



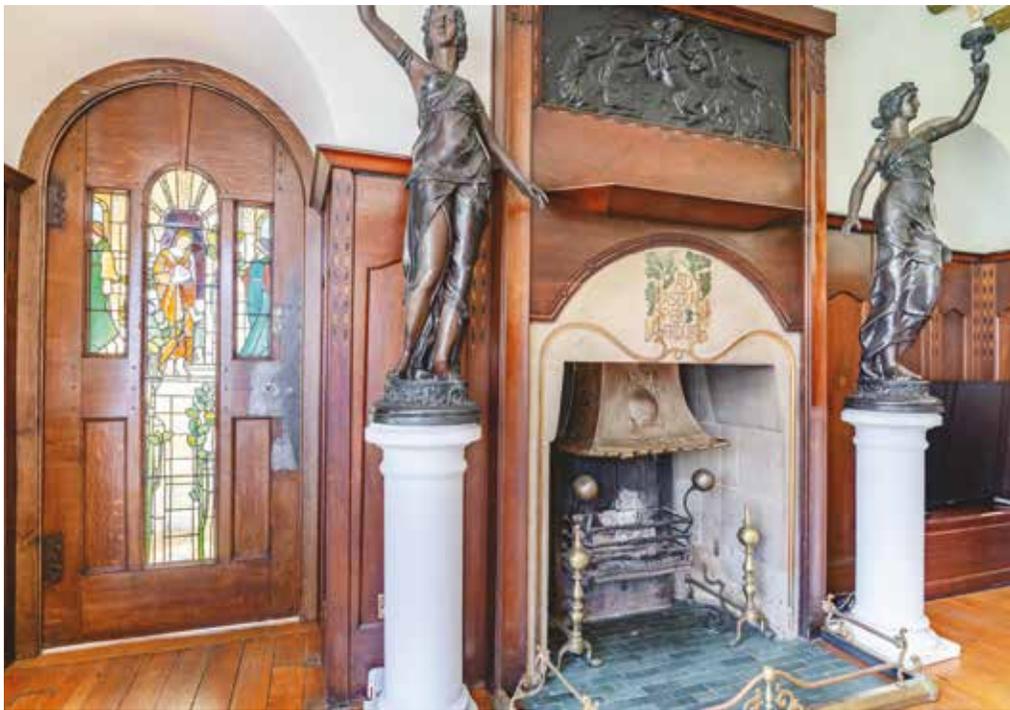
Birkby Lodge
48 Birkby Lodge Road | Huddersfield | West Yorkshire | HD2 2BG

BIRKBY LODGE



Set within private 1/2 an acre grounds, enjoying south facing gardens, a substantial country house which offers the potential to further develop as one home or create four self-contained properties within one of Huddersfield most sought after locations.







KEY FEATURES

A stunning Grade II Listed home, designed and built by the renowned architect Edgar Wood, the main property offering generous five bedroom accommodation with spacious reception rooms displaying original period features, each room flooded with natural light offering impressive views over the enclosed grounds. The rear section of the property and basement offers a huge degree of potential for further development and the adjoining plot (to be dealt with as a separate negotiation) offers additional development potential to create five stunning homes.

The immediate location is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside, bordering Calderdale and well served by local services and facilities. For those wanting to enjoy open countryside, the Yorkshire Dales National Park is 30 miles to the north, and the Peak District National Park just 7 miles to the south, whilst the Holme Valley is on the doorstep.

Ground Floor

A stunning carved oak door with leaded glass panels opens to the reception hall which immediately displays stunning features including oak panelling to the walls and ornate detailing to the ceiling. A full height mirror is positioned at the base of an oak spindled, curved staircase to first floor level, and a cloakroom is presented with a three piece suite incorporating a shower.

From the hallway there is open plan access to an impressive dining room which has sash windows overlooking the gardens, oak floorboards, traditional cast iron radiators with oak covers over, feature oak panelling to the walls and a stunning fireplace with ornate tiled detailing which is home to a real flame fire. There is a small storeroom and access to the cinema / leisure room which once again displays original period features and leads through to a versatile room currently used to house a hot tub.

The lounge offers generous accommodation, displays ornate detailing to the ceiling, has beautiful wood panelling to the walls and a fantastic Bay window which overlooks the gardens; exposed oak floorboards are on display and a period correct fireplace with carved stone inset and backcloth has a dog great real flame fire that stands on a tiled hearth.

