

martin-thornton.com
01484 508000



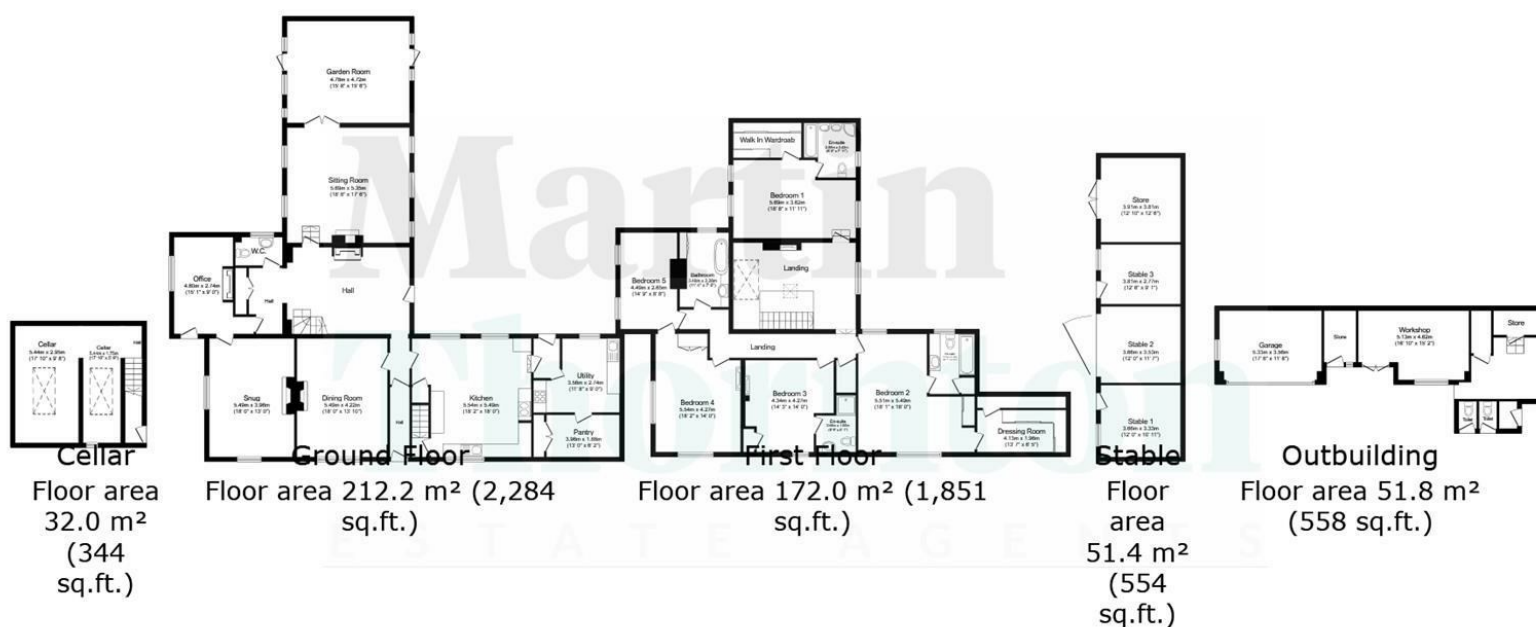
Birks Lane, Fenay Bridge Huddersfield,

£3,500 Per month

"Fenay Grange Farm" is a fabulous five-bedroomed period home set back off Birks Lane, enjoying a southerly aspect across the Woodsome Valley. The property is in a highly regarded location and would make a perfect commuting base to surrounding major centres and motorway networks. The extensive accommodation comprises a formal, characterful entrance hallway with a full-height ceiling, a downstairs WC, a useful cellar, a lounge, a garden room with barn-style windows and a large breakfast kitchen with a utility and a pantry, a dining room, a sitting room and a study/home office. On the first floor is a galleried landing, five bedrooms (three of which have en suites) and a house bathroom. The property has gas-fired central heating. Externally, the property is in a semi-rural setting with two separate driveways, a stone sett courtyard, a garage block incorporating additional storerooms, a large sweeping driveway with parking for numerous vehicles and mature formal gardens. In addition, there is a paddock with a stable block.

