The Coach House, 198 Meltham Road, Lockwood, Huddersfield, HD4 7BG

£900,000

bramleys



This Grade II listed coach house property sits in approximately 1.7 acres of grounds, including formal gardens, private woodland and stream.

The property itself has been modernised and improved by the present owners and now provides a most spacious 5 bedroom, detached property which retains period features one would expect from a property of this era, such as exposed beams and trusses, feature fireplace, stone mullion windows and a magnificent, curved staircase.

Situated close to Netherton village, the property is handily located for Huddersfield town centre and access can be gained to the M62 at junctions 23 & 24 of the motorway network.

The inverted accommodation boasts a magnificent living room, with exquisite marble fireplace and open grate fire, the room displays exposed beams and trusses and forms the centrepiece of this superb family home.

In addition, there are 4 double bedrooms and home gym, which could be utilised as a 5th bedroom if required.

The master suite incorporates a walk-in dressing room and en suite bathroom, along with 2 formal reception rooms, spacious conservatory with automated Velux style windows, and under floor heating to all the hard flooring and dressing room.

Externally, the grounds provide feature lighting and are made up of a variety of Yorkshire stone flagged terraces, shaped and tiered lawns, ponds with natural running water via the stream and adjacent woodland which provides a natural haven for wildlife. Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding coach house.








MARCY
MARCY





GROUND FLOOR:

A solid timber external door leads into the entrance hall.

Entrance Hall

A light and airy reception area which is fitted with a central heating radiator and engineered oak flooring. A magnificent sweeping galleried staircase with spindlerail balustrade rises to the first floor, which has a feature window with window seat beneath.

Gym

13'9" x 8'10" (4.19m x 2.69m)

With a feature arched double glazed window, central heating radiator and vaulted ceiling.

Bedroom

10'5" x 9'8" (3.18m x 2.95m)

Having exposed beam to the ceiling, central heating radiator, sealed unit double glazed window and laminate flooring.

Bedroom

14'2" x 12'0" (4.32m x 3.66m)

Presently used as a dressing room, with fitted wardrobes to 2 walls. There is LED lighting, hanging and shelving facilities, laminate flooring, a central heating radiator, exposed ceiling beams and 2 sealed unit double glazed windows with window seats beneath.

Bedroom

14'2" x 11'4" max (4.32m x 3.45m max)

Having feature wall panelling, there is a central heating radiator, exposed ceiling beams, ceiling coving with concealed mood lighting and sealed unit double glazed windows to the gable.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, deep sunk bath with chrome mixer taps, corner shower cubicle and vanity wash basin with drawer units beneath and chrome mixer tap. There is a chrome ladder style radiator, part tiled walls, fully tiled floor with Travertine style tiling and a sealed unit double glazed window.

Utility Room

8'10" x 8'1" (2.69m x 2.46m)

A most useful additional room which has a range of fitted wall and base units, plumbing for a washing machine, and there is an inset stainless steel sink unit with mixer taps and side drainer.

FIRST FLOOR:

Galleried Landing

There are feature exposed ceiling beams, panelled walls and 2 wall light points. Timber double doors open into the most impressive sitting room.

WC

Furnished with a modern 2 piece suite comprising of a low flush WC and vanity wash hand basin with drawer beneath. There is engineered flooring and a window to the front elevation.

Sitting Room

24'3" max x 20'10" max (7.39m max x 6.35m max)

This most appealing and impressive reception room is open to the full roof height, with exposed beams and trusses and is dominated by the imposing marble fireplace, with open grate and marble hearth beneath. There are 3 central heating radiators, engineered oak flooring, sealed unit double glazed windows to the front and side, with timber and glazed French doors which lead directly into the rear garden. Retractable doors with bevel edged glass panels leads through to the dining room.

Dining Room

17'9" x 10'3" (5.41m x 3.12m)

The flooring extends into the dining room, which also has 2 central heating radiators, exposed beams and sealed unit double glazing.

Dining Kitchen

17'7" x 9'1" (5.36m x 2.77m)

Fitted with a range of matching wall and base units with granite work surfaces and matching upstands. There is a 5 ring gas Leisure Chefmaster Range style cooker with hot plate, double oven and grill, plumbing for a dishwasher, stainless steel sink unit with mixer taps and granite drainer, peninsula breakfast bar, wine rack, twin glass fronted display cabinets with concealed lighting and an integral microwave. A timber and glazed stable access door leads into the conservatory.

Conservatory

21'11" x 11'3" (6.68m x 3.43m)

A most spacious additional living space has sealed unit double glazed windows to 3 sides and takes full advantage of the magnificent grounds. There are also 2 central heating radiators and a set of timber and glazed French doors leading out to the rear terrace.

Master Bedroom Suite

17'7" x 14'3" (5.36m x 4.34m)

A most spacious master bedroom which is fitted with 2 sealed unit double glazed windows to the front, 2 central heating radiators and an archway which leads through to the walk-in dressing room.

