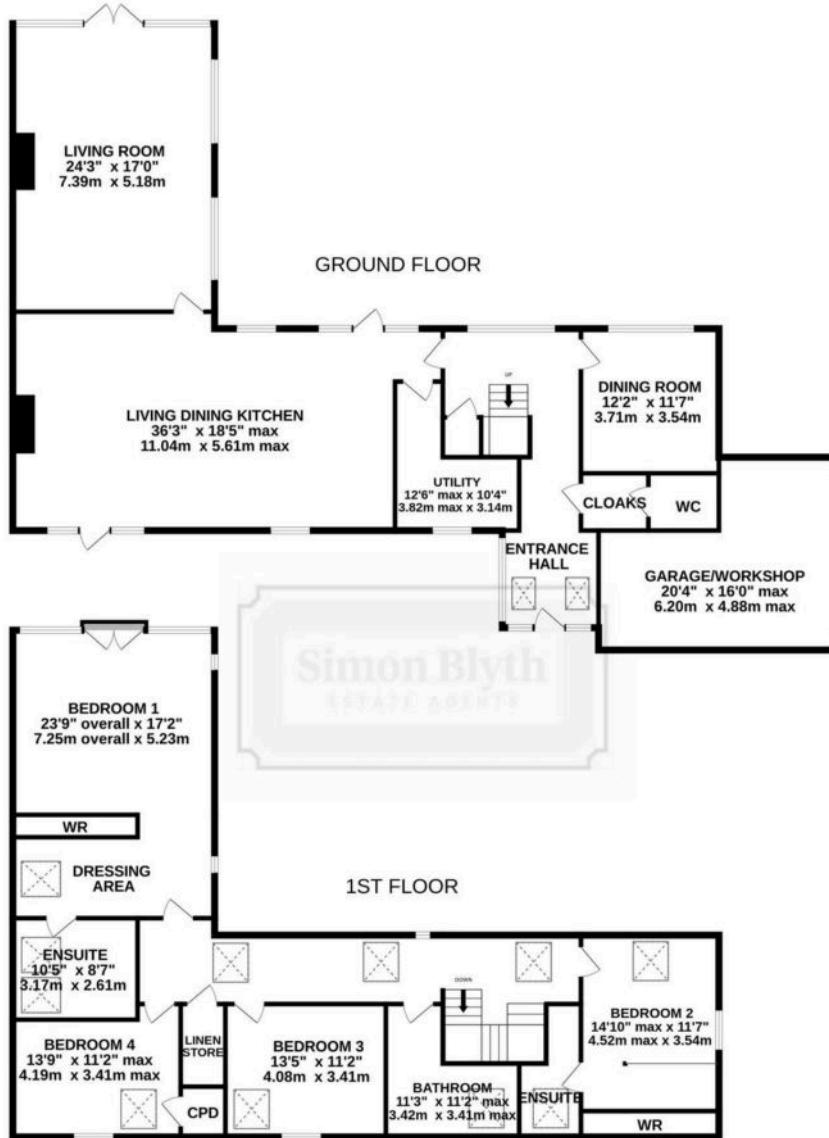




**The Stables, Greenside Road, Thurstonland**

Huddersfield, HD4 6XA

Offers in Region of **£1,800,000**



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## The Stables, Greenside Road

Thurstonland, Huddersfield, HD4 6XA

A STUNNING, LARGE, DETACHED FAMILY HOME CREATED BY A LOCAL BUILDER OF HIGH REPUTE JUST A FEW YEARS AGO. THIS SUPERBLY POSITIONED HOME SITS IN WONDERFUL GARDENS AND GROUNDS APPROACHING 0.7 ACRES AND OFFERS WONDERFUL, LONG DISTANCE VIEWS. WITH GARAGING AND A SPACIOUS DRIVEWAY.

In brief, the property comprises an impressive entrance hallway with wonderful natural oak beams and timbers on display, a cloak room, a downstairs WC, a superb living dining kitchen (36'3" x 18'5") with glazed doors out to both the front and rear gardens and boasting an attractive fireplace, a utility room, a superb large sitting room with attractive fireplace and fabulous windows overlooking the south-facing garden, and a second sitting room/formal dining room/playroom to the ground floor, all of which benefits from underfloor heating. To the first floor is an impressive landing, four double bedrooms and a large house bathroom. The principal bedroom boasts a Juliet balcony, stunning views, large dressing area and superb en-suite, and bedroom two also features a dressing area with fitted wardrobes and is served by an en-suite. Externally, the property is served by a good-sized garage and driveway behind electric gates. Located between the villages of Thurstonland, Farnley Tyas and Thunderbridge, this home sits in perfect harmony with a handful of neighbouring properties, and close to village amenities including high-quality schools, public houses and the like.

