



YORKSHIRE'S
FINEST
HOMES COLLECTION



Huddersfield Road, Shelley,

Offers In The Region Of
£950,000

- Rare Victorian Style home of distinction
- Magnificent entrance hall and elegant reception rooms
- Original period features and stained glass
- Three double bedrooms and one single
- Cellar, garage and substantial grounds
- Excellent renovation potential and scope to enhance



A characterful Victorian style residence offering generous accommodation, original period features and exciting potential. Boasting a magnificent entrance hall, elegant reception rooms, original wood panelling, decorative ceilings, traditional fireplaces, stained glass and a distinctive Victorian style bathroom, the property retains an abundance of charm and heritage. The accommodation includes three double bedrooms, a single bedroom, versatile reception spaces, kitchen, cellar, garage and substantial surrounding grounds. Offering an exciting opportunity for enthusiasts, renovators and those seeking space and flexibility, this is a rare chance to restore a distinctive period home and create something truly special.



A Grand Welcome

Step inside this captivating residence and discover a home of remarkable character, architectural elegance and enduring charm. From the moment you enter the magnificent entrance hall, the property reveals an extraordinary sense of history, with a sweeping staircase ascending to the first-floor landing, exquisite original wood panelling and a striking stained-glass window that provides a beautiful focal point.

Rich in period detail and brimming with individuality, this is a residence that speaks of a bygone era, offering a rare opportunity to restore and reimagine a distinguished Victorian style home while preserving the architectural features that make it so special.

For those with an appreciation of historic properties and the vision to unlock their full potential, this is an exceptional opportunity to create a truly individual home of distinction.

Elegant Reception Rooms

The principal reception rooms are generously proportioned, filled with natural light and rich in original character, providing an elegant backdrop for both everyday living and entertaining.

The impressive principal sitting room is a particularly attractive space, featuring a beautiful fireplace, traditional sash windows and delightful views across the gardens. Its graceful proportions and abundance of natural light create a wonderful sense of space, while the surviving period details offer a glimpse into the property's distinguished past.

Equally appealing, the formal dining room possesses an intimate elegance of its own. Beautiful Spanish leather wallpaper fitted wooden furniture, a display cabinets and an attractive fireplace combine to create a room of considerable character. Ideally suited to sophisticated entertaining, family celebrations and memorable occasions.

The study and snug offer a more intimate retreat, centred around an eye-catching French pot-bellied gas stove. Tiled flooring, traditional sash windows and excellent natural light contribute to the room's distinctive appeal. Whether imagined as a private study, reading room, library or cosy evening retreat, this versatile reception space offers a wealth of possibilities.

A Characterful Boot Room

Combining practicality with considerable period charm, the boot room provides a convenient secondary entrance to the house.

Cream-toned marble-effect floor tiles flow seamlessly through to the kitchen and snug, creating a pleasing sense of continuity between these welcoming spaces. Deep skirting boards add traditional architectural detail, while a remarkable wooden door with elegant stained-glass panels, complemented by a matching window, provides a particularly striking feature.

A charming introduction to the more informal areas of the home, this is a space where thoughtful restoration could beautifully celebrate the property's original character.





A Welcoming Kitchen with Traditional Appeal

A beautifully appointed kitchen, rich in traditional charm and offering an inviting setting for family life and informal entertaining.

A range of bespoke wall and base units is complemented by elegant granite work surfaces and a traditional Belfast sink, creating a timeless aesthetic that sits comfortably within the character of the house. An Alpha cooker takes pride of place as the main focal point, adding to the kitchen's established country-house appeal.

There is space for a fridge-freezer, with plumbing for a washing machine and tumble dryer, while ample room for a table and chairs provides a sociable space for everyday dining. Beautiful cream-toned, Italian marble-effect tiling adds warmth and understated elegance, enhancing the room's welcoming atmosphere.

A Grand First-Floor Landing

The sweeping staircase rises to an impressive first-floor landing, where original wood panelling and decorative ceiling details continue the architectural narrative established on the ground floor.

