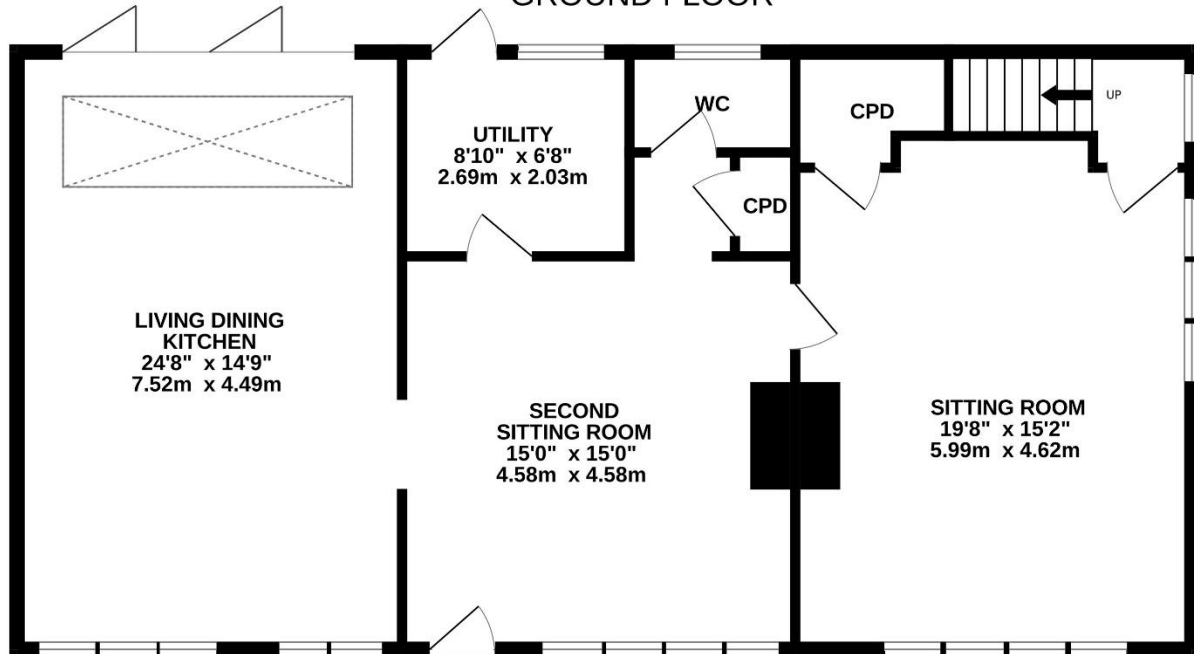


Simon Blyth
ESTATE AGENTS

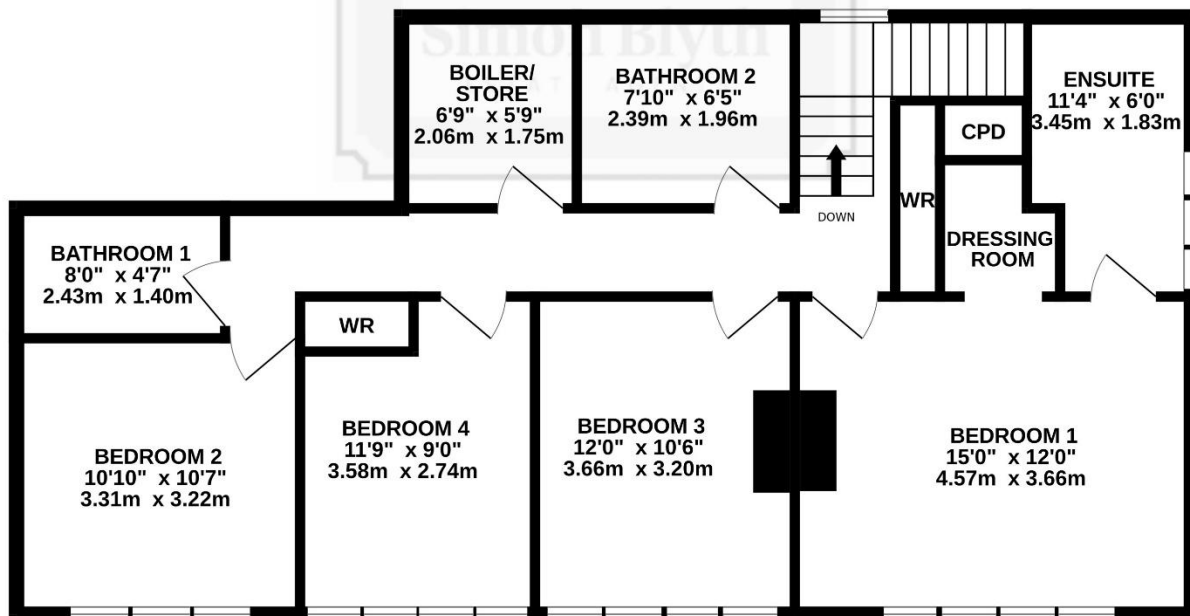


WOODLEA COTTAGE, LUMB LANE, ALMONDBURY, HUDDERSFIELD, HD4 6SZ

GROUND FLOOR



1ST FLOOR



LUMB LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A BEAUTIFUL, LARGE, DETACHED COTTAGE STYLE HOME WITH WONDERFUL VIEWS ACROSS THE WOODSOME VALLEY, UP TOWARDS FARNLEY TYRES. SET WITH TWO OTHER SIMILARLY CHARACTERFUL HOMES, THIS BEAUTIFUL PERIOD COTTAGE, WHICH IS GRADE II LISTED, HAS A FABULOUS INTERIOR, ALL OF WHICH BENEFITS FROM THE TREMENDOUS POSITION. WITH EXTENSIVE DRIVEWAY, SECONDARY DRIVEWAY AND CONSENT FOR A GARAGE, THIS HOME HAS COMPLIMENTARY GARDENS TO BOTH THE FRONT AND REAR AND AN ACCOMMODATION PACKED WITH PERIOD FEATURES AND VERY HIGH SPECIFICATION.

It briefly comprises, impressive sitting room, second sitting room, downstairs w.c, cloakroom, wonderful through dining, living, kitchen with mullioned windows to the front, full glass wall to the rear and lantern above the dining area, stylish utility room, four double bedrooms, bed one with dressing area and en suite, two house bathrooms, a delightful amount of parking, stunning views, beautiful rural walks and presented to a very high standard throughout.

Offers around £950,000



ENTRANCE

A beautiful period-style timber door opens into the property's superb accommodation. Impeccably presented throughout, the interiors have been finished to a high standard from top to bottom. All principal rooms are enhanced by lovely windows that frame stunning views across the Woodsome Valley.



SECOND SITTING ROOM/SNUG

Measurements – 15'0" x 15'0"

