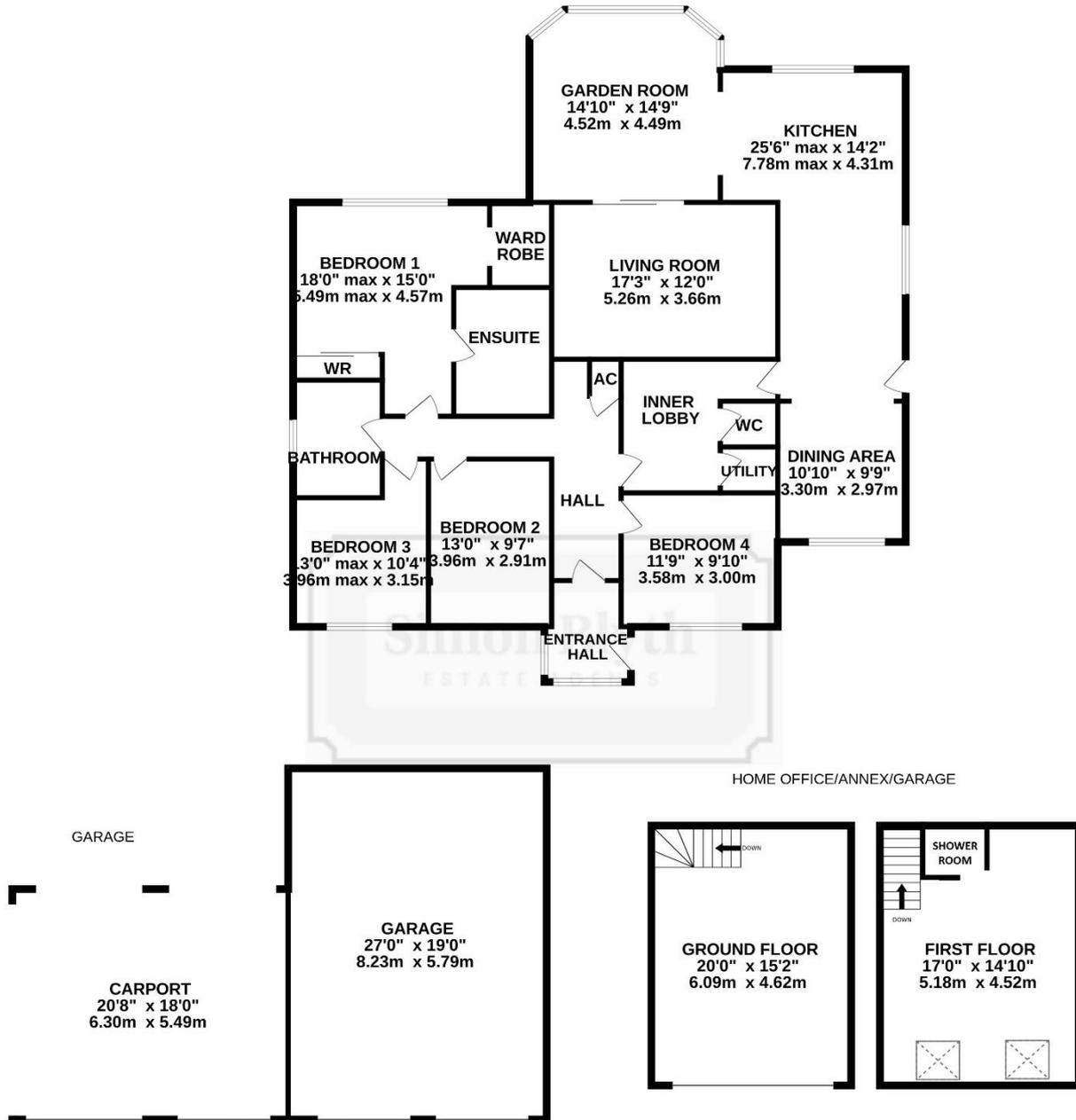




THE MALTINGS, MORTIMER ROAD, CUBLEY



THE MALTINGS

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PROPERTY DESCRIPTION

A BEAUTIFULLY POSITIONED DETACHED FOUR-BEDROOM FAMILY HOME WITH THE FABULOUS FEATURE OF A VERY LARGE GARDEN INCLUDING TREMENDOUS FORMER MILL POND FANTASTIC FEATURE, THAT IS SURROUNDED BY WELL-ESTABLISHED GARDENS AND GROUNDS, HAVING TWO DRIVEWAYS AND A HUGE AMOUNT OF GARAGING, THIS HOME HAS A SUBSTANTIAL AMOUNT OF SPACE TO OFFER. THE ACCOMMODATION IS FLEXIBLE AND IS DESIGNED TO OVERLOOK THE BEAUTIFUL GARDENS AND GROUNDS FROM THE PRINCIPAL ROOMS. There is a stylish entrance vestibule, inner hallway, secondary hallway, downstairs W.C, lounge, fabulous L shaped living/dining kitchen with orangery/conservatory style room overlooking the gardens, four bedrooms, including bedroom one with dressing room and en-suite in addition to three further double bedrooms and house bathroom. The property also benefits from a home office/annex room above the double garage with en-suite. Sitting within a short distance away from Penistone centre and rural walks, this home must be viewed to be fully appreciated.

OFFERS IN REGION OF: £750,000

ENTRANCE HALLWAY

This has a fabulous, glazed bay giving a lovely view down towards the township out over the properties' gardens and provides a large amount of natural light. The entrance vestibule has a ceramic tiled floor and high-quality ceiling. A uPVC door leads through to the property's inner hallway.



INNER HALLWAY

This useful space leads to the downstairs W.C and to a good-sized utility cupboard. Off the utility cupboard, there is an automatic washing machine and space for a dryer. From here a glazed door leads through to the fabulous living dining kitchen. This is of a particularly good size and featuring a T shaped and has coving to the ceiling, two ceiling light points and large cupboard. Doorway leads through to the lounge.



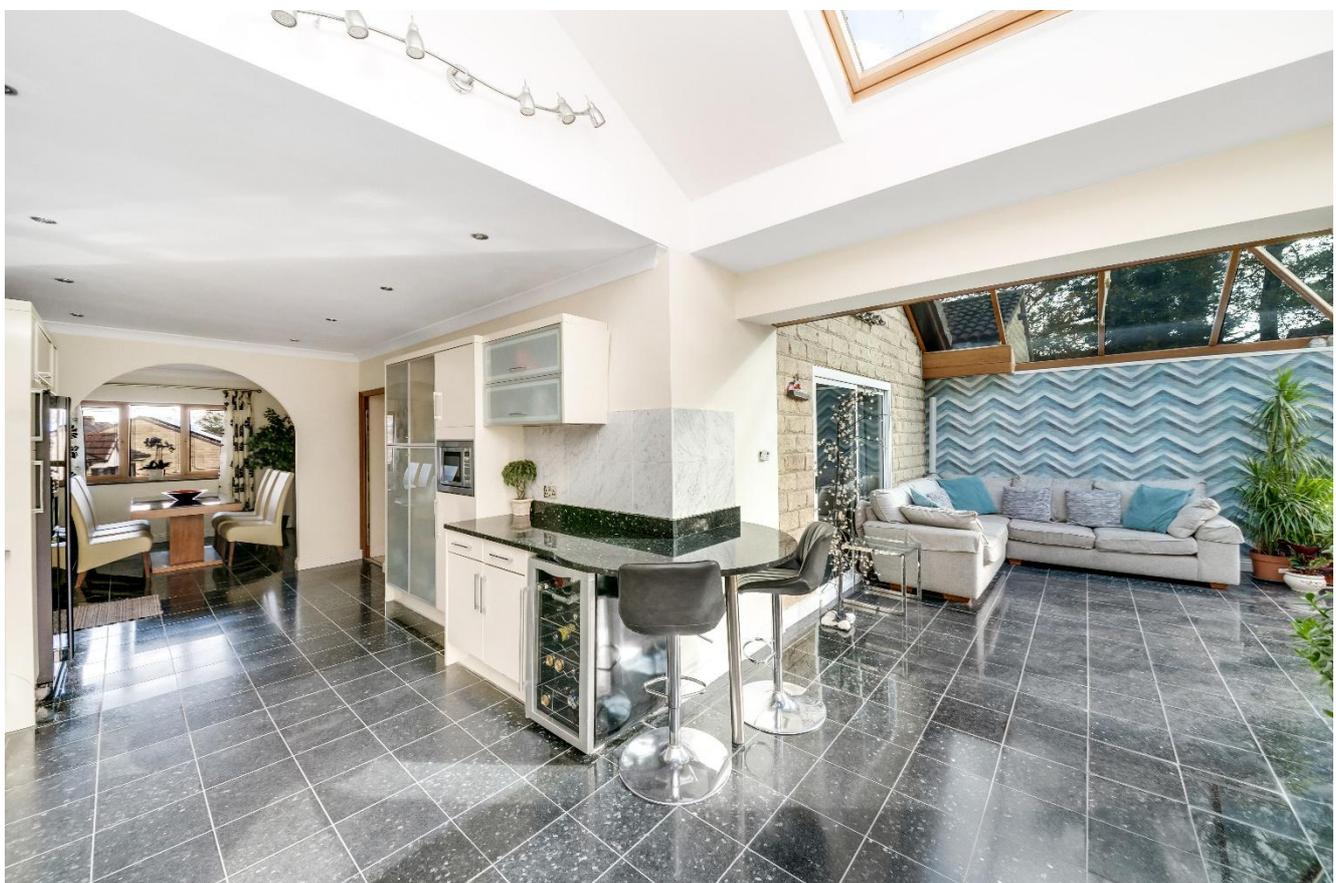
LOUNGE

This most attractive room has particularly high ceiling light with decorative coving, provision for wall mounted TV, feature stylish fireplace and a pair of glazed sliding doors that give a huge amount of natural light, to lovely views over the property's rear gardens.



LIVING/DINING KITCHEN

As the photographs demonstrate this has three principal areas including dining area, with a pleasant view out on to the driveway side, inset spotlighting to the ceiling, high quality flooring with under floor heating. This continues through to the superb kitchen area with a breakfast bar, a fabulous range of high specification units both with a large amount of granite work and fabulous ceramic floors once again with under floor heating. The range of appliances in this room is simply superb. There is an integrated Neff microwave and integrated wine fridge, high specification Tecniq stainless steel range with the usual warming ovens and gas hob, similar style extractor fan above and an integrated American style fridge freezer with water and ice dispenser. There is a corner stylish stainless steel sink unit mixer tap above, bifold doors giving access out to the gardens and views beyond and there is an abundance of natural light gained via the window to the side and Velux window. Broad opening leads through to the final element of this dining kitchen being the living area, this with a conservatory/ orangery style roof, has a huge amount of glazing and a fabulous view out of the property's rear gardens and beyond. There is a continuation of the ceramic tile flooring with underfloor heating and woodburning stove upon a raised plinth. From the hallway the doorway leads through to bedroom one.







BEDROOM ONE

A generously sized principal bedroom offering an attractive view over the gardens. The room features a broad bank of windows, allowing plenty of natural light to fill the space, and a large floor-to-ceiling wardrobe, providing ample storage. A short walkway leads through to a walk-in wardrobe/dressing area, creating a private and practical extension to the main bedroom.





BEDROOM TWO

Another generously proportioned bedroom with an attractive and pleasant outlook. The room offers excellent space for furnishings and enjoys plenty of natural light. It also features a fitted wardrobe arrangement with overhead storage above the bed, providing both practicality and a well-planned use of space.



BEDROOM THREE

A comfortable double bedroom offering good proportions and a pleasant outlook. The room provides ample space for bedroom furnishings.