Walk-in Dressing Room

9'9" x 8'8" (2.97m x 2.64m)

Comprehensively fitted with a range of hanging, shelving and drawer units. There is feature LED lighting, dressing table with vanity mirror above and a set of sealed unit double glazed French doors provide access to the Juliet balcony.

En suite

Furnished with a 5 piece suite comprising of a low flush WC, bidet, twin vanity wash bowls with cupboards beneath, deep

sunk roll top bath with claw feet and overhead rainwater shower, central heating radiator, additional heated towel rail, part tiled walls, fully tiled floor and a sealed unit double glazed window.

Integral Garage

23'10" x 17'8" (7.26m x 5.38m)

With a feature barn door entrance with double doors, this most spacious garage has power/light points, inspection pit and feature mullion windows.

OUTSIDE:

The property is accessed via a driveway off Meltham Road (the driveway and planted areas to either side are owned by this property but the neighbours have a right of access over the drive), after a short distance a set of electric gates with stone pillars to the left hand side, provide access to the property's private driveway/parking apron which provides off road parking for 4-6 vehicles. The driveway extends to the front of the property which has Yorkshire stone flagging and feature Victorian style coach light to the front. The driveway again extends past the front of the property and leads into the rear, where there is additional off road parking.

To the rear of the property there is a magnificent flagged terrace, with Yorkshire stone. The terrace wraps round the property to the side, which has feature garden ponds, natural running water via a stream and formal gardens which are predominantly lawned, with an array of mature trees, shrubs and bushes, providing a natural haven for wildlife.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.










ASH
KINDLING
COAL





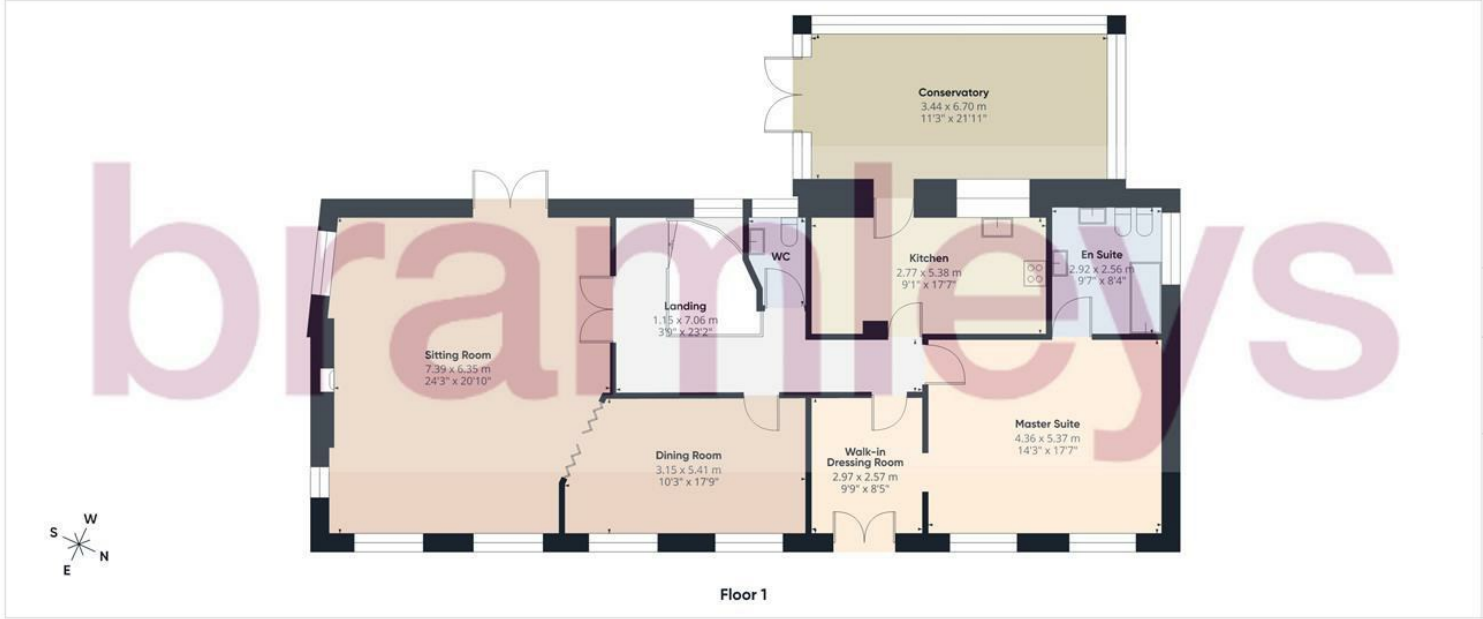












Approximate total area(1)

279.3 m²

3005 ft²

Reduced headroom

1.6 m²

17 ft²

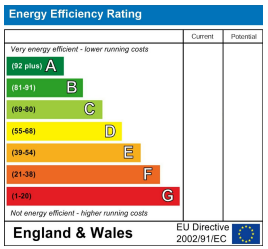
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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