A charming and versatile reception room, formerly the property's dining room prior to the addition of the impressive rear extension. Rich in character, the space features a beautiful English oak floor, exposed beams, and inset ceiling spotlights. A striking chimney breast with a raised stone-flagged hearth forms a focal point, housing a cast iron, glazed-fronted wood-burning stove.

A bank of four mullioned windows with deep stone reveals frames delightful views beyond and fills the room with natural light. The room also benefits from a substantial storage cupboard, cloaks cupboard/lobby, and access to the downstairs WC.



DINING LIVING KITCHEN

Measurements – 24'8" x 14'9"

A truly stunning open-plan dining living kitchen, forming the heart of the home and enjoying exceptional dual aspects. To the front, a charming bank of five mullioned windows frames delightful views, while to the rear, full-width glazing with sliding doors opens seamlessly onto the enclosed, landscaped gardens and stone-flagged terrace beyond.

Flooded with natural light from an impressive glazed roof, the space provides an outstanding setting for both everyday living and entertaining, with beautifully defined dining and seating areas.

The kitchen is exquisitely appointed with a comprehensive range of stylish units, predominantly at low level, complemented by a central island incorporating a breakfast bar and additional storage. A classic cream-coloured three-oven Aga, with chrome hotplates, forms a striking focal point, alongside a range of high-specification integrated appliances including an induction hob, Neff double oven with Slide&Hide door, combination oven/microwave, integrated fridge drawers, tall integrated fridge, separate tall integrated freezer, dishwasher, waste systems, and larder storage.

