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EDGEMOOR
1926
HOUSE



EDGEMOOR HOUSE

22 RESERVOIR SIDE ROAD ~ BLACKMOORFOOT ~ LINTHWAITE ~ HD7 5JW

OFFERS REGION

£700,000

An exceptional stone built 4-bedroom detached property which occupies an outstanding rural setting, with expansive rural views over Blackmoorfoot Reservoir, Meltham and far beyond. It offers spacious accommodation which is larger than first expecting, being single storey at the front and 2 storeys at the rear. There is parking in front, integral garage and a large enclosed garden to the rear.

- Stone built 4 bedroom detached
- Highly sought after rural location
- Superb far reaching views to rear
- Large upper floor lounge with views

- Living kitchen and separate dining room
- Generous parking and double garage
- Large enclosed garden to the rear
- Tenure: Freehold; Energy rating 70 (Band C); Council tax band E

About Edgemoor House

The property was built circa 1996 and occupied by our clients in 1997 as the first owners, meaning that this is the first time that it is available on the open market since then. It is of stone-built construction beneath a pitched stone slate roof. Sitting within a sloping plot of over 1/3 of an acre, with large gardens to the rear, it enjoys wonderful views over Blackmoorfoot Reservoir and Meltham which can only be appreciated upon viewing.

The property has been designed with the views in mind with the principal rooms facing the rear. It is single storey from the front elevation, whilst at the rear it is 2 storeys in height. It is entered via a central entrance porch into the main hallway where there are short flights of stairs up and down. The lounge is to be found on the upper level and features a range of windows enjoying the views, angled ceiling and a feature brickwork fireplace.

Going back to the ground floor level there is a good sized living / dining kitchen with fitted units and a pleasant seating area, with glazed double doors and windows to the rear enjoying the views. There is a separate dining room next door with double doors from the hall, utility room and a downstairs wc.

The principal bedroom is also located on the ground floor to the other side of the entrance door. This has fitted furniture and an en-suite shower room. The remaining rooms will be found on the lower ground floor level. There are 2 double bedrooms here with windows enjoying the views - bedroom 2 has an en-suite shower room. There is also a single bedroom / study and a house bathroom.

The property is well maintained and presented throughout with good quality fixtures and fittings, alongside a gas central heating system and double-glazed windows. It offers additional potential for buyers to put their own stamp on fixtures and fittings and possibly update to their own tastes.

Externally, there is a driveway / parking area in front of the house with access to the attached double garage, and at the rear you will find a large enclosed garden with paved seating area and extensive sloping lawn beyond.





Accommodation:

GROUND FLOOR

Entrance Porch

With composite entrance door to the front, additional wooden internal door into the hall and central heating radiator.



Living Kitchen 25' x 12'4"

A good sized open plan living / dining kitchen which spans from front to rear of the building, featuring windows to the front, glazed double doors and windows to the rear, taking full advantage of the views. It is fitted with a good range of base units and wall cupboards with granite worksurfaces and matching island unit, 1 1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, double oven and 4 ring gas hob with extractor over. There is a chimney breast with feature stone fireplace and log burning stove, quarry tiled floor and 2 central heating radiators.



Hall

A spacious hallway which opens out to staircases up and down to the rear section of the building. There is a personnel door into the garage and 2 central heating radiators.



Dining Room 11'6" x 10'

With glazed double doors from the hallway, windows to the rear enjoying the views and central heating radiator.

Utility Room 8' x 6'9"

With fitted units, laminated worksurfaces, stainless steel sink unit with mixer tap, plumbing for washing machine, window to the front and central heating boiler.



Cloaks / WC

With low flush wc, wall hung washbasin, partly tiled walls and obscure glazed window to the front.

Bedroom 1 13'6" x 12'6"

A double bedroom with windows to the front, fitted wardrobes and dressing table, central heating radiator.

En-suite 8'2" x 3'2"

With three piece suite comprising low flush wc, pedestal washbasin and shower enclosure, fully tiled walls, heated towel rail, inset spotlights to the ceiling and central heating radiator.



Bedroom 1 & En-Suite

UPPER FLOOR



Lounge 19'10" x 19'11"
A large living room located up a short set of steps from the hall, with feature windows to the rear enjoying the views and further windows to either side, feature brickwork fireplace with living flame effect gas fire, inset spotlights to the part angled ceiling, 3 central heating radiators.

LOWER FLOOR

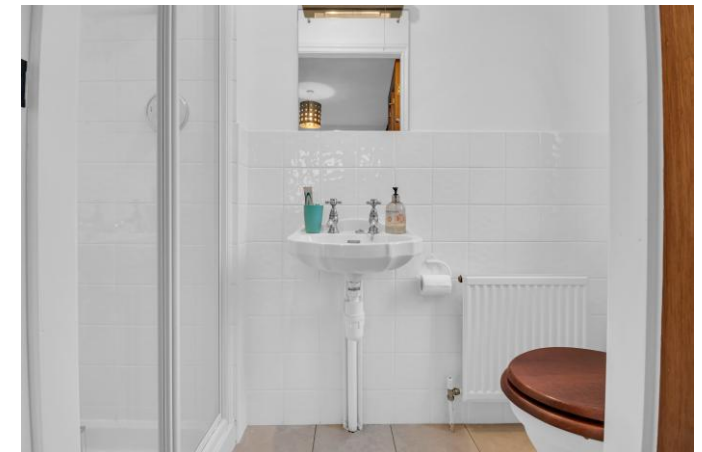
Hall

Stairs lead down to the lower ground floor where you will find the remaining bedrooms.



