

BOULTONS

54 JOHN WILLIAM STREET
 HUDDERSFIELD
 HD1 1ER
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first floor plan

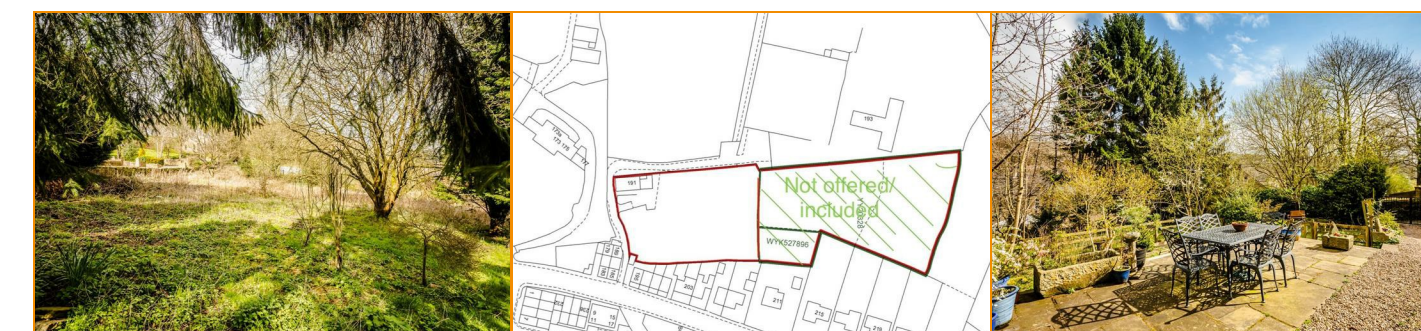


ground floor plan



191 Huddersfield Road
 Thongsbridge, Holmfirth, HD9 3TT

Offers Around £750,000



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A charming & characterful detached stone cottage with an attached one bedroom studio annex, extensive mature gardens and 1 acre (circa) amenities land adjoining plus garaging and outbuildings offered with no onward chain and planning permission under reference: 2023/62/91766/W for extension and remodelling of the current arrangements in a most picturesque semi rural location yet still only a short distance from popular and vibrant centre of Holmfirth.

Tucked away behind electric gates in a hamlet style setting is this handsome, detached stone cottage which enjoys all the features you would expect from a property of this period alongside an attached two storey studio annex. A Grade II Listed property sympathetically blended with contemporary accommodation within private grounds that include a gated driveway, enclosed cottage gardens, garaging and log store. Having a gas central heating system, the accommodation comprises: Entrance Porch, Sitting Room with an Inglenook fireplace, Sitting/Dining Room with wood burning stove in stone fireplace, fitted Breakfast Kitchen, Utility area and useful vaulted cellar. To the First Floor is a spacious landing, three double Bedrooms, and a house Bathroom furnished with a contemporary three piece white suite. Attached to the cottage is a self contained two storey annex comprising a living kitchen, generous bedroom and en-suite style shower room.

MAIN PROPERTY

GROUND FLOOR

PORCH

3'9" x 5'11"

Accessed via a glazed front door, timber framed, single glazed in construction, part wall base, tiled floor and a solid oak door leads into the property itself.

SITTING ROOM

14'11" x 15'1" max into the alcove

The focal point of the room is a beautiful stone, feature fireplace which houses a traditionally styled gas stove with exposed stone detail around the chimney breast. There are exposed beams on display, stone mullions with timber framed single and double glazed units to the front elevation. A central heating radiator and two internal doors leading through to the dining room and kitchen.

FORMAL DINING ROOM

12'1" x 11'8"

Also boasting exposed beams, a stone corner feature fireplace with an enamelled, log burning stove inset. To the front elevation is a stone mullion window with timber framed double and single glazed units inset, a window seat, central heating radiator and a decorative stone arch which makes this room semi open plan in design, adjacent to the kitchen.

KITCHEN

9'0" x 12'4"

Fitted with a range of solid oak door fronted wall and base units with complementary granite working surfaces. The kitchen is further equipped with a four ring gas hob and oven beneath, inset Belfast style sink with traditional mixer tap over. Part tiled splashbacks surround the preparation areas and there is a staircase rising to the first floor, a central heating radiator and a timber framed double glazed window positioned to the gable end of the property. There is also a stable style door providing access to the exterior of the property, a tiled floor covering which extends to the utility room and further access to the cellar under the stairs.

UTILITY/BOILER ROOM

8'7" x 5'4"

With a Viessmann boiler, fuse board, recessed stone display/storage niches, plumbing for a washing machine, provision for additional white goods, timber framed, single glazed window positioned to the rear elevation, the aforementioned access door down to the keeping cellar.

FIRST FLOOR

LANDING

21'2" x 6'7" including the staircase or 3'3" to li

With a reading area adjacent to a timber framed double and a single glazed window with stone feature mullion, central heating radiator. The remainder of the landing area provides access to the linen/cylinder and all the principle first floor rooms.

BEDROOM

14'0" x 8'6"

With stone mullion windows with timber framed single glazed units, central heating radiator, in keeping with the remainder of the property in good decorative order. Views across the valley.

BEDROOM (central)

9'2" x 13'10"

With a central heating radiator, part truss on display, feature beams, stone mullion windows with timber framed, single glazed inset panels taking in the attractive aspect over the immediate garden and beyond across the valley. Vanity style hand wash basin with chrome mixer tap.

BEDROOM

17'8" x 10'5"

With a full height ceiling, exposed feature beams, timber framed double glazed window positioned to the front elevation, exposed stonework and a central heating radiator.

FAMILY BATHROOM

9'0" max x 6'5"

With a white three piece suite comprising panel bath with chrome mixer tap and shower over, splashscreen, low flush wc and a pedestal hand wash basin with mixer tap. Part tiled splashbacks surround the bath/shower and sink area. Stone mullion windows to the rear elevation with timber framed, single glazed inset units. Heated towel rail, part beam on display.

ANNEXE

LIVING KITCHEN

20'11" x 10'5"

With exposed feature beams, butchers block style working surfaces, base units in a grey colour scheme, inset sink unit with mixer tap, tiled floor covering and a central heating radiator. Accessed via a solid timber stable door and with a fixed staircase rising to the first floor accommodation. Positioned to the rear elevation is a timber framed, single glazed window.

FIRST FLOOR

Head height between the steps and the access point for the staircase is a little low - please take care when viewing.

BEDROOM

14'4" x 9'2"

Timber framed double glazed windows with stone reveals and mullions, part truss on display, central heating radiator. Exposed stone walls reveal the structure and provide an eye catching element of decoration.

EN SUITE

3'4" x 10'3"

With pedestal hand wash basin, low flush wc, shower, part tiled splashbacks, tiled floor and an electric heated towel rail, extraction.

OUTSIDE

Various seating areas including breakfast patios and elevated terraces. Remotely operated electric gate to the pebbled driveway and turning area plus established areas of woodland providing year round colour and scent. Superb levels of privacy and a an area of former paddocking/ amenities land sits to the north of the building and gardens which amounts to around 1 acre.

AGENTS NOTES

Please note that there is a permission under reference number: 2023/62/91766/W for the "Demolition of existing garages and erection of single storey side extension, removal of existing porch, installation of replacement windows, and erection of detached double garage and associated internal and external alterations (Listed Building)."

A copy of these proposed plans are available on the local authority website or from our offices upon request.

"The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan."

TENURE

We've been informed this is a freehold property.

COUNCIL TAX BAND E