The living kitchen offers expansive proportions, has a huge glass Lantern to the ceiling inviting a tremendous level of natural light indoors, whilst three sets of French doors open directly onto the garden terrace. This room has exposed floorboards and is presented with a comprehensive range of fitted kitchen furniture with granite worksurfaces; a central island has a solid oak surface with an inset Butler sink whilst a complement of appliances includes A Smeg stove that consists of a double oven and grill with a five ring hob over with a granite splashback and concealed extractor, a microwave fridge freezer and plumbing for a dishwasher. There is a useful store cupboard / walk-in pantry and a utility with plumbing for an automatic washing machine.

The sitting room enjoys a double aspect position, has feature wood panelling to the walls, a beautiful marble fireplace with real flame cast iron range whilst sash windows to the front and side aspects offer a delightful outlook over the grounds.









First floor

A generous landing gives access to five double bedrooms, all serviced by en-suite bathrooms; the principal bedroom offers exceptional proportions, positioned to the front of the home with a huge walk-in Bay window set to stone mullioned surrounds, commanding a stunning view over the gardens, has a walk-in dressing room, en-suite accommodation that incorporates a low flush W.C, a freestanding roll top bath, a shower and a pedestal wash hand basin, has window to the side, oak floorboards, wood panelling to the walls and a large mirror.

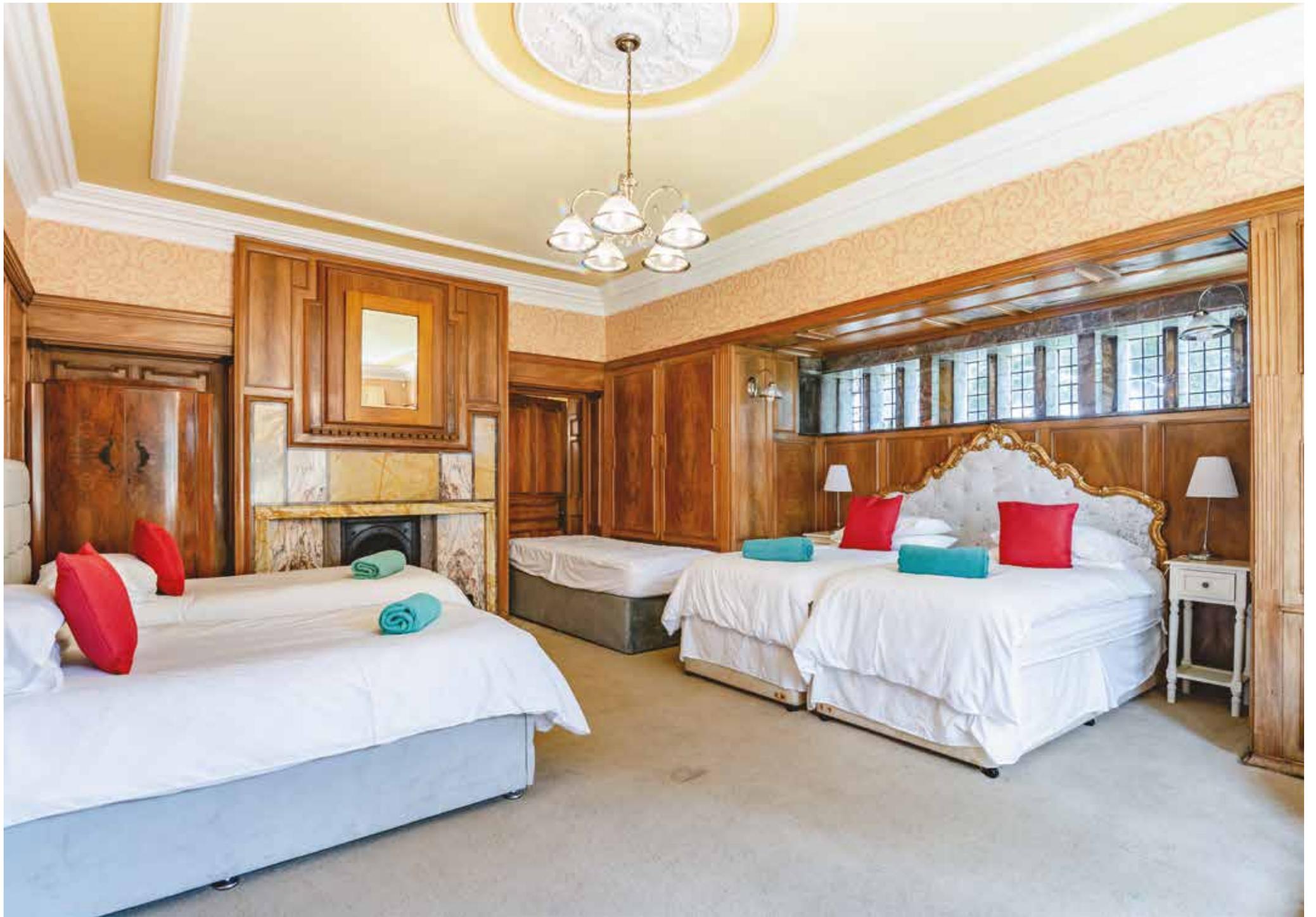
A double bedroom to the side has a self-contained en-suite bathroom that is presented with a three piece suite, a double bedroom to the front enjoys a double aspect position and once again has a three piece en-suite with a bath, low flush W.C and a pedestal wash hand basin.