Birks Lane, Fenay Bridge Huddersfield,

Floorplan



TOTAL: 519.4 m² (5,591 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Birks Lane, Fenay Bridge Huddersfield,

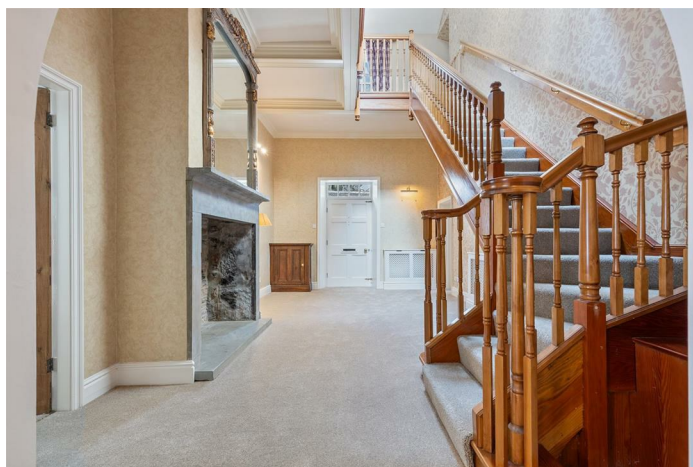
Details



Side Hallway

Accessed from the driveway, a broad timber entrance door with a glazed over-light gives access to the side hallway, which serves as an everyday entrance to the property. The hallway has a high ceiling incorporating deep cornice coving, a picture rail, an inset matwell and a radiator. A stripped timber door leads to an inner lobby with stripped internal doors on either side giving access to the kitchen and dining room. Continuing straight ahead leads into the entrance hall.

Entrance Hall



This formal hallway certainly has the wow factor with a full-height ceiling and spindle galleried landing area. An external broad timber door with a glazed over-light is accessed from the enclosed courtyard and this is certainly an area packed with character. On one side is an exposed fireplace with a deep stone flagged hearth, exposed stone mantle and cheeks. At the opposite end to the entrance door is the arched former barn entrance with exposed stonework. There is a large cloaks cupboard with a hanging rail and shelving above, several radiators and wall lighting. A further door gives access to the downstairs WC and the lounge.

Downstairs WC



This good-sized room has a two-piece suite comprising a pedestal wash hand basin and a low-level WC. There are side windows, coving and a radiator.

Lounge



This large, almost square room is particularly light and bright with windows to the front and rear elevations. The room enjoys a southerly aspect to the front with views across the formal gardens to Woodsome Valley and the golf course. The ornate timber fire surround has a matching inlay and hearth. There is deep cornice coving, various wall light points and three radiators. Twin timber and glazed doors give access to the garden room.

Birks Lane, Fenay Bridge Huddersfield,

Details



Garden Room



This most impressive room has a full-height ceiling showcasing the central truss and cross-beams within the high ceiling. The former barn still has the winch-style operation, exposed full-height stonework to two elevations incorporating large barn-style windows with central doors, one overlooking the stone set courtyard and the other enjoying a southerly aspect with views over the garden and beyond. The floorboards have been exposed and there is a radiator.

Breakfast Kitchen



This large open plan room enjoys a dual aspect with windows to two elevations. The focal point of the room is a gas Aga incorporating the usual ovens set to the chimney breast with exposed stonework and decorative filing. There is an array of units to high and low levels incorporating glazed display

cabinets and a stainless steel sink with mixer tap. The worktops are a combination of granite and oak and the island unit has a granite worktop. Integrated appliances comprise a Miele gas hob with a matching oven beneath, a glazed splash-back and a filter hood, a Miele dishwasher and a fridge. The room has plenty of space for a breakfast/dining table, ceiling downlighting, beams on display and a blocked-off former staircase providing additional storage. Access can be gained to the cellar and a stripped internal door leads to a side lobby where an external door gives access to the external courtyard.

Utility



The utility has wall cupboards, base units, working surfaces and a stainless steel sink. There is space for freestanding appliances, plumbing for an automatic washer and the boiler for the central heating system. The room has a creel and a door to a large pantry with shelving, which houses the Megaflow hot water cylinder. The CCTV is monitored in this room.

Birks Lane, Fenay Bridge Huddersfield,

Details



Dining Room



This spacious reception room could be used as a formal dining room or second sitting room, etc., depending on requirements. It has a fabulous ornate marble and slate fireplace with a tiled insert, tiled hearth and open grate. The room has a picture rail, various wall light points and windows incorporating a window seat with a wonderful outlook across the formal gardens and the sweeping driveway. There are two radiators.

Sitting Room



This reception room is positioned at the rear of the property and enjoys a pleasant dual aspect with windows overlooking the formal gardens. The front windows enjoy the southerly aspect across the gardens, paddock and towards the golf course. The rustic brick of the fireplace extends to one alcove and upon a raised tiled hearth is an open fire grate.

There is a timber display plinth for the TV, wall light points and a radiator.

Study/Home Office



This room enjoys a southerly aspect and would be perfect for a home office. It has the advantage of an external door leading to the garden and the focal point of the room is an exposed fireplace with a deep hearth. There is also a radiator.

First Floor Landing



From the entrance hallway, a spindle staircase rises to the galleried landing area which is particularly light and bright. Within the angled roofline is a Velux window and a rear sash window overlooking the courtyard. There is a lantern-style central window in the roof apex, a decorative cast iron fireplace, a spindle balustrade with a matching newel post, exposed beams, various wall light points and a radiator.