Generous working surfaces are complemented by an inset one-and-a-half bowl stainless steel sink unit with mixer tap and waste disposal. Immaculately presented throughout, the room is finished with discreet inset ceiling lighting, completing this exceptional space.







DOWNSTAIRS W.C

Superbly appointed with stylish, contemporary fittings, including a corner wash hand basin and concealed cistern WC. The space is enhanced by a continuation of the high-quality oak flooring, creating a cohesive and elegant finish.



UTILITY ROOM

Measurements – 8'10" x 6'8"

Also serving as a practical rear lobby, with a fabulous glazed door providing direct access to the gardens, this well-proportioned utility room is both functional and beautifully presented.

Fitted with a range of quality storage cupboards, the space is complemented by granite working surfaces incorporating a stainless steel sink unit with mixer tap. There is plumbing for both an automatic washing machine and tumble dryer, while discreet inset ceiling lighting completes this highly useful and thoughtfully designed space.



SITTING ROOM

Measurements – 19'8" x 15'2"

An elegant and beautifully proportioned reception room, enjoying an abundance of natural light from mullioned windows to both the front and side elevations, seven in total. The generous proportions and excellent ceiling height combine to create a superb sense of space and character.

A striking fireplace with a raised stone-flagged hearth and handsome stone surround forms a focal point, currently housing an open fire, with a gas point also available if preferred.

The room further benefits from a large and useful understairs storage cupboard, completing this refined and inviting living space.





FIRST FLOOR

A staircase from the lobby rises to the first-floor landing. The landing is bright and airy, with a window providing a pleasant outlook over open fields to the rear. Characterful beams are on display, complemented by inset ceiling spotlights, enhancing the sense of space and style.

The landing also provides access to a generous loft space via one of two access points, offering excellent storage. In addition, there is a useful walk-in storage cupboard/laundry cupboard, which also houses the pressurised hot water system.

BEDROOM ONE

Measurements – 15'0'' x 12'0''

A superb principal bedroom, enjoying an exceptional outlook over the gardens, driveway and surrounding rural scenery beyond. A bank of mullioned windows frames the view beautifully, while inset ceiling spotlights provide a refined contemporary finish.

The room flows seamlessly into a well-appointed dressing room, fitted with a range of wardrobes, storage cupboards and drawers, and in turn leading to the en-suite bathroom.





ENSUITE

Measurements – 11'4" x 6'0"

A well-appointed and elegant en-suite, fitted with a contemporary four-piece suite in white comprising a concealed cistern WC, stylish wall-mounted wash hand basin, panelled bath, and a spacious shower enclosure with curved glazed screen and power shower.

The room is finished with attractive tiling and benefits from a bank of mullioned windows, exposed beam, and inset ceiling spotlights, creating a light and characterful space. Additional features include a chrome heated towel rail with electric backup, central heating radiator, extractor fan, and shaver socket.



BEDROOM TWO

Measurements – 10'10" x 10'7"

A delightful double bedroom enjoying a superb outlook to the front, framed by a bank of mullioned windows. Characterful exposed beams and inset ceiling spotlights complete this charming and well-presented space.



BEDROOM THREE

Measurements – 12'0" x 10'6"

A further well-proportioned double bedroom, again enjoying a lovely front-facing outlook via a bank of four mullioned windows. The room features exposed beams, a larger loft access point with fold-away ladder, and a range of fitted wardrobes. A charming exposed section of antique brick chimney breast adds further character and appeal.



BEDROOM FOUR

Measurements – 11'9" x 9'0"

A further well-proportioned and charming bedroom, enjoying a pleasant outlook through a bank of mullioned windows. The room features exposed beams, inset ceiling spotlights, and a range of fitted wardrobes, combining character with practical storage.



HOUSE BATHROOM ONE

Measurements – 8'0" x 4'7"

Fitted as a stylish shower room, this well-appointed space features ceramic tiled flooring and full-height tiling to the majority of walls. The suite comprises a concealed cistern WC, stylish wash hand basin set to a display plinth with mirrored storage cupboards above, and a generous shower enclosure with sliding glazed doors.

