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# LABURNUM COTTAGE

305 HUDDERSFIELD ROAD, SHELLEY, HUDDERSFIELD, HD8 8LH

**OFFERS REGION**  
**£499,950**

A rare and unique opportunity to purchase this superb detached cottage enjoying wonderful rural views. The property dates back to the 1800s and has been in the ownership of the same family for 135 years. It offers flexible accommodation with 4 bedrooms, 2 reception rooms and offers great potential for renovation and extension subject to the necessary consents being obtained.

- Unique stone built detached cottage
- Offering great potential
- Stunning rural views to front and side
- 2 reception rooms and dining kitchen
- 4 bedrooms and house bathroom
- Generous parking and driveway to side
- Land to side
- Energy rating 51 (Band E), Council tax band F, Tenure: Freehold



### About Laburnum Cottage

This unique detached cottage is believed to date back to the 1800s and was originally used as a school house. It has remained within the occupation of the same family for 5 generations over a period of 135 years. The cottage is of traditional stone-built construction under a stone slate pitched roof with an additional section to the rear of the same construction. It enjoys a pleasant position on Huddersfield Road between Shepley and Skelmanthorpe with far reaching views over the surrounding countryside.

The day-to-day entrance is a through a porch at the side of the house which incorporates a cloaks cupboard and has a downstairs WC off it. A door leads into dining kitchen which has a cosy welcoming feel with space for a dining table and comfortable chairs. Steps lead down from the kitchen into the lower front section of the house into the dining / sitting room. There is a spacious entrance hall with doors into the front porch and lounge. The lounge is of a good size and enjoys superb views to the front.

The upstairs accommodation is again arranged over 2 levels and is accessed from the staircase in the dining room. There are two large double bedrooms within the front section (both of which enjoy the views), a large house bathroom and separate wc. Bedrooms 3 and 4 are on the upper level and are both double rooms. Note that Bedroom 4 has been divided to create a dressing room / store but could be opened back up into a larger room with removal of the dividing wall if required.

The property benefits from a gas central heating system and uPVC double glazing. It is well maintained and presented but we expect that buyers will look to update and enhance the property to their own tastes in due course. It is connected to mains water and drainage is to a septic tank located in the adjoining field.

Externally there is a parking area to the side of the house with access into the integral garage. Beyond this there is a pleasant garden area with a further small garden to the front. Beyond the side garden there is an area of land which is part of the adjacent field. The total area amounts to approximately 0.31 acres.



### Accommodation:

#### GROUND FLOOR

##### Side Entrance Hall

With windows and door to the side, built in cloaks cupboard, windows and door into the kitchen, central heating radiator.

##### Downstairs WC

With low flush wc, pedestal washbasin, part tiled walls and obscure glazed window to the side.

##### Dining Kitchen 16'5" x 14'4"

A good-sized dining kitchen with windows to the side enjoying the pleasant outlook, chimney breast with feature fireplace with wooden surround, electric fire, tiled hearth and interior, plumbing for washing machine and built-in bench seating. It also features a good range of built-in base units and wall cupboards with laminated worksurfaces, integrated double gas oven, 4 ring gas hob with extractor, fridge freezer, dishwasher and 1 1/2 bowl sink unit with mixer tap.





Dining Kitchen

## LOWER GROUND FLOOR



Sitting / Dining Room  
14'4" x 13'2" (16'5" max)

A door leads from the kitchen to the stairs which lead down to the sitting / dining room and up to the first floor landing. The sitting room features a window to the front enjoying the views, recessed display cabinet with glass doors, feature fireplace with electric fire and central heating radiator.



Entrance Hall

A spacious hallway with large recessed cupboard and a door to the front entrance porch.

Entrance Porch

With arched front entrance door and windows to either side.



Lounge 16'2" x 15'5"

A good-sized living room with window to the front enjoying the views, feature fireplace with marble surround and electric fire, 2 central heating radiators.

Lobby

A door from the lounge leads to a small lobby area which has been used as a bar. From here there are two hatches giving access to the cellars.

Cellars

There are two cellars with vaulted ceilings.



## FIRST FLOOR

### Landing

With central heating radiator and steps leading up to the rear upper level.



**Bedroom 1** 14'3" x 11'5"

A double bedroom with window to the front enjoying the views, bank of built in wardrobes, walk in cupboard with vanity sink unit and hot water cylinder, central heating radiator.



**Bedroom 2** 16'6" x 10'10"

Another double bedroom with windows to the front and side enjoying the views, vanity sink unit and central heating radiator.



**Bathroom** 7'2" x 5'11" (9'3" max)

The bathroom is of a good size and features a pedestal washbasin, bath and shower cubicle, fully tiled walls, heated towel rail and obscure glazed window to the front.

**Separate WC** 6'3" x 2'11"

This interlocks with the bathroom and features a two piece suite comprising low flush wc and hand washbasin.

## UPPER FIRST FLOOR

### Landing

Stairs lead to the upper landing area where there are doors to the two further bedrooms.