There are two additional bedrooms to the front aspect of the property, each sharing a "Jack and Jill" En-suite bathroom.

















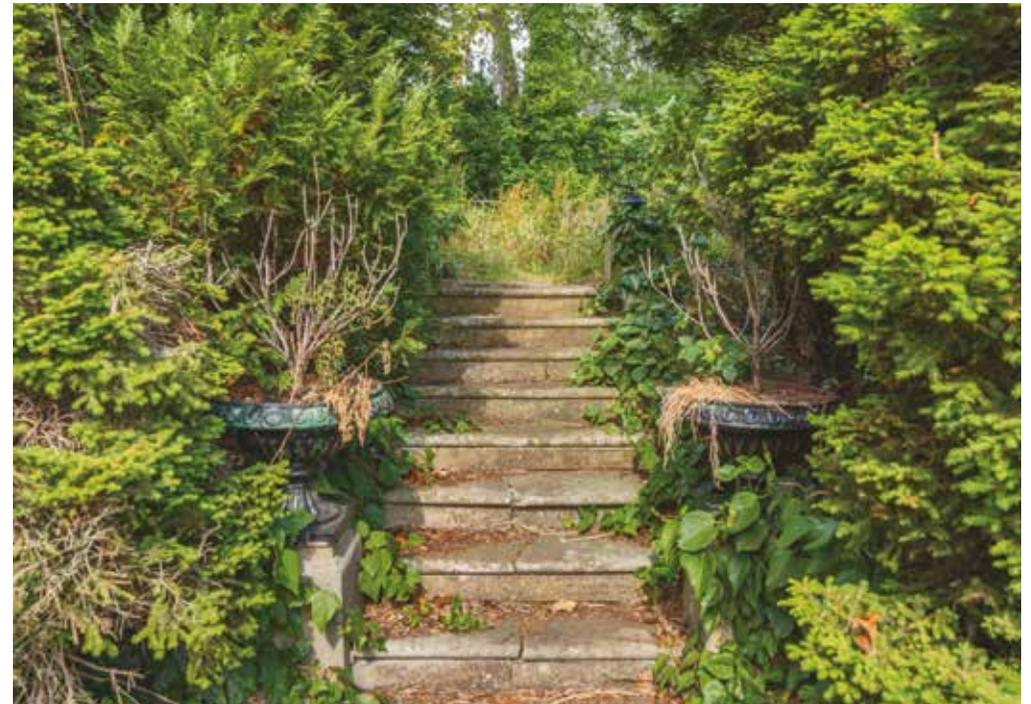
KEY FEATURES

Additional Accommodation

The basement and rear section of the property (red line) requires modernisation and reincorporating into the accommodation as one whole or conversion into the suggested separate properties as identified in the planning application(2006/62/95294/W2).

Externally

The property sits within grounds of approximately ½ an acre, gates set to stone pillars leading through to a substantial drive which offers parking for several vehicles. In the main the gardens are positioned to the front of the property, privately enclosed within a walled boundary with an established tree line, the garden enjoying a south facing aspect with a flagged garden terrace positioned directly in front of the kitchen. There is also additional space to the rear of the property.







LOCAL AREA

Local Area - HD2

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside, bordering Calderdale and well served by local services and facilities. For those wanting to enjoy open countryside, the Yorkshire Dales National Park is 30 miles to the north, and the Peak District National Park just 7 miles to the south, whilst the Holme Valley is on the doorstep.



Birkby Lodge is situated on the edge of the conservation area of Edgerton, a suburb west of Huddersfield town centre. The area has a range of local shops, supermarkets, restaurants and schools including, St Patrick's Catholic Primary School, and Greenhead College. Independent schools include The Mount School and Huddersfield Grammar School, which is ranked by The Sunday Times as a Top 100 Prep School. Huddersfield Royal Infirmary is also within a mile of Banney Royd.

Infrastructure could not be better with the M62 being immediately accessible whilst only a short drive from rural surroundings, the centre of Huddersfield, Halifax and Brighouse. The centre of Lindley is only a short distance from the property and offers a vast array of local shops, bars and restaurants.