Additional features include a chrome heated towel rail/central heating radiator with electric backup, inset ceiling spotlights, extractor fan, and shaver socket.



HOUSE BATHROOM TWO

Measurements – 7'10" x 6'5"

A beautifully designed and cleverly utilised bathroom, making excellent use of the available space. The suite comprises a concealed cistern WC, broad vanity unit with storage below and mirror over, and a double-ended bath with stylish fittings.

Finished with attractive ceramic tiling, inset ceiling spotlights, extractor fan, useful under eaves storage cupboard, and a chrome heated towel rail/central heating radiator, this is a charming and well-considered space.



OUTSIDE

The property occupies a truly remarkable position, enjoying fabulous views across the valley. Set slightly elevated from the road and flanked by two neighbouring properties, it offers a wonderful sense of privacy while remaining well connected.

A generous driveway provides extensive parking and turning space. The initial section is shared and includes access through the middle section, which functions seamlessly with the neighbouring properties. A further driveway, accessed via a high-specification sliding gate (designed for automation if desired), leads to the lower area of land.

To the front, a delightful cottage-style garden is enclosed by attractive stone walling and accessed via a charming timber gate. This elevated space features stone flagging running the full width of the property, creating a superb seating terrace from which to enjoy the southerly aspect and breathtaking views across the valley.