The landing provides an elegant transition between the principal living accommodation and four bedrooms, each offering its own distinctive character and considerable scope for enhancement.

Four Bedrooms of Individual Character

The first floor accommodates four bedrooms, comprising three generous doubles and a further single bedroom.

Each of the double bedroom's benefits from its own fireplace, a particularly appealing reminder of the home's period character. Individually patterned ceilings and sizeable windows add further personality, while the proportions of the rooms offer exciting opportunities to create beautifully appointed bedrooms that combine period elegance with contemporary comfort.

For the discerning purchaser, these rooms present an opportunity to undertake a sympathetic restoration, carefully preserving their original features while introducing considered finishes and modern comforts. The result could be a collection of wonderfully individual spaces befitting a residence of this character.

Victorian Style Bathroom

One of the property's most evocative features, the bathroom presents a rare opportunity to appreciate the distinctive craftsmanship and timeless elegance associated with traditional Victorian style design.

The suite features an original freestanding ceramic bath, a generous oval-shaped basin and authentic original tiling, all of which preserve the room's unmistakable period character. Complementing these period features are a separate shower enclosure with dual shower heads and a traditional high-level flush WC, both more recent additions that provide modern practicality while respecting the bathroom's historic aesthetic.

With its nostalgic charm, original architectural details and carefully considered



additions, the bathroom is a particularly appealing feature for those who value period properties and the preservation of traditional craftsmanship. It offers a genuine connection to the home's heritage and celebrates an increasingly rare example of traditional domestic design.

Cellar

The property also benefits from a cellar, providing useful additional storage for household essentials, pantry provisions and seasonal items.

Generous Grounds, Outbuildings and Exciting Future Possibilities

Set within an exclusive hamlet just off Huddersfield Road, this impressive period residence occupies a generous plot, with an attractive lawned garden to the front and a collection of additional outdoor spaces that significantly enhance its appeal.

Beyond the immediate attraction of the house itself, the grounds offer a compelling opportunity for buyers seeking a property with scope to evolve. The combination of established accommodation, substantial outbuildings and additional land creates an intriguing proposition for those considering the longer-term possibilities of the estate.

To the rear, a substantial detached garage offers considerable versatility. Subject to the necessary planning permissions, building regulations and other relevant consents, there may be potential to explore its conversion or redevelopment to provide ancillary accommodation, a self-contained annexe or bungalow-style living space.

Such possibilities could appeal to purchasers considering multigenerational living, guest accommodation or a dedicated independent space for family members, although any proposed use or development would require appropriate professional assessment and approval.

Beyond the garage lies a further parcel of land, formerly associated with part of a tennis court. This additional land adds another dimension to the property's appeal, presenting an opportunity for purchasers to investigate its potential uses and longer-term possibilities, subject to planning policy, site constraints and all necessary permissions.

For buyers with vision, the grounds offer scope to create an exceptional outdoor environment, enhance the existing setting and explore the possibilities presented by the wider plot. The precise extent of any development potential will, of course, depend upon the relevant planning and legal considerations.

