



Drewan

Fenay Lane | Almondbury | Huddersfield | West Yorkshire | HD5 8UJ

 **FINE & COUNTRY**

DREWAN



Privately enclosed within approximately 1.2 acres of tree-lined grounds, this magnificent period residence occupies one of Huddersfield's most sought-after locations, positioned on the edge of glorious open countryside. Sympathetically restored, the home effortlessly combines timeless character with contemporary living, enjoying beautifully landscaped south-facing gardens and an exceptional sense of privacy.



Wrought iron electric gates open onto a sweeping driveway, revealing a home that presents an immediate statement of character and grandeur from every viewpoint. The impressive reception hallway provides a striking introduction, while the design of the home creates a sense of architectural drama, anticipation and light throughout the principal living spaces, many of which are positioned to the rear of the property to enjoy views over the landscaped south-facing gardens.

Enjoying a delightful setting on the edge of open countryside, yet within easy reach of local amenities and excellent road and rail links, this outstanding home offers the perfect balance between rural tranquillity and everyday convenience.

KEY FEATURES

Ground Floor

An elegant entrance portico shelters a solid oak door which opens into an impressive reception hallway featuring full floor tiling and a bespoke oak staircase with spindled balustrade rising to a galleried landing above. Open-fronted library shelving spans two walls, while twin doors open directly onto the rear garden. A high-level window draws natural light into the space.

The cloakroom is presented with a contemporary two-piece suite comprising a wall-hung W.C. and a stylish wash hand basin with vanity cupboard beneath. The room benefits from full floor tiling, a heated full length mirror towel rail.

The living kitchen forms the true hub of the home, offering an expansive and highly sociable entertaining space with inset speakers to the ceiling. A bank of bi-folding doors opens directly onto the south-facing terrace, encouraging al fresco dining and seamlessly connecting indoor and outdoor living. The room features full floor tiling with under floor heating throughout and an inset gas fire set to one wall. A comprehensive range of bespoke cabinetry is complemented by polished concrete work surfaces incorporating a double drainer and inset stainless steel sink with Qooker fusion tap for hot, cold and boiling water. A central island incorporates a Bora hob with downdraft extractor, extends to form a breakfast bar, and features glass-fronted cabinetry beneath. Integrated appliances include twin ovens and warming drawer, combination oven and microwave, dishwasher, full-height fridge freezer, wine chiller, and a larder pantry cupboard.

The utility room adjoins the kitchen and is fitted with matching cabinetry and granite work surfaces, full floor tiling and a contemporary radiator. There is space and plumbing for an automatic washing machine and dryer, along with provision for an American-style fridge freezer. A walk-in pantry offers open shelving, granite work surfaces and continuation of the tiled flooring.

A sitting room provides versatile accommodation with a window to the front aspect. An office / study, also positioned to the front of the home, features a stone mullioned window and fitted shelving extending across two walls.

The generous L-shaped lounge and snug offers expansive proportions with windows to two aspects, the rear enjoying delightful views across the gardens, whilst twin doors open directly onto the flagged terrace. A feature stone fireplace houses a living flame gas fire, a second contemporary fireplace serves the snug and the room enjoys surround sound and in ceiling speakers.

A home gym or garden room provides further versatile space, exposed to the apex of the roof with trusses and beams on display. The room features tiled flooring, windows to two aspects and French doors opening directly onto the garden.

















First Floor

The galleried landing incorporates a sitting area with a bank of windows overlooking the front aspect, while a central chandelier descends elegantly to the hallway below. Access is also provided to the roof space which offers exceptional storage.

The principal bedroom suite provides generous and luxurious accommodation. The bedroom enjoys a side-facing window, while a bank of bi-fold doors opens onto a south-facing balcony, creating excellent natural light and providing a delightful outlook across the gardens with glimpses of the valley beyond.

The suite benefits from a walk-in wardrobe with fitted cupboards extending across one wall, along with a separate dressing room overlooking the garden, fitted with wardrobes and drawer units to two walls.

The en-suite bathroom has underfloor heating, is presented to a high standard and incorporates a freestanding bath, concealed shower, wall-hung vanity unit with wash basin and LED mirror, and a low flush W.C. Complementary tiling extends to the walls and floor, with the room also benefiting from a heated towel rail, radiator and opaque window.

There are three further double bedrooms and three further bathrooms.

The first enjoys a stone mullioned window overlooking the courtyard and features fitted wardrobes extending across one wall with matching bedside cabinets. The en-suite shower room comprises a three-piece suite finished in white with complementary tiling, two windows, useful storage cupboards and a heated towel rail.

