29 Crosland Edge, Meltham, HD9 5RS

Asking Price £950,000

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Offered with no upper chain. Set within approximately 1.57 acres of beautifully maintained grounds, this impressive stone-built, four bedroom detached home enjoys breathtaking rural views across the Holme Valley and towards the neighbouring Peak District. Nestled close to Helme Village in the heart of the Holme Valley countryside, the property offers a peaceful setting while remaining conveniently located just a 15-minute drive from the M62. Beautifully presented throughout with landscaped gardens and ample living space to include, 3 spacious reception rooms, dining kitchen, utility and cloakroom/WC to the ground floor, together with 4 spacious double bedrooms to the first floor, including en-suite facilities to the master bedroom with under floor heating. The property offers superb family sized accommodation in this idyllic setting. Externally, the home is surrounded by formal landscaped gardens and features a superb garden/summer room, also benefiting from underfloor heating, creating an ideal space for entertaining all year round. An adjoining paddock further enhances the appeal of this exceptional property. Only by a personal inspection can the true scale, quality, and idyllic position of this outstanding family home be appreciated.

Energy Rating: TBA

Welcome

GROUND FLOOR:

A feature timber external door gives access to the main entrance hall.

Main Entrance Hall

Opening up to a galleried hallway the curved staircase is fitted with a solid wood spindle rail balustrade. There is also ceiling coving, 2 central heating radiators, a uPVC double glazed window, exposed ceiling beams and access to the cloakroom/WC.

Cloakroom/WC

Being half tiled to the walls and fully tiled to the floor. There is a 2 piece white suite comprising a low flush toilet with hand wash basin with chrome mixer taps and a central heating radiator/towel rail.

Lounge

21'4" x 20'0" max (6.50m x 6.10m max)

This most spacious and appealing living room has outstanding far reaching views across Meltham towards the Peak District, through the uPVC double glazed sliding patio doors. There are also 2 central heating radiators, 3 wall light points, uPVC double glazed windows to the front, exposed ceiling beams and a feature Minster style stone fire surround and mantel housing the dual fuel stove.

Study/Dining Room

13'6" x 9'3" (4.11m x 2.82m)

Having a central heating radiator and peacefully situated to the rear of the property, with outstanding far reaching views. There are 2 wall light points, exposed ceiling beams and a central heating radiator.

Sitting Room

25'0" x 12'9" (7.62m x 3.89m)

A spacious additional reception room which has 4 wall light points and a feature rustic brick fireplace with heavy timber mantel above, which houses the gas and coal effect living flame fire. There are also exposed ceiling beams, a central heating radiator, uPVC double glazed windows to the rear allowing superb far reaching views and a French door into the rear gardens.

Dining Kitchen

18'8" x 14'10" (5.69m x 4.52m)

Fitted with a range of matching antique oak style floor and wall units with laminated working surfaces and part tiling to the walls. There is a 5 ring Rangemaster gas range with adjacent hot plate, double oven and grill recessed into the chimney breast which has a extractor fan and light. There are a range of integrated appliances including a dishwasher, fridge and freezer, 1.5 bowl Asterite sink unit with mixer taps and side drainer, tiled flooring, exposed ceiling beams and central heating radiator. There is sunken LED lighting and uPVC double glazed windows.

Utility Room

8'3" x 6'6" (2.51m x 1.98m)

The tiled flooring extends from the kitchen into the utility, which also has part tiled walls, an inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine and an access door to an integral garage.

Integral Double Garage

18'3" x 25'0" max / 18'6" min (5.56m x 7.62m max / 5.64m min)

Having a automated up and over door, there are also power and light points.

FIRST FLOOR:

Galleried Landing

With a central heating radiator, Velux window adding additional natural light and 2 wall light points. There is also a useful walk-in linen cupboard with a central heating radiator.

Master Bedroom

25'0" x 13'8" (7.62m x 4.17m)

This superb master suite has a feature arched uPVC double gazed window to the rear allowing stunning views towards the Peak District, an addition gable window allowing further views and a range of built-in furniture comprising of 5 door wardrobes with hanging and shelving facilities, centre knee hole dressing table with drawer units to either side, 2 bedhead wall light points and 2 central heating radiators.

En suite Shower Room

Being fully tiled to both the floor and walls. The en suite is furnished with a 3 piece white suite comprising of a low flush toilet, pedestal wash basin and double width walk-in shower cubicle. There is a built-in linen cupboard, ladder style radiator, under floor heating and Velux window.

Bedroom 2

17'2" max x 14'3" max (5.23m max x 4.34m max)

A spacious second bedroom which is fitted with a central heating radiator and a range of full width fitted furniture including 6 door wardrobes with hanging and shelving facilities, central drawer units with shelving above and matching bedside cabinet and drawers. There is also a uPVC double glazed window and additional Velux window providing further natural light.

Bedroom 3

10'4" x 12'6" (3.15m x 3.81m)

Having a central heating radiator, uPVC double glazed window and built-in double wardrobes with hanging and shelving facilities.

Bedroom 4

12'8" x 11'5" (3.86m x 3.48m)

Having superb far reaching views, uPVC double glazed windows, central heating radiator and sunken low voltage lighting.

Bathroom

Being fully tiled to both the floor and walls and having a 4 piece Ashley white suite comprising a low flush toilet, pedestal wash basin, panelled bath with central chrome mixer taps and shower attachment and a shower cubicle with rain water head shower. There is a ladder style radiator, electric shaver point, sunken low voltage lighting and uPVC double glazed window.

OUTSIDE:

There is a stone pillared entrance leading to the block paved driveway with spacious parking and turning areas with further lawned gardens and access to the adjoining paddock. Gardens to the rear are well maintained with manicured lawns, shaped borders with mature flowerbeds, bushes and trees, vegetable garden, feature wrought iron work and having a gate leading to the rear of the property. The rear comprises a full width terrace with wrought iron surrounds and taked full advantage of the outstanding views across the Peak District. Access to the field can be gained via steps to the rear from the terrace, or via a gate at the top of the drive. The field would provide ideal space for those with equestrian interests.

Summer House/Garden Room

26'0" x 9'0" (7.92m x 2.74m)

A most useful additional space for entertaining and has a built-in range of base units with solid wood working surfaces inset fast style sink unit with chrome mixer taps, part tiling to the walls and full tiling to the floor, there are 3 uPVC double glazed windows and access door with additional 3 Velux windows providing a flood of natural light. There is sunken low voltage lighting, full under floor heating and a wall mounted electric heater.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Using the App What3words type the following:-
///salutes.harnessed.removers which will take you to the top of the drive.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

Approximate total area(1)

3192.36 ft²

296.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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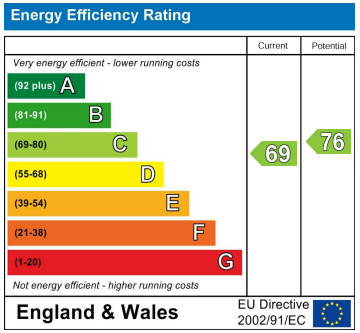

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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY