



**Crystal Cottage Snowgate Head, New Mill HOLMFIRTH HD9  
7DH**

**welcome to**

## **Crystal Cottage Snowgate Head, New Mill HOLMFIRTH**

A DELIGHTFUL SEMI DETACHED COTTAGE, FULL OF CHARACTER AND CHARM. SET IN A SEMI RURAL AND PEACEFUL HAMLET SURROUNDED BY COUNTRYSIDE. TWO BEDROOMS WITH MEZZANINE AND USEFUL CELLAR. BEAUTIFUL GARDENS TO FRONT AND REAR. BOASTING PANORAMIC VIEWS OVER THE HOLMEVALLEY. NO UPPER CHAIN.

### **Summary**

Attractive two bedroom semi detached cottage set within this idyllic hamlet, however still being within close proximity to the amenities Newmill has to offer, along with excellent commuting networks and a short drive into the vibrant Holmfirth town. The property oozes character and charm, along with a delightful front cottage garden and seating area to the rear. The hamlet is accessed via a country lane, which contributes to the peaceful setting of this location. With the most enviable panoramic views over the adjoining countryside and towards the Holme Valley and with the added benefit of being offered for sale with no vendor chain. Briefly comprising of open plan lounge and breakfast kitchen, useful storage cellar. To the first floor two bedrooms, mezzanine off the hallway and bathroom. To the front of the property is delightful garden with stone outhouse for storage, taking in the panoramic views across the Holme Valley. To the rear is a slate chipped, enclosed seating area with stone outhouse for storage.

### **Accommodation**

#### **Lounge/Breakfast Kitchen**

19' 1" x 13' 3" ( 5.82m x 4.04m )

Enter into this quirky characterful cottage through the composite door. Stone mullion triple glazed window to front aspect takes in the spectacular view, Yorkshire stone flagged flooring and timber beams and batons to ceiling. The focal point of this room is the inglenook stone fireplace with mulifuel stove. Attractive column radiators. The kitchen has a good amount of wall and base units, incorporating AEG induction hob, with contrasting angled AEG cooker hood, integral AEG electric oven, plumbing for washing machine and space for fridge freezer. Further enhanced by Quartz work surface with breakfast bar seating area. Yorkshire stone flagged

floor covering and Inset down lights to ceiling. Obscured triple glazed glazing to rear aspect. Door access into cellar.

#### **Cellar**

Latched door to the top of the cellar housing the Vaillant boiler. Stone steps lead to this useful cellar storage space with plumbing for washing machine and space for a dryer.

#### **Landing/Mezzanine**

Stone Steps lead to first floor landing, with high quality flooring. Radiator and latched doors into bedrooms and bathroom. Cast iron ladder leads to the Mezzanine area, which would be ideal as a snug, den or office space. There is plenty of natural light flooding in from the triple glazed velux window. Exposed timber ceiling beams. With spindle balustrade.

#### **Bedroom One**

11' 5" x 8' 10" ( 3.48m x 2.69m )

This spacious double bedroom with high quality flooring. Neutrally decorated with plenty of light flooding in through the stone mullion triple glazed window with stone sill, taking in the simply breath taking view across Holme valley. Inset down lights to ceiling and built in timber beams.

#### **Bedroom Two**

8' 3" x 8' 1" ( 2.51m x 2.46m )

With a continuation of the high quality flooring. Plenty of natural light flooding in from the triple glazed mullion window with stone window sill, that really does frame the panoramic view across Holme valley. Latched access to storage cupboard.

#### **House Bathroom**

Three piece white bathroom suite, bath with





traditional rainfall shower over. Traditional sink and low flush WC. Complimented by natural stone flooring, paneled ceiling with inset down lights. Obscured triple glazed window with exposed timber lintel.

### **External**

To the front of the property are beautiful Yorkshire stone steps leading to low maintenance Yorkshire Stone flagged Patio, this space is ideal for pot plants, for colour. Further enhanced by stone outbuilding ideal for storage. Taking in the stunning views across the Holme Valley. To the rear is a slate chips seating area perfect to fit a bistro dining set, this space is ideal for pot plants there is another stone outbuilding with is great for extra log storage and other items.



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## Crystal Cottage Snowgate Head, New Mill HOLMFIRTH

- \*\*\*NO UPPER CHAIN\*\*\*
- Semi Detached Cottage
- Character And Charm
- Two Bedrooms And Mezzanine
- Open Plan Breakfast Kitchen/Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000

### directions to this property:

Leave Holmfirth via Station Road which then becomes New Mill Road. Follow this into the centre of New Mill and in the village centre fork left up Penistone Road then left up Sude Hill. Follow this road up to the top of the hill before turning right onto Horn Lane. Continue on Horn Lane, and the property can be identified by the for sale board on the left hand side.

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william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9  
7DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)