Birks Lane, Fenay Bridge Huddersfield,

Details



Master Bedroom



This large master double bedroom enjoys a dual aspect with front and rear windows. The twin front windows enjoy a southerly aspect with views across the garden, paddock and across the Woodsome Valley. The room showcases the exposed timbers with a central truss and crossbeams. There is a walk-in dressing room with open wardrobes incorporating hanging rails and shelving, plenty of space for further furniture, various wall light points and three radiators. Access can be gained to the en suite bathroom.

En Suite Bathroom



The bathroom has a five-piece suite comprising a timber panelled bath with a hand-held shower attachment from the mixer tap, a separate shower cubicle with a tiled interior and a Grohe shower fitting, a pedestal wash hand basin, a low-level WC and a bidet. The room has a radiator, a towel

heater, an electric shaver point, ceiling downlighting and wall lighting. There is an exposed truss from the main bedroom and a rear window.

Bedroom Two



This large double bedroom has a dual aspect with windows to two sides, built-in wardrobes and access to useful eaves storage. There is built-in shelving, plenty of space for further furniture, two radiators and access to an en suite bathroom.

En Suite Bathroom



The bathroom has a three-piece suite comprising a bath with a wall-mounted shower fitting, a wash hand basin set to a worktop with storage below and a low-level WC. There is tiling to the walls, ceiling downlighting, a shelved storage cupboard, an electric shaver point, a wall mirror and a radiator.

Birks Lane, Fenay Bridge Huddersfield,

Details



Inner Landing Area

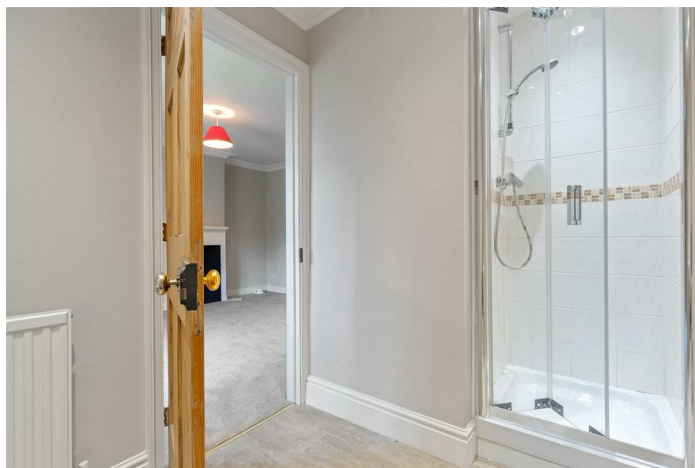
From bedroom two, there is an inner landing with a useful shelved storage cupboard, wall light points and two radiators.

Bedroom Three



This double bedroom enjoys a pleasant aspect across the side garden and the sweeping driveway. The room has plenty of space for furniture, a decorative cast iron fireplace, a built-in cupboard and a radiator. Access can be gained to an en suite shower room.

En Suite Shower Room



The shower room has a three-piece suite comprising a walk-in shower with a tiled interior and a contemporary shower fitting, a pedestal wash hand basin with a tiled splash-back and a low-level WC. There is an extractor fan, ceiling downlighting and a radiator.

Bedroom Four



This very pleasant double room has a dual aspect with side and front windows, both of which allow wonderful views over the formal gardens and the valley beyond. The room has a decorative cast iron fireplace, a built-in treble wardrobe with storage above and a radiator.

Bedroom Five



This large single bedroom can be accessed from the inner hallway and via a connecting door from bedroom four. There are twin windows to the front elevation and a radiator.

Birks Lane, Fenay Bridge Huddersfield,

Details



House Bathroom



The bathroom has a three-piece suite comprising a timber panelled bath with centrally positioned taps and a Mira Excel shower over, an oval wash hand basin set to a worktop with storage beneath and a low-level WC. There is full-height tiling around the bath, a shelved cupboard, a radiator, ceiling downlighting, floor tiling, an extractor fan and an electric towel heater. To the side elevation is a window.

Cellar

The cellar has two useful vaulted rooms, perfect for storing wine, etc.

External Details



Occupying a wonderful semi-rural setting with a southerly aspect, the property has two separate driveways both with automatically operated gates. One set of gates gives access

to the enclosed stone sett courtyard which provides parking for several vehicles and access to the double garage. Attached to the garage is an enclosed smaller courtyard area with useful storage and steps up to a high-level storeroom. A Yorkstone pathway leads to the former gardeners' outside toilet and an arched timber door gives access to the side of the property where the pathway leads around to the formal side gardens. The principal driveway with automatic entrance gates leads to a sweeping driveway serving as an "in-and-out" style driveway with semi-circular planters incorporating palms and provides parking for several vehicles. The formal gardens have a southerly aspect with stunning views over the valley. There is also a stone flagged driveway leading to the adjoining paddock, mature hedges, fences, and rockery-style areas. The Yorkstone pathways continue around to the front of the property where there is a walled garden with a level lawn and a large stone flagged patio (also accessible from the garden room) which can be a real sun trap. There is external water and lighting. From the front garden, steps lead down to the paddock where the stable block can be found.

