



14 Upper Rotcher, Slaithwaite

This outstanding grade II listed cottage has undergone a comprehensive scheme of renovation and extension with great care taken to preserve the abundance of original character. The property is located in a cluster of similarly characterful cottages and enjoys a pleasant open aspect overlooking the railway and beyond. It features a large open plan living / dining room and kitchen, study, landing, 2 bedrooms and a fabulous bathroom. The property features a wealth of original details including exposed stonework, mullioned windows and exposed beams, these are complimented by good quality fixtures and fittings, gas central heating (underfloor heating downstairs) and double glazed windows. Externally there is a small garden / sitting area and space for a single vehicle to park.

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Slaithwaite

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Accommodation:



Living Room

15'1" x 15'1"

A large living room with mullioned windows to the front and side with window seats, part exposed stone walls with partly tongue and groove wainscoting at a lower level, chimney breast with stone fireplace and log burning stove, stone flagged floor with underfloor heating.



Kitchen

12'2" x 5'8"

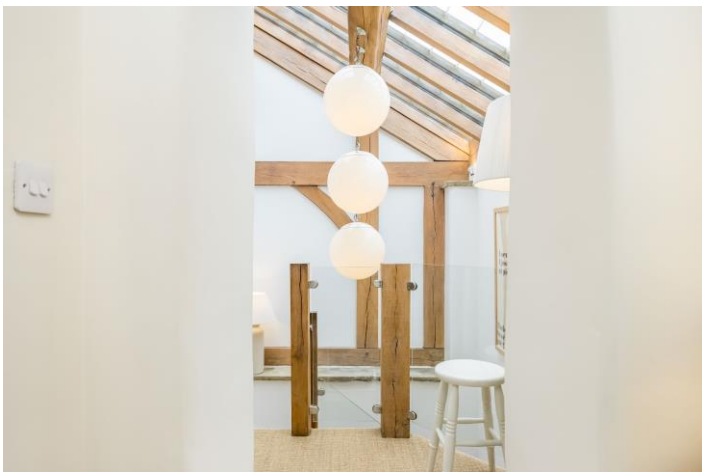
The kitchen is located off the rear of the living room and features space for a dining table between the two areas. It features a high angled ceiling with tongue and groove boarding and velux rooflights. It is fitted with handpainted wooden base units with reclaimed wooden worktops, ceramic sink with mixer tap, freestanding range style cooker, reclaimed wooden shelving and exposed stonework to the rear wall. There is a large walk in pantry cupboard which houses the central heating boiler and has plumbing for an automatic washing machine.



Study 12'4" x 7'8"

This forms the ground floor of the extension and incorporates the stairwell to the first floor. It features a glazed door with adjoining glazed panel to the front, painted stonework to one wall and stone flagged floor with underfloor heating. The bespoke staircase features solid wooden uprights and glazed balustrading with a storage area below.

FIRST FLOOR



Landing

The landing features exposed timber framing to the walls, wooden floorboards and a glazed angled roof over. The timber and glazed balustrading continues up from the ground floor.



Bathroom **8'4" x 8'1"**

The impressive house bathroom features a modern 4 piece suite in white comprising low flush wc, free standing bath, washbasin sat upon a wooden washstand and corner shower cubicle. The timber framing to the walls is once again exposed as are the roof trusses to the angled ceiling. There are also windows to the front, high level glazing providing borrowed light from the landing, painted stonework to one wall and a heated towel rail.

Lobby

With wooden floorboards, recessed storage cupboard and doors to the two bedrooms.



Bedroom 1 **14'11" x 8'2"**

A double bedroom with mullioned windows to the front and side, exposed stonework to one wall, exposed beams and tongue and groove boarding to the high angled ceiling, wooden floorboards and central heating radiator.



Bedroom 2



Bedroom 2

9'7" x 6'8" overall

Featuring a mullioned window to the front with stone window seat, chimney breast with stone fireplace and cast iron interior, wooden floorboards, exposed beams and tongue and groove boarding to the high angled ceiling, central heating radiator. A wooden ladder gives access to the mezzanine area which features a glazed screen.



OUTSIDE

To the front of the house there is a small garden/seating area with parking area for a single vehicle. The stone paved area extends round to the study door where there is also a log store. Note that there is no rear garden.

Additional Information

The property is Freehold. Grade II listed – EPC exempt.

Viewing

By appointment with Wm Sykes & Son.

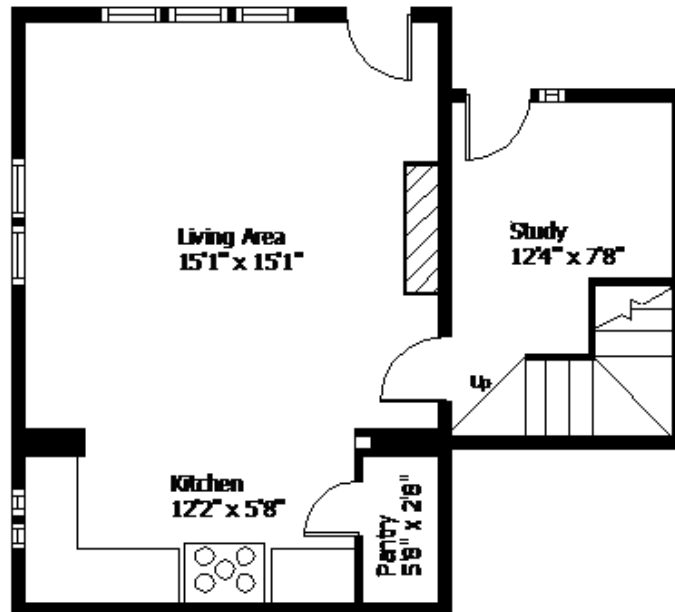
Location

From our office in the centre of Slaithwaite travel along Britannia Road to the mini roundabout, turn left onto Church Street, then left again onto Nabbs Lane passing the Silent Woman pub. Take a further left onto Howgate Road and then continue as the road becomes Rotcher Lane. This eventually passes under a railway bridge and the property will be found shortly after amidst a small cluster of cottages and houses, down an unmade track on the left hand side.

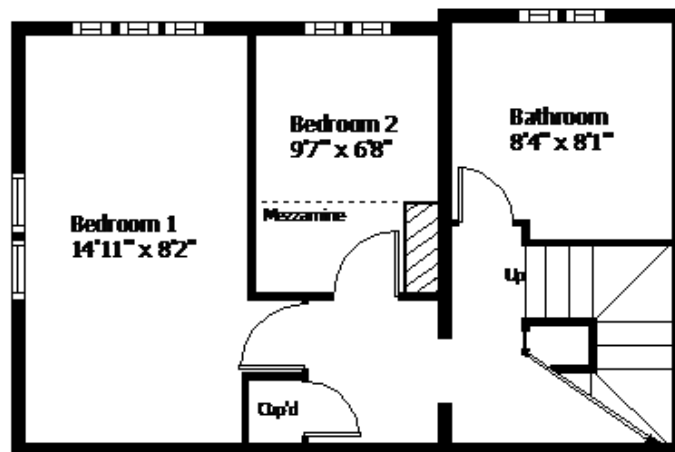
Important Note:

As on street parking is limited, we recommend that viewers park in the car park area just before the railway bridge.

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Ground Floor



First 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 fixtures are approximate only.
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