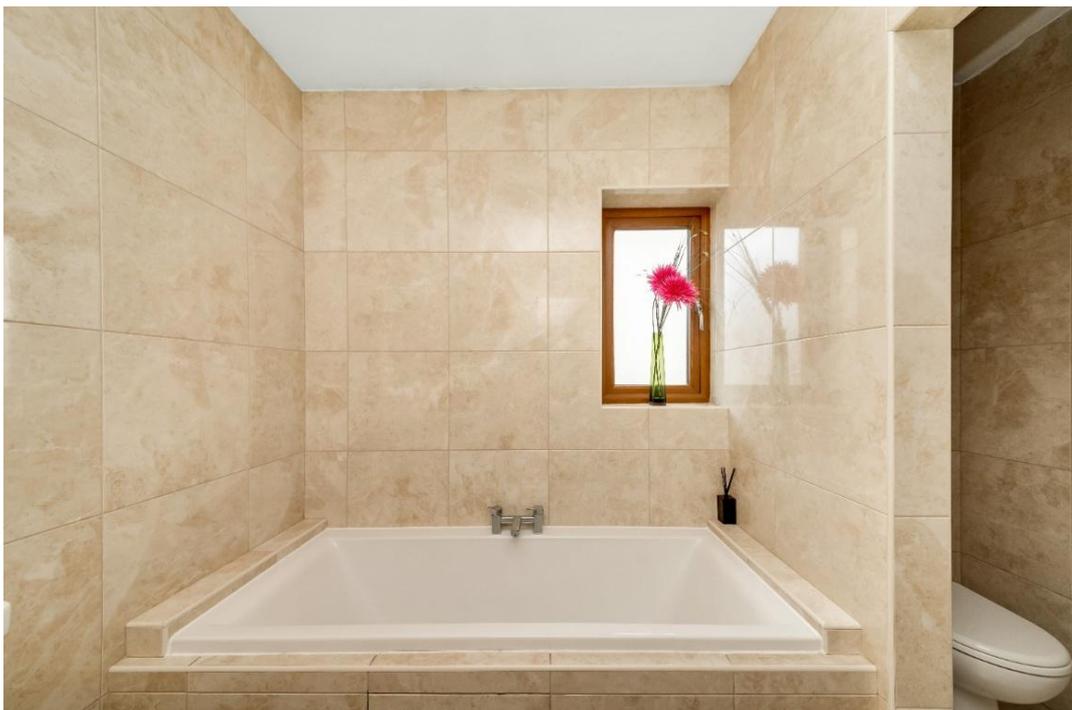
BEDROOM FOUR

A well-proportioned double bedroom, large windows providing plenty of natural light.



HOUSE BATHROOM

Fitted with a four-piece suite, that includes shower, low lift W.C, double ended bath with stylish mixer tap above, vanity unit above with ceramic tiling to floor until the full ceiling height, combination central heating towel rail and obscure glazed window.



OUTSIDE

The property stands in a remarkable location with two driveways one from a cul-de-sac location shared with neighbouring properties the other directly from the roadside and into what might be considered the rear garden. This driveway leads through the attached garages. Floor/layout plan will help demonstrate this. The formal driveway has large, high-quality gates.

GARAGE ONE

This leads through to a tarmac driveway with both granite and brick set additional areas the driveway gives access to the huge amount of integral garage which of course could be turned into accommodation if desired. A driveway leads off to one side of the secondary double garage. This with automatic grated roller style door is of a good size and has staircase to the rear leading up to the annex/ guest bedroom/ home office.



ANNEX/GUEST BEDROOM

This which could also be used as a home office. Has twin Velux windows to the front, angled ceiling line and en-suite fitted with W.C, vanity unit with hand basin and shower.





GARAGE TWO

This being integral large size as the floor layout plan suggests it has once again, twin roller style automatic up and over doors and is also home for the wall mounted combination gas fire central heating boiler.

CAR PORT

With garage doors with automatic roller style matching the other garage doors, here the car port has the secondary driveway passing through if so desired as it opens to the two sides and is currently home for the vendors four-wheel drive vehicles. The secondary driveway rises to the rear garden level where there is a concrete yard space. The delightful set leads to the secondary entrance gates.

SECONDARY ENTRANCE GATES

These being of steel construction and providing easy access.



GARDENS

The gardens are mature and beautifully maintained, with the accommodation thoughtfully designed to take full advantage of the stunning aspect overlooking the large, naturally fed mill pond — a real credit to the current owners. The pond and its surroundings are superbly presented, with mature gardens, attractive planting, and a variety of peaceful seating areas, including spaces ideal for relaxing or fishing. The grounds are well established with defined boundaries, featuring a garden shed in one corner, a well-kept lawn, and a charming patio area immediately to the rear of the property. Several additional small outbuildings provide useful ancillary storage. The integral double garage is of an excellent size and, given the presence of further garaging and car ports elsewhere on the property, could (subject to the necessary consents) be adapted into further accommodation if desired. Viewing is highly recommended to fully appreciate not only the property itself but also its beautiful gardens, extensive grounds, and idyllic setting. The home is conveniently situated just a short distance from the centre of the township, with Cubley Hall and wonderful rural walks only a brief stroll away. The property also benefits from central heating, PVC double glazing, and a CCTV system.







ADDITIONAL INFORMATION

EPC rating – C-73

Property tenure – Freehold

Council tax band – D

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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Simon Blyth 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 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

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MAIN CONTACTS

T: 01226 762400

W: www.simonblyth.co.uk

E: Penistone@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259