Stable Block

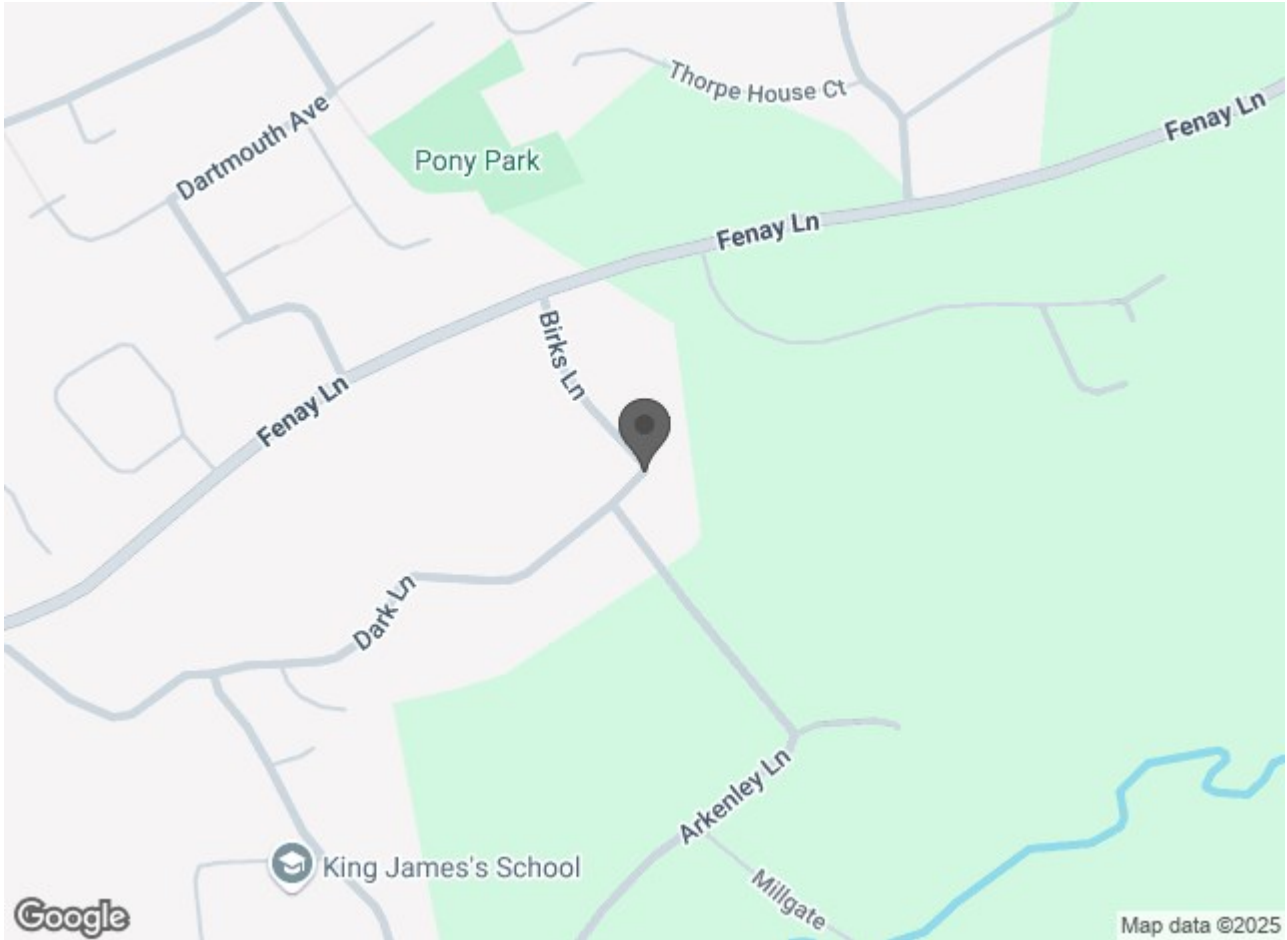
The stable block comprises a hay store, a tack room, two loose box stables and a concrete "turning out" area.

Double Garage



The garage has an automatic door, a central workshop/store and an additional garage with twin timber doors.

Birks Lane, Fenay Bridge
Huddersfield,
Directions



Birks Lane, Fenay Bridge Huddersfield,

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.