**Bedroom 3** 9'5" x 16'5" overall

A double bedroom with windows to the side enjoying the views, built in cupboard and central heating radiator.



**Bedroom 4** 9'10" x 9'8"

With window to the side and central heating radiator.

**Dressing Room** 9'8" x 6'3"

Sectioned off from bedroom 4, featuring built in cupboards. This could be reinstated to the bedroom to create a larger double room by removing the dividing wall.



## OUTSIDE

The property enjoys access over a short driveway to the side with a gateway to the rear of the building giving access into the driveway / parking area which lies to the side of the building and gives access to the garage.

**Garage** 19'11" x 8'7"

With roller shutter door, window to the side and storage area above.





### Gardens

The gardens are located mostly to the side of the building and arranged over two levels with lawns, borders, paved seating area, pond, summerhouse, greenhouse and wooden garden shed. There is also a small front garden enclosed by a stone wall with lawn borders and a path leading to the front entrance door.



### Land

A gateway from the garden leads to a small paddock to the side. Laburnum Cottage owns part of this paddock but the boundary is not defined with a fence.

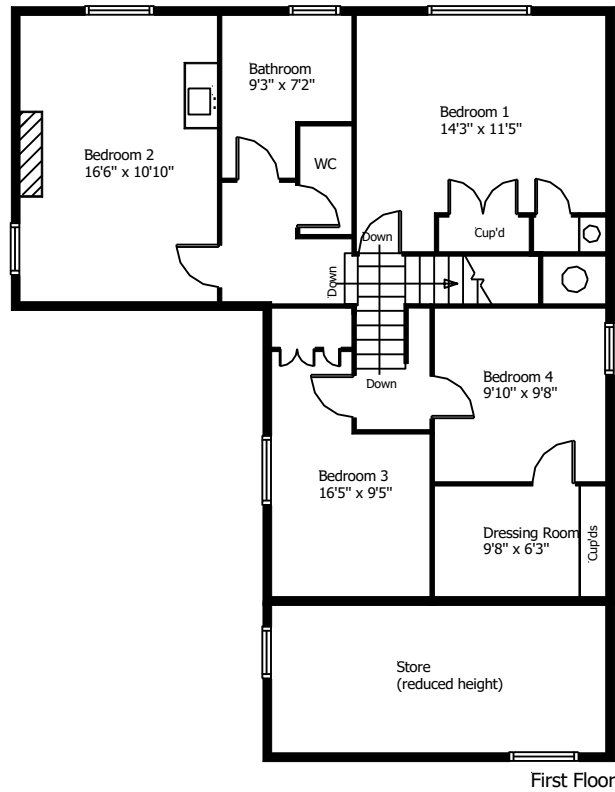
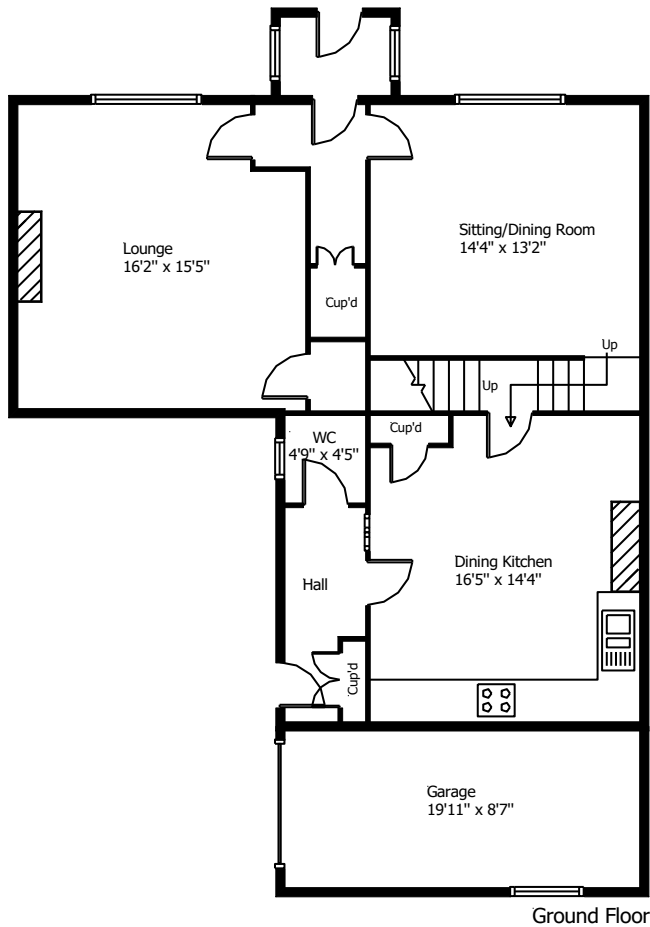
### Viewing

By appointment with Wm Sykes & Son.

### Location

From Shelley follow the B6116 Huddersfield Road towards Skelmanthorpe, passing the garden centre. The property will be found on the left-hand side shortly afterwards.

Laburnum Cottage, 305 Huddersfield Road, Shelley



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