Ideally situated for commuting to the major business centres of Wakefield (15 miles), Leeds (18.7 miles), Manchester (28 miles) and Sheffield (28.5 miles). Leeds Bradford Airport is under 21 miles away with Manchester Airport 36 miles distant. Huddersfield has a mainline train station with some direct links to Manchester, Liverpool, Sheffield, Leeds and Newcastle. Leeds has regular train services to London.



INFORMATION

Additional Information

A Grade II Listed, Freehold property with mains gas, water, electricity and drainage.

Council Tax Band - H. EPC Exempt.

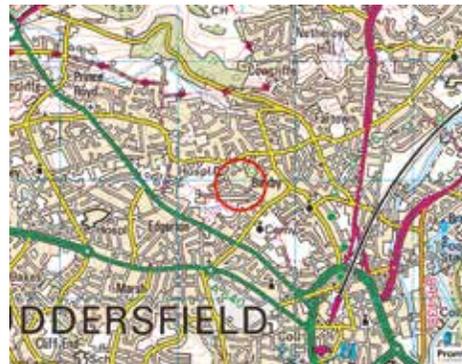
Fixtures and fittings by separate negotiation.

A planning application was made (2006/62/95294/W2) to convert into four self contained properties.

Available by separate negotiation an additional ½ an acre (formerly part of the grounds) offers a development for 5 properties incorporating 3 new build town houses, 1 new build detached house, and the conversion of a Grade II listed former Coach House.

Directions

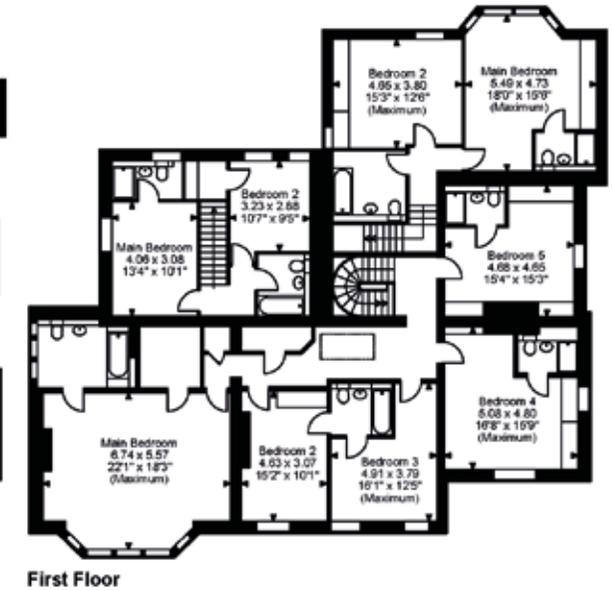
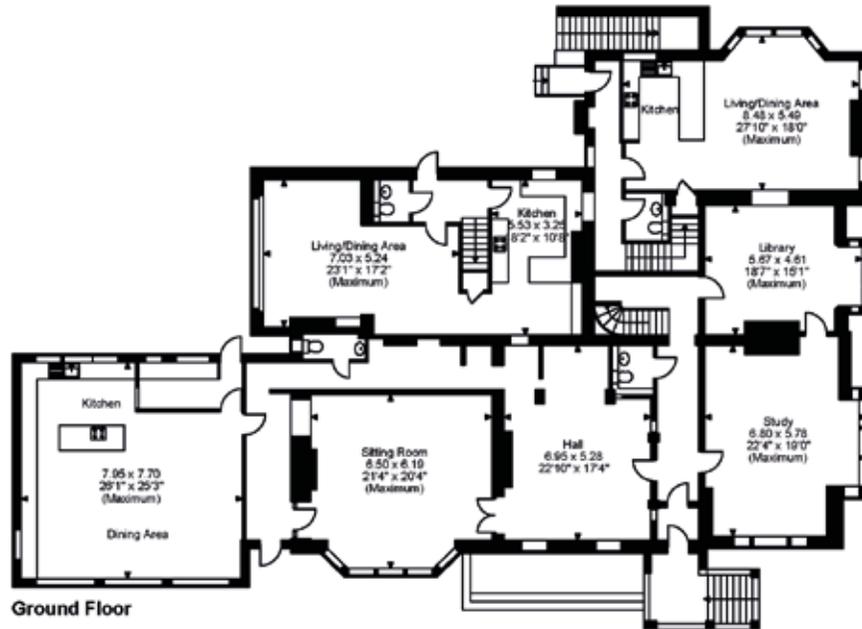
From the centre of Huddersfield proceed out of town on New Road which becomes Edgerton Road. At the crossroads turn right onto Blacker Road and the left into Kirkby Lodge Road.



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Birkby Lodge 48 Birkby Lodge Road, Huddersfield
Approximate Gross Internal Area
8548 Sq Ft/794 Sq M



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EPC Exempt



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