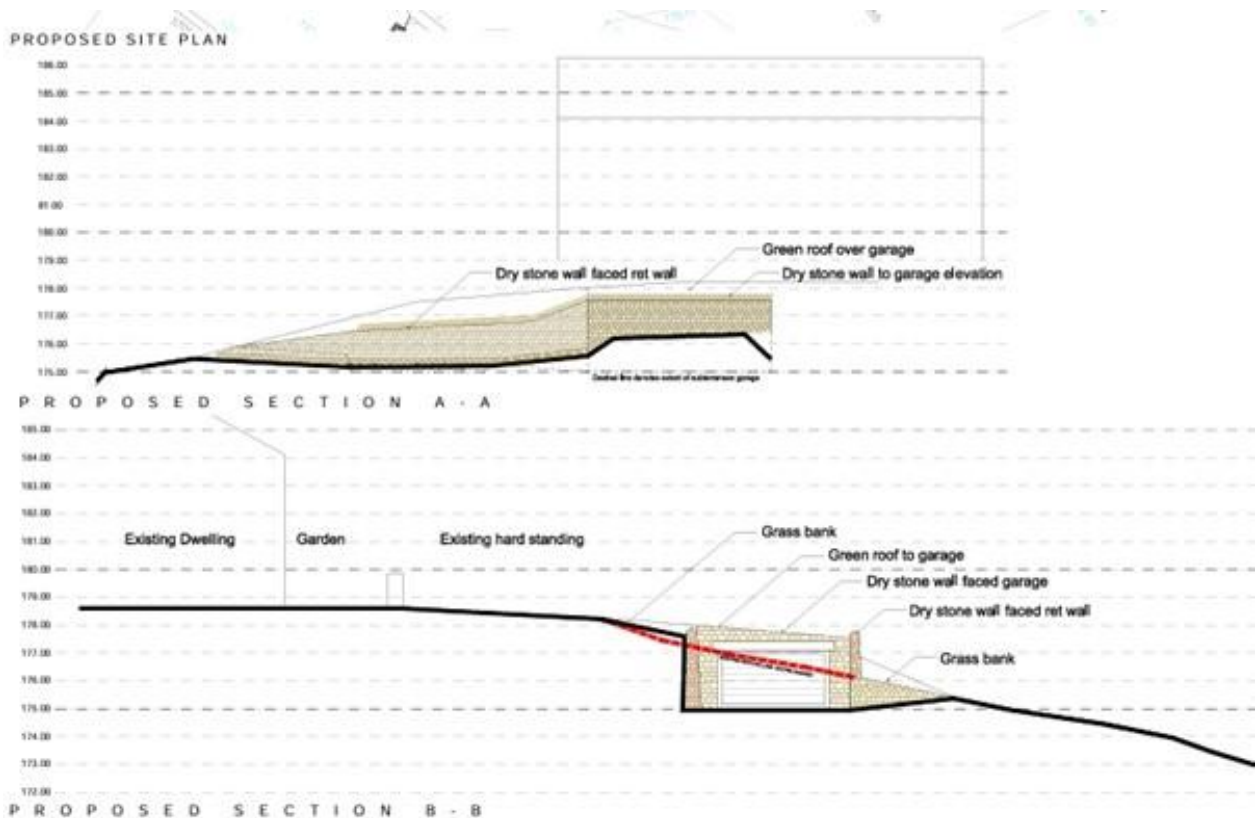


LOWER-LEVEL GARDEN

There is a good area of land at the lower level, and this has got commenced planning consent for the building of a large garage. (See plans within the sales details). The lower garden is relatively flat and has a good degree of flexibility.



PLANNING PERMISSION

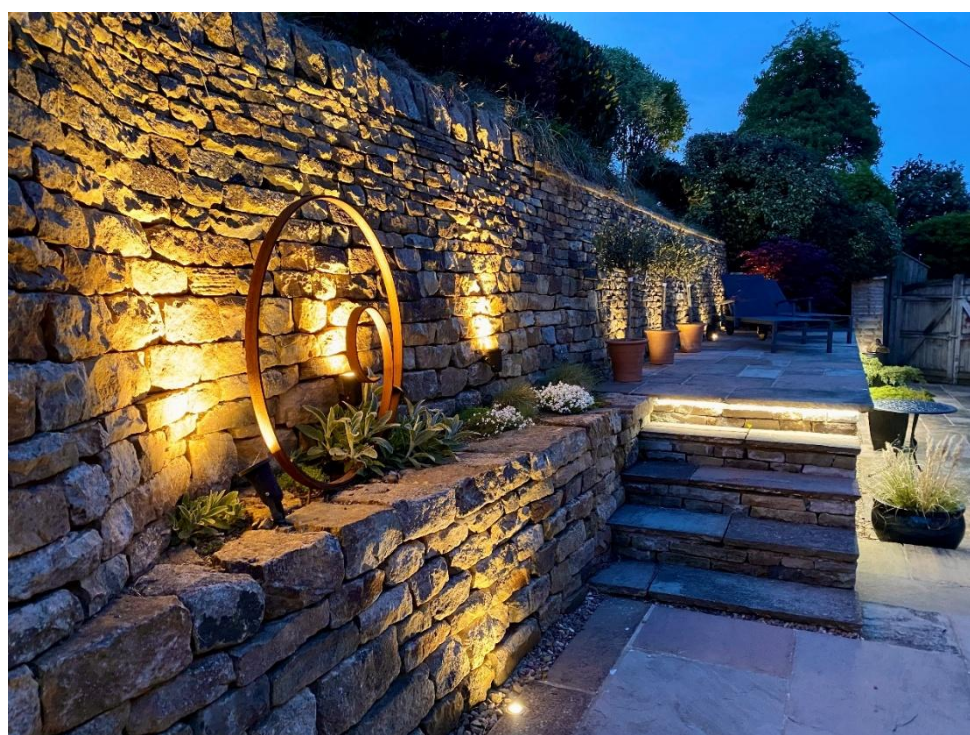


REAR GARDEN

The rear garden is a particularly enchanting and beautifully landscaped space, fully enclosed and designed to make the most of its superb setting. Enjoying the afternoon and evening sun, it offers a wonderful sense of privacy and tranquillity.

Twin timber gates provide access to a side pathway, while direct connection from the dining living kitchen via sliding glazed doors creates a seamless indoor-outdoor flow.

Generous stone-flagged patio areas provide excellent space for outdoor seating and entertaining, complemented by attractive stone walling and a charming water feature. The garden is further enhanced by external lighting and the convenience of hot and cold water taps.



ADDITIONAL INFORMATION

It should be noted the property has gas fires, central heating, an alarm system and the property is grade II listed. Carpets, curtains, and certain other extras may be available by separate negotiation.

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

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