Tenure Freehold.

Council Tax Band E.

EPC Rating TBC.



## GROUND FLOOR

### ENTRANCE HALL

Enter the property through a fabulous large oak door and into the spacious oak framed entrance hall which sets the scene in terms of style, quality of finish and décor found throughout the home. This open, light and airy space has delightful flooring with underfloor heating, inset spot lighting to the ceiling, two Velux windows, and leads through to the inner hallway. The inner hallway boasts an arched window giving a lovely view out over the property's stone flagged terrace and beautiful lawn gardens, as well as a long-distance view beyond. A fabulous oak and glazed staircase turns and rises up to the first floor landing, and there is a useful understairs storage cupboard and a doorway giving access to the cloakroom. The underfloor heating can be found throughout the ground floor accommodation.

### CLOAKROOM

The cloakroom features shelving and coat hanging to one side, inset spot lighting and a door leading through to the downstairs WC.

### DOWNSTAIRS WC

The downstairs WC boasts stylish fittings including a low-level WC and a wall-mounted wash hand basin with splashback and illuminated mirror over. There is an extractor fan and inset spot lighting.

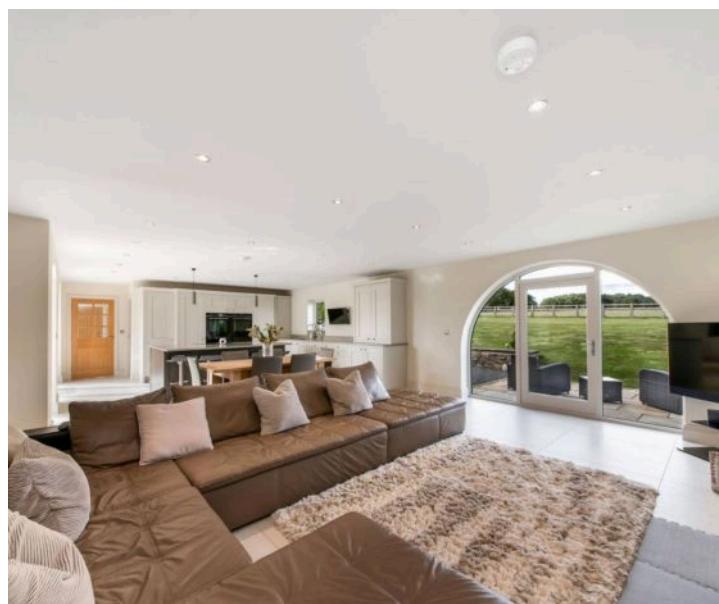




#### LIVING DINING KITCHEN

36' 3" x 18' 5" (11.05m x 5.61m)

The living dining kitchen is a stunning, light and airy room with views to the front and rear, courtesy of exceptionally characterful windows. There are three arch top windows, one fully glazed arched barn window, a further window over the sink, and two doors (one to the front and one to the rear) which lead out to the gardens and patios. There are a variety of lighting points including spotlighting to the ceiling and chandelier points above the island unit, which features a Bora induction hob with central extractor and breakfast bar with seating for five. The kitchen boasts a superb range of units and high-specification Siemens appliances, including twin ovens, warming drawers, a dishwasher, a microwave and a wine fridge, as well as a full-height Liebherr fridge and a full-height Liebherr freezer with integrated ice maker. There is double bowl Franke sink unit with Quooker tap above. The living area features a beautiful stone fireplace with raised stone hearth and stone backcloth, all of which is home to a wood-burning stove with glazed door.



#### UTILITY ROOM

12' 6" x 10' 4" (3.81m x 3.15m)

The utility room features a continuation of the high-quality flooring, a window giving a lovely view out over the gardens, and is superbly appointed with cupboards and working surfaces. There is a Franke sink unit with mixer tap above, plumbing for a washing, space for a tumble dryer, and a wall-mounted central heating boiler.



## FORMAL LOUNGE

24' 3" x 17' 0" (7.39m x 5.18m)

The formal lounge is an exceptionally beautiful room, not only because of its wonderful location overlooking the gardens and beyond, but also because of the large amount of natural light provided by fabulous windows to two sides. Two arched windows overlook the gardens and side terrace, while oak and glazed doors with large windows to either side give access out to a further stone flagged terrace with lawn and fabulous views beyond. There is a particularly high ceiling height with inset spot lighting and a beautiful stone fireplace with fabulous stone hearth and wood-burning stove with glazed door.



