



Burn Cottage
12 Abbey Road | Shepley | Huddersfield | HD8 8EPA

BURN COTTAGE



A delightful cottage set within private 1/3 of an acre grounds, enjoying landscaped gardens, displaying original period features and sympathetically modernised offering spacious accommodation and a highly sought after location.



KEY FEATURES

The accommodation incorporates an open plan breakfast kitchen, dining room sitting room and lounge which is exposed into the apex of the roof space; to the first floor there are three bedrooms and a generous family bathroom.

The location offers the most idyllic of settings, open countryside on the doorstep resulting in scenic walks, whilst local services are in abundance and include highly regarded schools and both bus and rail links; infrastructure is excellent with the M1 motorway being easily accessible as are surrounding commercial centres.

Ground Floor

An entrance door opens to the reception hall which has a staircase to the first floor, full tiling to the floor, access to the vaulted cellar, living accommodation and a cloaks room that is presented with a two piece suite.

The breakfast kitchen has two windows and a part glazed door opening to the side aspect, full tiling to the floor and access to a pantry / larder. A range of cabinetry has a work surface incorporating a stainless steel sink unit and extends to a breakfast bar. A spacious room with a complement of appliances including a gas hob with extraction over, a twin oven and grill, space for a fridge freezer, a dishwasher and plumbing for an automatic washing machine.

The adjoining dining room displays exposed beams, has a window directly overlooking the garden and offers access through to the sitting room which offers similar sized accommodation, has exposed beams and a window to the front aspect.

The lounge is a delightful room flooded with natural light, has windows to three aspects, twin doors opening directly onto the garden, exposed purlins into the apex of the roof space and has a stone lintel to the chimney breast, the fireplace being home to a real flame dog grate fire with an exposed brick backcloth.



















First Floor

To the first floor a landing has a window to the rear aspect and offers an ideal small study / reading area.

There are three bedrooms; two equally sized double rooms overlooking the effort aspect of the property, each with windows set to stone mullioned surrounds, both displaying exposed beams into the apex of the building and both room shaving windows to the side aspect.

The third bedroom having a window to the side aspect and open fronted library shelving.

The family bathroom presented with a modern four piece suite incorporating a shower with fixed glass screens, a panel bath, a low flush W.C and a pedestal wash hand basin; the room has tiling to the walls and a window to the side.











KEY FEATURES

Externally

The property sits within 1/3 of an acre grounds and is delightfully screened behind established trees. A driveway extends to a parking area and garage. A sunken garden is laid to lawn with established surrounding beds, a flagged patio to the rear side of the house enjoys a tucked away south facing position, there is a separate area ideal for vegetable beds and a secondary access to a further driveway which would prove ideal for a garage, caravan / motorhome storage.





LOCAL AREA

Shepley is an absolutely charming village located to the southeast of Huddersfield, northwest of Barnsley, between the villages of Thunderbridge, Shelley and Denby Dale surrounded by glorious un-spoilt countryside. Locally there are quaint village pub's including The Woodman at Thunderbridge, The Farmers Boy and the 3 Acres at Emley. Local services are in abundance in the neighbouring villages of Denby Dale, Kirkburton and Scissett, ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10 minute drive; Shelley has a substantial Garden Centre with restaurant whilst both Huddersfield and Holmfirth are accessible within a 15 minute drive. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available in within the village.

Huddersfield 4.5 miles
Manchester 33 Miles

Holmfirth 8 miles Leeds 20 miles
Sheffield 23 Miles Wakefield 10 miles



INFORMATION

Additional Information

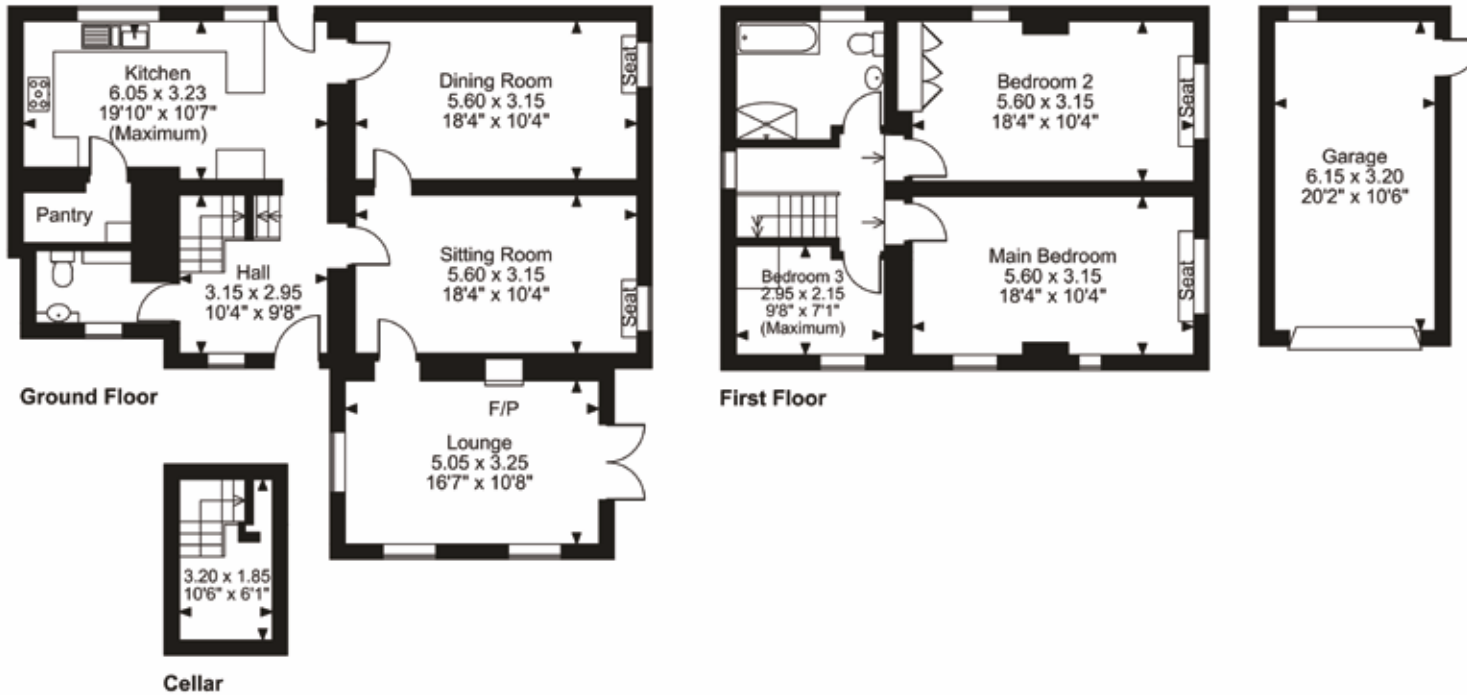
A Freehold property with mains gas, water, electricity and drainage. Council Tax Band – E. EPC Rating – E. Fixtures and fittings by separate negotiation.

Directions

at3words – [cascaded.developed.balloons](https://www.at3words.com/cascaded.developed.balloons)



Abbey Road Shepley, Huddersfield
Approximate Gross Internal Area
Main House = 1749 Sq Ft/163 Sq M
Garage = 212 Sq Ft/20 Sq M
Total = 1961 Sq Ft/183 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