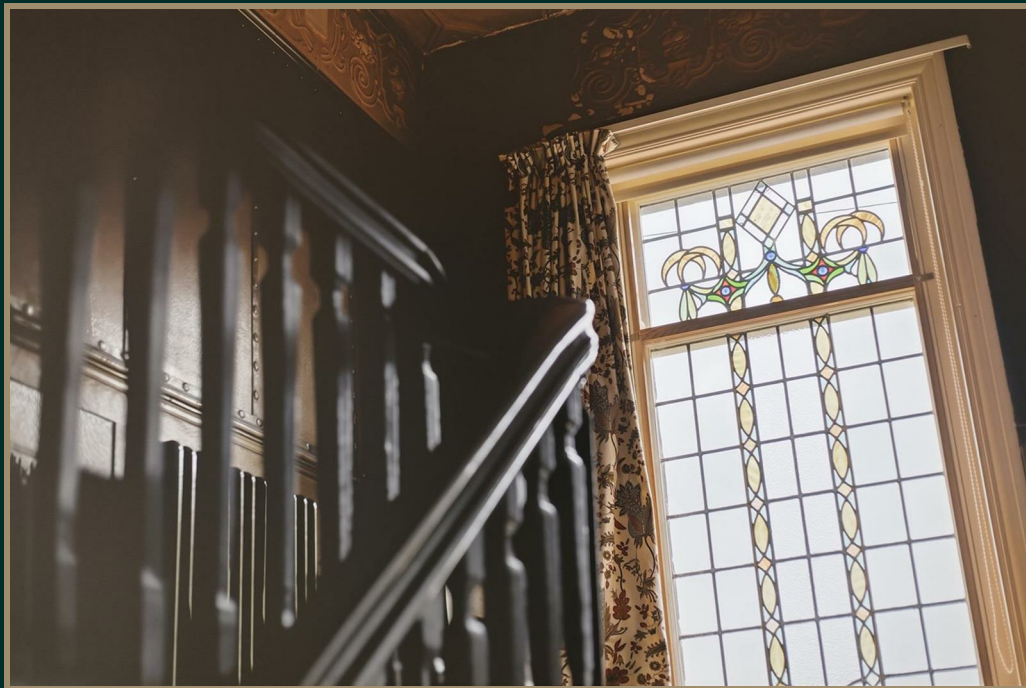
The result is a property that offers far more than an attractive period residence: it presents an opportunity to acquire a distinctive home with substantial grounds, existing outbuildings and the possibility of shaping its future to suit individual aspirations.











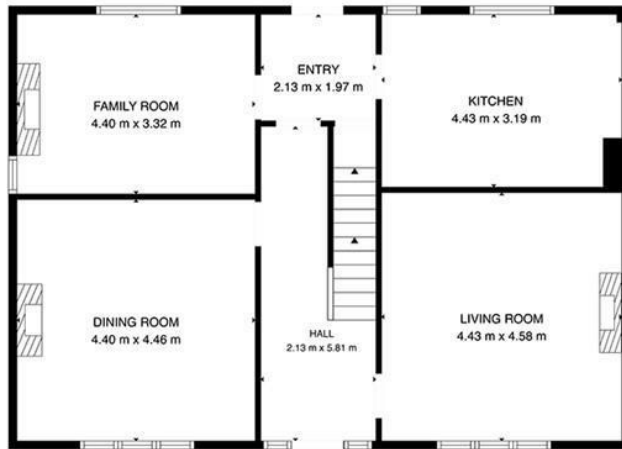




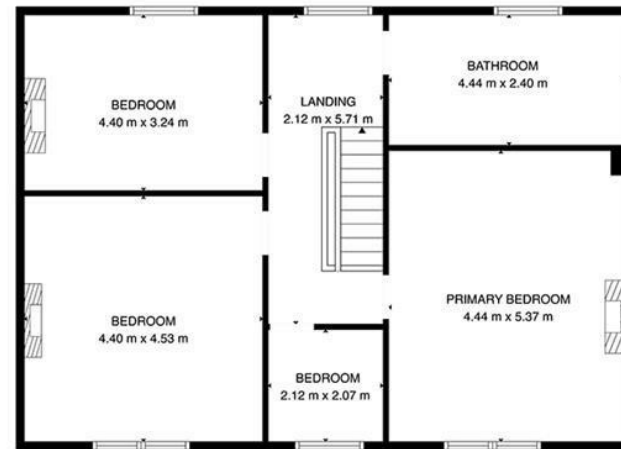




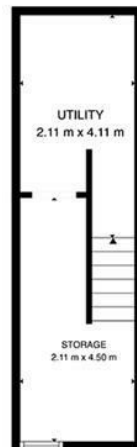




GROUND FLOOR



FIRST FLOOR



BASEMENT

TOTAL: 194 m² (2,088 sq.ft)
 BASEMENT: 17 m², GROUND FLOOR: 94 m², FIRST FLOOR : 83 m²
 EXCLUDED AREAS: WALLS: 13 m²

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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To view Huddersfield Road, Shelley,
Huddersfield
Call 01484 432 773