## SECOND SITTING ROOM / DINING ROOM

12' 2" x 11' 7" (3.71m x 3.53m)

The reception space is currently used as a formal dining room but offers fantastic flexibility. There is a broad arched window giving lovely views out over the gardens and inset spotlighting to the ceiling.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase with attractive oak and glazed balustrading from the entrance hall, you reach the impressive first floor landing. There are wonderful beams and timbers on display, a superb chandelier point above the staircase, inset spot lighting, and three large roof light windows. Doors provide access to four bedrooms, the house bathroom and a useful linen cupboard with storage area above.

### BEDROOM ONE

23' 9" x 17' 2" (7.24m x 5.23m)

Bedroom one is a magnificent bedroom with a high-angled and beamed ceiling, a beautiful wall of oak, windows and twin glazed doors which lead out to a Juliet balcony and give a stunning view out over the property's gardens, neighbouring fields and beyond. There are provisions for a wall-mounted television, inset spot lighting to the ceiling, a very large and superbly appointed dressing area with beams on display, and a doorway leading through to the en-suite facilities.



### BEDROOM ONE EN-SUITE

10' 5" x 8' 7" (3.18m x 2.62m)

This very large and beautifully presented en-suite is fitted with a high-specification, four-piece suite comprising a double-ended bath with standalone mixer tap/shower, a wall-mounted vanity unit with wash hand basin and illuminated mirror, a wet room style shower with sliding glazed door, and a low-level WC. There is a beam on display, spot lighting to the ceiling, and two large Velux windows.

## BEDROOM TWO

14' 10" x 11' 7" (4.52m x 3.53m)

Bedroom two is another lovely double room with wonderful features including a stylish gable window, a Velux window, beams on display, inset spot lighting, provisions for a wall-mounted TV, and a dressing area with a bank of built-in, high-quality wardrobes. A doorway leads through to the en-suite.



## BEDROOM TWO EN-SUITE

This en-suite is of a good size and features a Velux window, inset spot lighting, a shaver socket, a central heating radiator/heated towel rail, attractive flooring and an extractor fan. There is a three-piece suite comprising a low-level WC, a vanity unit with wash hand basin and illuminated mirror over, and a good-sized shower with high-quality fittings.

## BEDROOM THREE

13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom three is a further double bedroom with wonderful beams to the full ceiling height, inset spot lighting to the ceiling, a window giving a lovely view, a further Velux window, and provisions for a wall-mounted television.



## BEDROOM FOUR

13' 9" x 11' 2" (4.19m x 3.40m)

Bedroom four is another double bedroom with wonderful beams and timbers on display, a window giving a stunning view, a Velux window, and a good sized walk-in wardrobe with shelving and hanging rails.



#### HOUSE BATHROOM

13' 5" x 11' 2" (4.09m x 3.40m)

The house bathroom is beautifully presented and boasts a four-piece suite comprising a double-ended bath, a vanity unit with inset wash hand basin, splashback and illuminated mirror over, a low-level WC, and a fixed glazed screen shower with attractive chrome fittings. There is a high ceiling height with inset spot lighting and beams on display, a heated towel rail, and a shaver socket.

#### Additional Information

The property has CCTV, external lighting, an external tap, an alarm system, gas-fired central heating (LPG), and triple or double glazing throughout. Carpets, curtains and certain other extras may be available via separate negotiation.

## EXTERNAL

### GARDENS

Standing in approximately 0.67 acres, The Stables is approached by a long lane which gives access to the subject property and a neighbouring property. Stylish, high-quality, automatically-operated gates gives access through to the property's driveway, which provides a huge amount of parking and turning space and boasts an attractive surface and well-established boundaries. The driveway then gives access to the attached garage. The property has extremely large gardens to two sides, which are principally down to lawn with well-established fencing and maturing trees and shrubbery, and attractive pathways. To the south side is a stunning amount of stone flagged terracing providing an ideal space for entertaining and enjoying the views. Beyond is a lovely large lawn with well-established borders and maturing shrubbery and trees. The home was converted approximately 4.5 years ago and has been beautifully transformed to create a stunning home by a local builder of high repute. The standard of workmanship, including the outdoor landscaping, is particularly impressive.



### GARAGE

#### Single Garage

The garage is L-shaped and has space for a very large vehicle with workshop/storage space to one side.







## **ADDITIONAL INFORMATION**

The property has CCTV, external lighting, three external taps (one with a hot water feed), an alarm system, gas-fired central heating (LPG), and triple or double glazing throughout. Carpets, curtains and certain other extras may be available via separate negotiation.

## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

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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.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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## **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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