



**1 Heys Helme, Meltham, Holmfirth, HD9**  
Holmfirth

Offers in the Region of  
**£295,000**





**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

Property Reference - CR1528

Brimming with character and enjoying breathtaking, far-reaching countryside views, this spacious two-bedroom cottage occupies an elevated position on the hillside, just a ten-minute walk from the heart of Meltham village.

Tucked away along a private road shared with only a handful of neighbouring cottages, the property offers a wonderful sense of peace and privacy. Inside, you'll find two generous double bedrooms, two bathrooms, a spacious living room and a charming cottage-style dining kitchen.

With open fields stretching out in front and beautiful views for miles, this delightful home offers the perfect blend of rural tranquillity and village convenience. Full of warmth, space and charm, it is ready to move straight into and enjoy.

### Entrance Hallway

Entrance is gained through a cream composite door into a welcoming hallway with practical laminate flooring. A staircase with cream carpeting rises to the first floor, while original oak cottage-style doors add warmth and character throughout. A door from the hallway leads into the living room.

### Living Room

This spacious and inviting living room is filled with original cottage character, featuring exposed ceiling beams and a striking stone fireplace with a slate hearth and wood-burning stove—perfect for cosy evenings. A soft cream carpet complements the room's warm, neutral décor, while a characterful wooden door leads through to the dining kitchen. To the front, a uPVC window frames breathtaking, far-reaching views across the valley.

### Kitchen/Diner

This spacious cottage-style dining kitchen is fitted with a range of matching cream wall and base units, complemented by contrasting quartz and wood-effect work surfaces. An inset ceramic sink with an elegant gold-tone tap adds a stylish finishing touch, while integrated appliances include a washing machine, dishwasher, range cooker with extractor, and a full-size fridge freezer.

Stone-tiled flooring, original exposed beams and contemporary lighting beautifully combine traditional character with modern comfort. An illuminated wall recess creates an attractive focal point, while a large window to the side fills the room with natural light. A modern stable door opens onto the side of the property, and there is ample space for a dining table, together with access to a useful storage cupboard.







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### Landing

Providing access to both bedrooms and the house bathroom.

### Bedroom One







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### Bedroom One

An exceptionally spacious double bedroom, full of character and enhanced by a striking vaulted apex ceiling with exposed beams. A uPVC window to the side aspect provides plenty of natural light, while a soft beige carpet adds warmth and comfort to this impressive room.

### House Bathroom

A charming cottage-style bathroom fitted with a corner shower enclosure, panelled bath, washbasin and WC. A privacy-glazed window to the side aspect allows natural light to fill the room while maintaining seclusion.

### Bedroom Two

A well-proportioned double bedroom featuring two uPVC windows to the front and side aspects, filling the room with natural light and showcasing the property's breathtaking, far-reaching views. Original wooden cottage-style doors maintain the home's charming character, with one providing access to the adjoining en-suite.

### En-Suite

A stylish, fully tiled wet room featuring a generous walk-in shower area with a large rainfall showerhead, separate handheld attachment and a practical recessed niche for toiletries. The suite is completed by a WC and washbasin set within a useful vanity unit, while a window to the front aspect provides natural light.

### Gardens and Driveway

The property is approached through a gated entrance, opening onto a generous driveway that provides off-road parking for two vehicles. To the rear is an enclosed garden which, while currently requiring a little attention, offers excellent potential to create a charming and private outdoor space.











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