The third bedroom suite provides generous accommodation with windows to both front and rear aspects, the latter enjoying particularly attractive views. Fitted wardrobes extend across one wall incorporating drawer units, open shelving and an inset media wall for a television. The en-suite features a double-ended bath, vanity unit with wash basin, W.C. and shower with jet sprays, complemented by tiled walls and floor and an opaque window.

The fourth bedroom again offers double accommodation with fitted wardrobes and drawers, a rear-facing window commanding a beautiful outlook across the gardens.

The family bathroom is presented with a three-piece suite finished in white comprising a bath with shower over, low flush W.C. and pedestal wash hand basin. The room features tiled walls and floor, an LED-lit mirror, window with opaque glass and heated towel rail.











Externally

The property occupies grounds extending to over one acre. To the front, electric wrought iron gates open onto a resin-laid driveway bordered by established shrubs and mature trees, providing parking for numerous vehicles and access to the stone-built triple garage.

Immediately to the rear of the property, a flagged garden terrace adjoins the kitchen, lounge and garden room before stepping down to a generous lawned garden with established tree-lined borders, shaped planting beds, a second patio area and ornamental pond.

The stone-built triple garage features three electronically operated roller doors, one bay benefiting from increased height. The garage provides power, lighting, an electric vehicle charging point and has a large loft space.









LOCAL AREA

Almondbury, HD5

A charming village located to the southeast of Huddersfield; the property enjoying a sought after position on the outskirts of glorious unspoilt countryside. Locally there are quaint village pub's whilst popular venues include the locally famous 3 Acres at Emley, The Woodman at Thunderbridge and Harveys bar and kitchen. There are numerous shops in-situ along the village High Street, local services are in abundance and include highly regarded schools.



Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boasts impressive Victorian Architecture. Huddersfield is connected to the national motorway network via the M1 & M62 whilst the railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Landmark tourist attractions include Castle Hill, whilst the area offers an abundance of shops, restaurants and bars. Woodsome Golf Club is within a 5-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park and Holme Valley is within a short drive.



INFORMATION

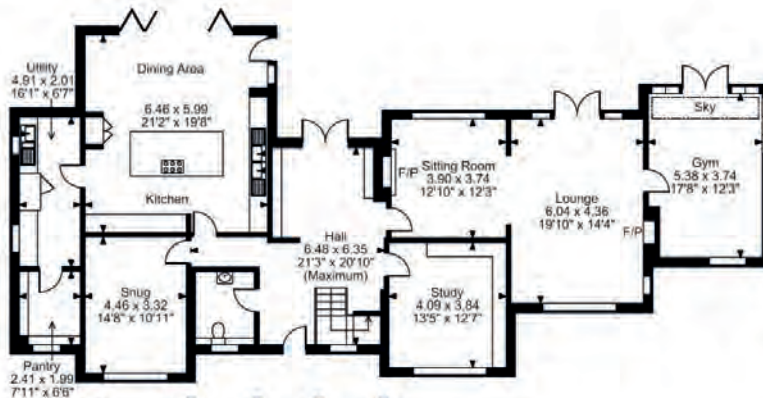
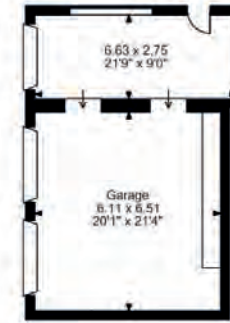
A Freehold property with mains gas, water, electricity, and drainage.
Council Tax Band - G.
EPC Rating - D.
Fixtures and fittings by separate negotiation.
The property has CCTV and a security alarm.

Directions

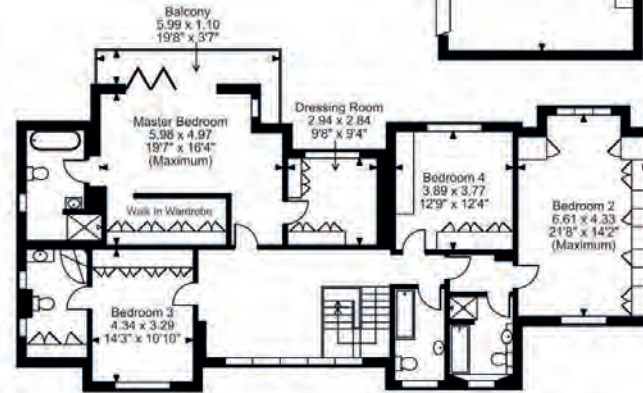
What3words – [secure.holly.city](https://www.what3words.com/secure.holly.city)



Drewan Fenay Lane, Almondbury, Huddersfield
Approximate Gross Internal Area
Main House = 3623 Sq Ft/337 Sq M
Garage = 651 Sq Ft/61 Sq M
Balcony external area = 80 Sq Ft/7 Sq M
Total = 4274 Sq Ft/398 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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