



Damside Cottage, 8 Dam Head, Hinchliffe Mill

This unique and unusual cottage style property occupies a pleasant setting in the sought-after village of Hinchliffe Mill. It is the combination of 2 properties which were originally a 3 storey cottage and single storey overdwelling. It is accessed on the upper floor via a door to the rear into the kitchen. Also on this floor is a wonderful living / dining room with exposed roof trusses and mullioned windows (likely to have been a historic weaving loft), utility room, bedroom and bathroom. On the middle floor is another double bedroom. The lower floor of the building is now converted into a single garage. The property benefits from a gas central heating system and wooden double glazing but we expect that the next owner will renovate to their own tastes. Externally, there is a small garden area to the side and an additional store at the rear of the building. For sale with no upper chain.

Holmfirth

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Slaithwaite

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Accommodation:

UPPER FLOOR



Kitchen

7'4" x 10'7" min

The property is entered via a wooden door at the rear of the building, the threshold area having a step up into the kitchen. It features a good range of wooden base units and wall cupboards with wooden worksurfaces, ceramic sink with mixer tap, integrated double oven, 4 ring gas hob with extractor, window to the rear and stone flagged floor.



Living / Dining

A large living / dining room which features wooden and stone flooring to the respective areas, exposed roof trusses to the high angled ceiling, bank of 7 mullioned windows enjoying the views, feature stone fireplace and 2 central heating radiators.

22'9" x 16'6"



Utility **8'4" x 7'4" overall**

With stainless steel sink unit, fitted base and wall cupboards, laminated worksurfaces, plumbing for washing machine and central heating radiator.

Lobby

A lobby area off the living room features stairs leading down to the middle floor, built in cupboard, wooden floorboards, window to the rear and central heating radiator.



Bedroom 1 **13'4" x 10'4"**

With 2 windows to the front, wooden floorboards, timber boarding to the ceiling, and central heating radiator.



Bathroom **6'10" x 5'10" min**

With 3 piece suite in avocado comprising low flush wc, pedestal washbasin and bath, boarded ceiling, partly tiled walls, central heating radiator and obscure glazed window to the rear.

MIDDLE FLOOR



Bedroom 2 **14'1" x 13'3"**

Another double bedroom which has previously been used as a living room. It features a window to the front, chimney breast with stone fireplace and log burning stove, central heating radiator.

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Store

Having external access, this small storage space has its own access door and will have previously been an entrance to the second cottage. It is positioned beneath the house bathroom and behind Bedroom 2. It currently houses the central heating boiler and features a window to the rear.

LOWER FLOOR

Garage 13'4" x 20'7" (12'2" min)

With up and over door to the front, electric light and power supply, water point.



OUTSIDE

There is a small garden area to the side of the building.

Parking

Unallocated on street parking is available nearby.

Conservation Area

The property is located within Hinchliffe Mill's conservation area. It should also be noted that other buildings within the row are grade II listed.

Tenure Information

The property is held on 2 titles. The 3 storey section and garden area is Freehold. The single storey section is also Freehold with the 2 lower floors excluded from the title, so effectively a "Flying Freehold". Copies of these titles are available on request.

Additional Information

The property is Freehold; Energy rating 56 (Band D); Council tax band B.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

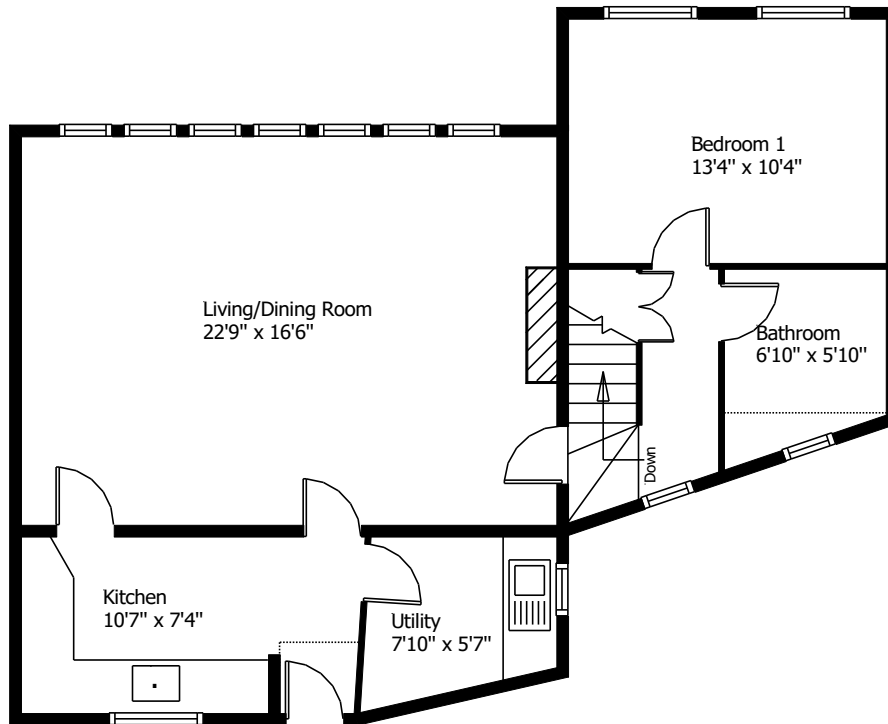
Viewing

By appointment with Wm Sykes & Son.

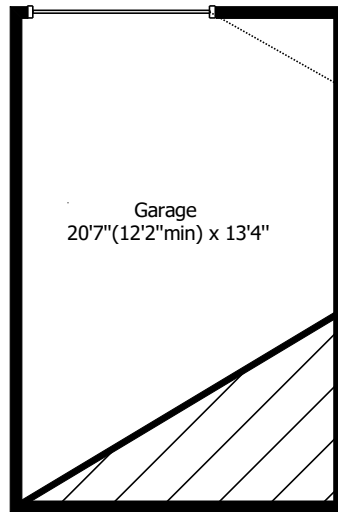
Location

Take the A624 Woodhead Road out of Holmfirth, after approximately 1 1/4 miles turn left down Co-op lane, continue onto Dobb Lane and the Dam Head can be found on the left hand side overlooking the former Mill Dam.

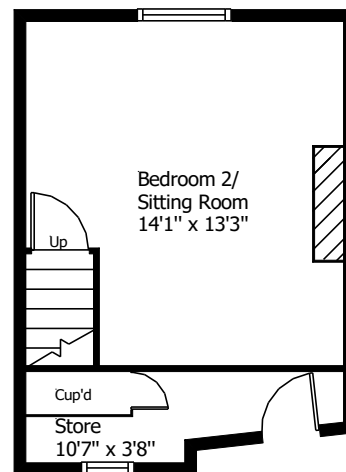
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Upper Floor



Ground Floor



Mid Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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