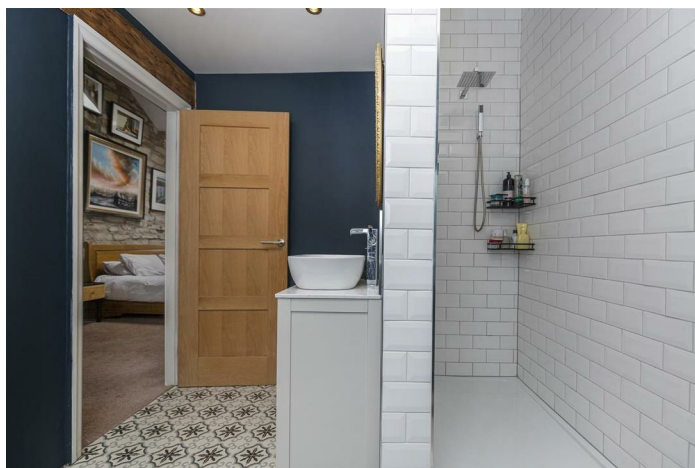
Thornhill Road, Longwood Huddersfield,

Details



has full height exposed stonework along with the stone chimney breast. Adjoining the bedroom is the dressing area which has built-in wardrobes, drawers, storage cupboards and a uPVC window. It also has a high ceiling with the truss and timbers as a feature. Being the master bedroom, this room has its own en suite.

En Suite Shower Room



The room has feature floor tiling and a walk-in shower with an overhead waterfall style shower fitting and hand-held shower attachment. There is floor-to-ceiling brick style wall tiling. Upon a display plinth is an oval hand basin with storage cupboards below and a low-level WC. There are exposed ceiling timbers along with downlighting, matching tiling within the deep window sill, an upright ladder style radiator and opaque uPVC windows.

Bedroom Two



This double bedroom also has a high ceiling and exposed stonework to the fireplace along with an exposed truss which divides bedrooms two and three. From its uPVC window, it enjoys a view across and down the valley and has plenty of space for fitted or freestanding furniture. There is also a radiator.

Bedroom Three



This double bedroom is a similar size to bedroom two, with a high ceiling and exposed stonework incorporating a beam. The exposed truss divides the bedrooms and from its uPVC windows, the view is identical to the two previous bedrooms. There is plenty of space for fitted or freestanding furniture and a radiator.

Thornhill Road, Longwood Huddersfield,

Details



House Bathroom



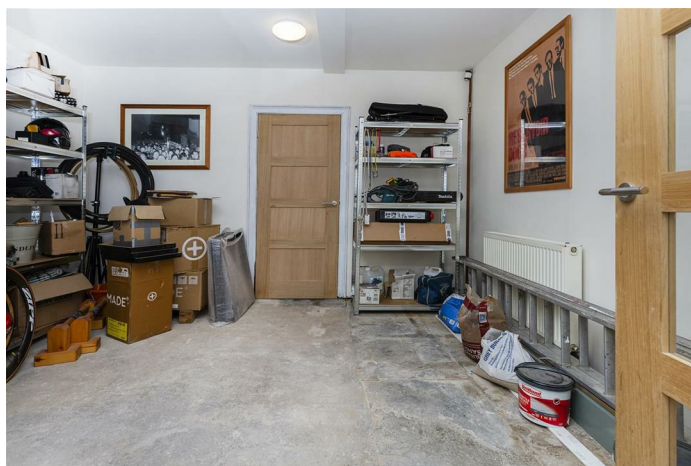
The bathroom has a three-piece suite comprising a large double ended bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a rectangular hand basin and a low-level WC. There is slate style tiling to the majority of the walls and floor, a mirror fronted toiletries cupboard, double glazed windows, an extractor fan and an upright chrome ladder-style radiator.

Lower Ground Floor



From the entrance hallway, the staircase gives access down to the lower ground floor. At the bottom of the stairs, an external uPVC door leads out into the garden.

Utility



This has a worktop beneath which is plumbing for a washing machine and/or tumble dryer. This area houses the Worcester boiler for the central heating system and has uPVC windows and ceiling downlighting. Off the utility, timber and glazed doors give access to a useful storeroom with a stone flagged and concrete floor, a radiator and a door giving access to a further storeroom that houses wood for the stove, the fuse board and controls for the solar panels. Off the utility is a second external uPVC door out into the garden with an oak internal door leading to bedroom four.

Bedroom Four



This is a large double room positioned at the rear of the property with uPVC windows, exposed ceiling timbers and a floor-to-ceiling stone fireplace. There is also a radiator. Off this bedroom, a door gives access to a useful store room.

Thornhill Road, Longwood Huddersfield,

Details



The bedroom itself could be utilised as additional reception space for an en suite could potentially be created.

External Details



Accessed by two doors from the lower ground floor, this is a superb space which enjoys a southerly aspect making it a real sun trap. There are a series of seating areas including a stone flagged seating/barbecue area and a timber decked area. Beneath the balcony, off the dining room, a wide stone flagged pathway leads to a larger timber decked seating area with trellis style fencing and external lighting over the open gazebo. There is a second stone flagged seating area adjoining the timber decking along with a level lawned section, coloured gravel and slate borders, bushes and trees including fruit trees. There is external lighting and water.

Tenure

The vendor of this property has informed us that the property is leasehold and we await further details. 07.06.24.

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Directions