Bedroom 2 9'9" x 9'8"

A double bedroom with windows to the rear, overlooking the garden and beyond, fitted cupboards and bedside units, central heating radiator.



En-suite 7'8" x 2'9"

With low flush wc, wall hung washbasin, shower enclosure, obscure glazed window to the side, partly tiled walls, extractor and central heating radiator.



Bedroom 3 10'7" x 9'10"
Another double bedroom with windows to the rear and central heating radiator.



Bathroom 8'6" x 6'7"
With low flush wc, pedestal washbasin, bath with mixer shower over, partly tiled walls, built in airing cupboard housing the hot water tank, obscure glazed window to the side.



Bedroom 4 / Study 9'9" x 6'7"
With windows to the side, central heating radiator.

OUTSIDE



In front of the house, there is a tarmac driveway / parking area with stone wall surround and 2 access points from the road. There is access to the double garage here.



Double Garage 18' x 17'4"
A double garage with 2 remote controlled sectional doors, electric light and power supply, windows to the rear and personnel access door to the hall.



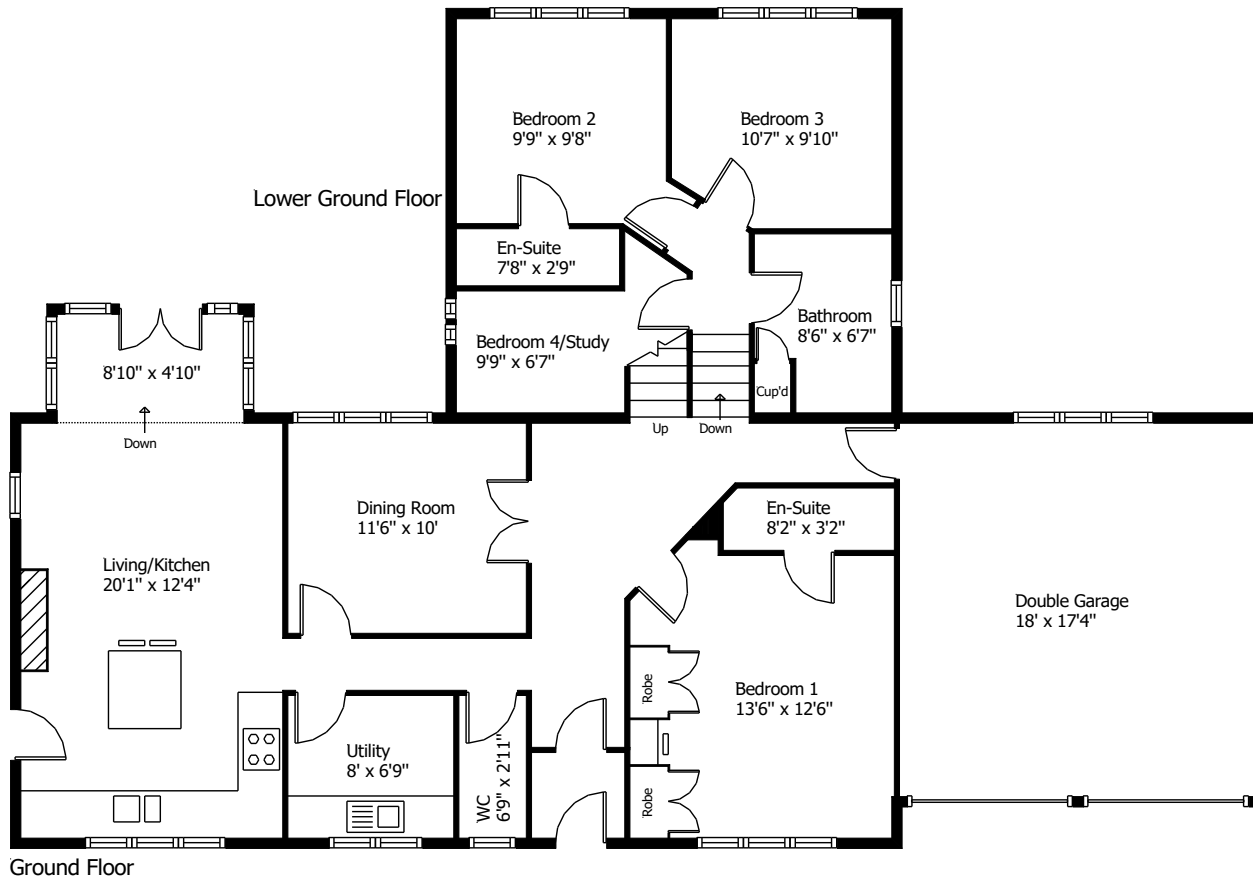
Rear Garden

There is a paved seating area off the rear of the kitchen and an extensive sloping lawned garden running down from the house with greenhouse and garden shed.





Edgemoor Edge House, 22 Reservoir Side Road, Blackmoorfoot



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. No responsibility can be accepted in respect of this information by "Plan-it Design"

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Additional Information

The property is Freehold; Energy rating 70 (Band C); Council tax band E.

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

Services

The property is connected to mains water, gas and electric. Drainage is to a shared septic tank.

Viewing

By appointment with Wm Sykes & Son.

Location

Take the B6107 Slaithwaite Road out of Meltham, then after the Travellers Rest Pub, turn right onto Blackmoorfoot Road. Follow this road along passing the Wills O Nats pub then turn right at the T-junction, continuing along Blackmoorfoot Road passing the reservoir. Take the next right turn, still Blackmoorfoot Road and continue for approximately quarter of a mile before turning right onto Black Lane, then right onto Reservoir Side Road. The property will be found on the right, towards the end of this road.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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