



Northcote House, 24 Nields Road, Slaithwaite

This detached former mill owner's residence offers a substantial amount of accommodation along with a wealth of period features and an abundance of natural light. There are many original features still in situ including some superb fireplaces, ornate ceiling roses and moulded covings, sash windows, the original front entrance door and etched glass panel over, beautifully etched glass within the wooden frames of the screen between the entrance hall and main hall. The accommodation, which is now ready for a programme of updating, briefly comprises entrance hall, main hall, 2 large reception rooms, dining kitchen, utility kitchen, and shower room to the ground floor, whilst on the first floor you will find 4 bedrooms (one having an en suite shower area), plus study/nursery, bathroom and separate w.c. The property also benefits from having a large keeping cellar, and gas fired central heating. Externally, you will find a detached garage with solar panels on the roof and an undercroft store room, fuel store, and gardens or sitting areas to all sides. The property is ideally located for access to Nields Road Junior & Infant School, and is only a short walk down into the village where there is an array of shops, bars, cafes, restaurants, train station and bus stops, and is just a short drive to Junctions 23 & 24 of the M62.

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Accommodation:

GROUND FLOOR

The original front entrance door with etched glass panels and a matching glass panel above opens into:-

Entrance Hall 7'10" x 7'1"

With polished wood floorboards, dado rail with lincrusta below, picture rail, and intricate coving and ceiling rose. The door that then leads through to the main hall is framed by an impressive partition of intricately etched glass panels.



Main Hall 24'10" x 7'0"

Once you step into the main hall, you do get a wonderful feeling for the period in which it was built with the sweeping staircase in front of you with its carved wood newel post, handrail and spindles, along with the feature arched window on the half landing above. The hall also has impressive covings, ceiling rose, picture rail, and dado rail with lincrusta below. There is also a fitted bookcase, polished wood floorboards, and an opening at the far end of the hall which takes you on to the rear entrance hallway where there is access down to the cellar.



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Sitting Room

21'9" x 16'0" (25'1" into bay)

A lovely sized room with a large full height bay window to the front along with a window to the side elevation. The main focal point is an attractive 'Adam' style fireplace with marble hearth and a recessed multi fuel Hunter stove. This room also displays ornate coving, ceiling rose, picture rail, lincrusta beneath the dado rail, and polished wood floorboards.



Dining Room

17'10" x 15'11"

Currently used as a bedroom but essentially, this is a dining room of generous proportions which features a striking marbled fire surround. There are ornate covings, ceiling rose, picture rail, and large window overlooking the front garden.



Dining Kitchen

14'4" x 14'0"

Having a range of kitchen units that have been created from pieces of furniture of a similar age to the property. There are granite worktops, a Belfast sink, 4-ring gas hob with extractor over, electric oven, and plumbing for a dishwasher. The chimney breast features a marble surround with cast iron inset and original tiled hearth and gas fired grate and there are the original cupboards to either side. It has a large window to the rear, picture rail, and the original bell board is still fixed to the wall.





Utility Kitchen/ Home Office

15'9" x 12'1"

One side of the room is fitted with a run of wall and base units with worktops over incorporating a stainless-steel sink. There is space and plumbing for a washing machine, and space for a tumble dryer. It is finished with parquet flooring, high level storage cupboards to the side of the chimney breast, and a window to the rear.

An inner lobby between the Utility Kitchen and Dining Room also provides access to:-



Shower Room

10'11" x 5'7"

Fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a large shower cubicle with Mira shower over. There is a window to the side, picture rail, and part tiled walls.

BASEMENT

18'1" x 15'11"

Accessed by a set of stone steps from the rear entrance hall which bring you down into an initial store/utility area. A door then opens into the main cellar room which has the central keeping slab, stone storage shelves, stone flagged floor and wall mounted central heating boiler.

FIRST FLOOR



Landing 19'9" x 6'9"

With plenty of natural light courtesy of the large feature half landing window. The landing has ornate coving, picture rail, dado rail with lincrusta beneath, and polished wood floorboards.



Bedroom 1 21'10" x 16'1"

A substantial double bedroom with window to the front offering views across the valley, additional window to the side elevation, and an impressive marble fire surround with cast iron and tiled inset and grate on a tiled hearth. It has moulded covings, picture rail, and polished wooden floorboards.



Bedroom 2 15'11" x 14'0"

Another spacious double bedroom which also has a marble fire surround with intricate cast iron and tiled inset and an open grate on tiled hearth. It has picture railing, window to the rear, and polished wood floorboards.





Bedroom 3

14'10" x 12'2"

This double bedroom has a large window to the front offering views across the valley. It also has a marble fire surround once again with a cast iron and tiled inset and open grate on tiled hearth. There are polished wood floorboards, picture rail, and moulded covings.



Bedroom 4

16'0" x 11'7"

The fourth double bedroom which has a window to the side, polished wood floorboards, and an en suite area fitted with a pedestal wash basin, low flush w.c., and a shower cubicle with Bristan shower over.



Study/Nursery

7'8" x 6'11"

With window to the front providing those lovely views, and picture rail.



Bathroom

11'9" x 10'1"

Fitted with an Art Deco period suite comprising a panelled bath with mixer tap, bidet, pedestal wash basin, and a shower cubicle with mains shower over. The original storage cupboards are still in situ. It also has tiling to the walls, window to the rear, and polished wood floorboards.



Separate W.C.

7'9" x 3'5"

Fitted with a low flush w.c., and bracket wash basin. It has part tiled walls, window to the rear, and polished wood floorboards.



OUTSIDE

The property can be accessed from the front off Manchester Road by a series of steps and paths leading up through the well-established gardens of mature trees, bushes and flower beds. There are further paths to either side of the house where there is a part lawned and part gravelled garden to the righthand side, and a vegetable garden, fuel store, and access to the undercroft store beneath the garage. The garage is then accessed from Nields Road. At the rear of the house, you will find raised flower and herb beds, space to sit out, and a gate that gives access up onto Nields Road.

Viewing

By appointment with Wm. Sykes & Son.

Tenure

The property is Freehold.

Location

From the A62 in Slaithwaite, head off in Marsden direction and take the first left up Nields Road where the property will be found on the right before the road changes to Lingards Road.

24 Nields Road, Slaithwaite



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