



Old Weaver's Cottage, 1 Hawthorn Road, Slaithwaite

Do not be deceived by the apparently narrow appearance of this gorgeous weaver's cottage, it is actually a fair bit wider extending out at the back of No.3 with banks of mullioned windows to its northern elevation. Once inside, you will immediately see this most attractive home is absolutely full of period character and charm with a wealth of cottage features. The accommodation is laid out over 3 floors and has double glazed windows, a gas fired central heating system with recently replaced boiler, and the stone roof was replaced and insulated in 2019. All the window blinds that you see will be included which are bespoke and made to measure for these windows. Externally, there is a cobble area just in front of the entrance door where you can sit out and have planted tubs, or, like the neighbour, you could use it for off road parking. It is conveniently located for access to all the village shops and amenities, plus it is within walking distance of the train station. In all, a gorgeous home ideal for a single person or couple.

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Slaithwaite

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Accommodation:

GROUND FLOOR

The 'stable style' front entrance door opens into:-



Dining Kitchen

17'6" x 14'0"

As the floor plan suggests, this is a good-sized room and a lovely space for entertaining guests. It is fitted with a range of wall, drawer and base cupboards with butcher's block worktops which incorporate a twin bowl ceramic sink and mixer tap. There is a 4-ring ceramic hob with electric oven beneath, space and plumbing for a washing machine and dishwasher, tiled splashbacks, and a useful under stairs cupboard has space for a fridge/freezer and has ample storage shelves. The room is full of character with exposed stone mullioned windows, exposed brickwork chimney breast with inset multi-fuel stove, beams, an impressive stone flagged floor, inset ceiling spotlights, and enhancer lighting above the wall cabinets and over the worktops. There is ample space for a sizeable dining table.

FIRST FLOOR



Lounge

17'10" x 13'0"

An absolutely gorgeous room with a wealth of period features including the impressive extra wide original floorboards, beams, stone mullioned windows to the side, and the exposed brickwork chimney breast with inset multi-fuel stove and timber mantel over. Other additions include joiner made display cabinet and shelving to one side of the chimney breast, window seat under the front window with floor to ceiling fitted cupboards to the side which house the central heating boiler.

SECOND FLOOR



Landing

Laid with quality wood effect flooring.



Double Bedroom

11'6" x 8'11"

A good-sized bedroom being open to the roof timbers and some exposed feature brickwork. There are stone mullioned windows to the side, quality wood effect flooring, and sliding mirror fronted doors give way to a sizable walk-in wardrobe (10'0" x 5'0") which has hanging rails, shelving, and lighting.

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Shower Room

7'4" x 4'7"

Fitted with a quality modern suite comprising a glass corner wash basin set in a modern corner unit with cupboard beneath and a matching low flush w.c. to the side. There is a large shower cubicle with dual head shower system and tiled walls within the cubicle area with a recessed tiled shelf. It is finished with wood effect flooring, large fixed mirror to one wall, and a frosted window to the front.



OUTSIDE

There is a cobbled area immediately in front of the entrance door which provides somewhere to sit out, and maybe have planted tubs etc., or use it for off road parking, otherwise, parking is on road.

Viewing

By appointment with Wm. Sykes & Son.

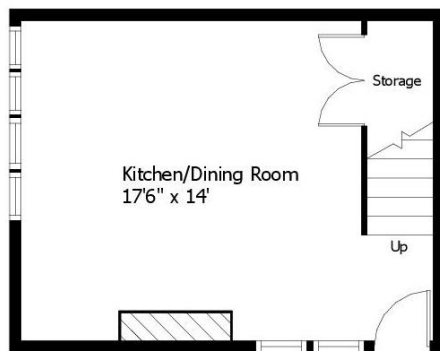
Location

Proceed through the centre of Slaithwaite on Britannia Road to the mini roundabout and turn left. Follow the road round passing the church on the right, go under the viaduct, and once at the junction at the top of Bank Gate, go straight across onto Hawthorn Road and the property will be found set back on the right.

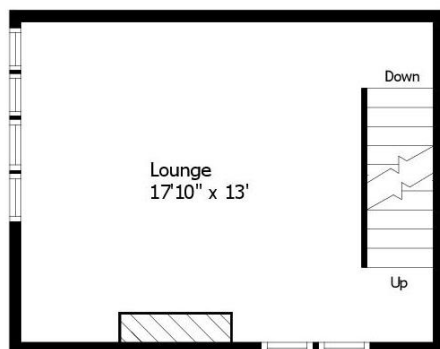
Additional Information

- Council Tax – Band A (£1,397.04 - 2023/24)
- Tenure – Freehold
- We have checked on the Historic England website, and can confirm that the property is not listed.
- Construction – although the property appears to be of traditional stone construction, you should seek confirmation from your surveyor.
- Utilities:-
 - Water – mains
 - Drainage – mains
 - Electricity – mains currently supplied by Octopus
 - Gas – mains currently supplied by Octopus
 - Heating – gas fired central heating and the boiler was replaced recently. There are multi-fuel stoves in both the Dining Kitchen and the first floor Lounge.
 - Electricity – mains currently supplied by Octopus
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including ultrafast, are available in this area and mobile coverage at the property is offered by several providers.

The Old Weaver's Cottage, 1 Hawthorn Road, Slaithwaite



Ground Floor



First Floor



Second 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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