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20 WOOD LANE

HOLMFIRTH ~ HD9 3JB

OFFERS REGION
£650,000

This spacious end terraced cottage enjoys an enviable and most surprising location, which is a short walk from the centre of Holmfirth and all its amenities, whilst being surrounded by fields on 2 sides and enjoying views over its own mature grounds to the front. It offers flexible 4 bedroom accommodation with a wealth of character features including exposed beams and stone mullioned windows.

- Unique 4 bedroom end terraced cottage
- Stunning location close to Holmfirth centre
- Generous plot with gardens to front and side
- Living kitchen, lounge, study and music room
- Enjoys many character features throughout
- Generous parking and covered outside dining
- Internal viewing is essential to appreciate
- Tenure: Freehold; Energy rating 71 (Band C); Council tax band E

About 20 Wood Lane

Enjoying a location which offers countryside from the doorstep whilst being a short walk from the thriving centre of Holmfirth, this superb cottage would be perfect for a family looking to enjoy outdoor living without being stranded away from amenities. It is predominantly of traditional stone built construction with rendered and painted outer walls beneath a pitched stone slate roof. We understand that it was previously 2 farm cottages and a barn with the oldest section believed to date back to circa 1790.

Wood Lane is a steeply sloping single track lane which is accessed from Huddersfield Road, becoming a footpath after the adjacent cottages within this row. There are green belt fields to the side and rear of the cottage, whilst the generous mature grounds provide a pleasant aspect at the front.

The internal accommodation features a large living / dining kitchen with stone fireplace, cast iron range, beams and mullioned windows. A large utility room is located at the rear and doubles as cloaks / boot room when coming in from outdoors. In the centre of the house there is a hallway which leads into a study, wc and also a smaller glazed room – our client's music room off it. Also accessed from the hall is a large lounge which again features a stone fireplace, log burning stove and exposed beams.

The upper floor is accessed via a staircase from the hall which leads to the split landing area. To the right you will find the principal bedroom and bedroom 4 which share an en-suite shower room. The 4th bedroom could alternatively be used as a dressing room if required. The remaining rooms are located to the other side of the landing, both accommodate double beds and are served by the large family bathroom.

The interior of the property retains many period features and has a warm and inviting rustic feel to it, but we expect that the next owner will look to carry out additional improvements to their own tastes. It benefits from a gas central heating system and is connected to all



mains services. Solar panels are mounted to the roof of the adjacent building and provide a generous feed-in tariff (fixed to 2037) and there is a solar thermal hot water system on the rear roof slope of the house.

Externally, the property is accessed via a driveway in front of the adjacent cottages with a wooden 5 bar gate. Whilst the driveway which continues in front of this cottage does not form part of the title it has been utilised and maintained by our clients throughout their ownership – an occasionally used footpath runs along here into the field to the side. At the side of the house

there is generous parking and a wonderful wooden outbuilding with storage shed, log store and an open fronted sheltered outside dining / seating area.

The gardens are positioned to the front and side of the building which include various seating areas, a greenhouse and a formal garden with lawn, trees and borders. Beyond this is a further garden area which has been purposely encouraged to grow wild with grass paths.

We fully recommend an internal viewing to appreciate all that the property has to offer.



Accommodation:

Hall

An inner hallway with solid oak wooden flooring, mullioned window and door to the front elevation, central heating radiator and stairs to the first floor.



Utility Room 17' x 7'7"

A good sized utility / boot room with fitted units, plumbing for washing machine, 1 1/2 bowl ceramic sink with mixer tap, wooden worksurfaces, 2 velux rooflights to the angled ceiling, window and door to the side, central heating radiator.



Music Room 10'4" x 9'

A useful room located at the rear of the cottage, with windows and a glazed door leading out to the rear courtyard / garden area. There is a beam, inset spotlights and velux rooflight to the ceiling, Travertine tiled floor and central heating radiator.

Living Kitchen 17'4" x 17'4"

A large living / dining kitchen space which benefits from mullioned windows with exposed lintel above, further window to the side, chimney breast with exposed stone surround and inset cast iron range with open fireplace, solid maple wooden flooring and beams to the ceiling. There is a bank of fitted base units with granite worksurfaces, induction hob, integral double oven, 1 1/2 bowl sink unit with mixer tap and plumbing for a dishwasher. There are also 2 central heating radiators.



Lounge 18' x 16'5"

The main living room is of excellent proportions and features a chimney breast with stone fireplace surround and hearth, log burning stove, beams and spotlights to the ceiling and 2 central heating radiators. The original stone staircase remains and is used as feature display shelving and features a cellar area beneath it which provides storage and houses the central heating boiler.



Study 11' x 7'3"

An internal room which links the hall to the music room. With recessed cupboard under the stairs and central heating radiator.

Downstairs WC

With low flush wc, hand washbasin and extractor.

FIRST FLOOR



Landing

At the top of the stairs is a landing area with window to the rear enjoying the views and central heating radiator.



Bedroom 1 17'9" x 9'9"
A double bedroom with windows to the front and side enjoying the views, beams to the ceiling, solid oak wooden flooring and 2 central heating radiators.



En-suite 8'10" x 5'7"
With glazed mullioned window to the side, low flush wc, pedestal washbasin, shower enclosure, partly tiled walls, wooden floorboards and central heating radiator.



Bedroom 4 9'1" x 8'7"
A smaller single bedroom which might alternatively be used as a dressing room if required – this shares a door with the en-suite and features a window to the rear, exposed beam to the ceiling and radiator.



Bedroom 2 16'4" x 8'11"
A good sized double bedroom with windows to the front and rear enjoying the views and 2 central heating radiators.



Bedroom 3 12'10" x 12'1"
Another good sized room which whilst being L-shaped, currently houses a king sized bed into its recess. It features 2 sets of windows to the front enjoying the views, central heating radiator.



Bathroom 13'2" x 8'4"
The generous house bathroom features windows to the front, low flush wc, pedestal washbasin, partially sunken bath with tiled surround, shower enclosure, tiled splashbacks, solid maple wooden flooring, central heating radiator and large built in airing cupboard.



OUTSIDE

A gate from the driveway in front of the house leads to a large block paved driveway / parking area at the side of the cottage. There is also a seating area, garden and greenhouse to the side of the building. At the rear is a small grassed area and lower level courtyard area beneath the field.



Outbuilding

A wooden outbuilding with sedum roof mounted with solar panels. To one side is a garden store and to the other is a log store. Centrally, there is a pleasant seating area with space for outside dining.





Additional Information

The property is Freehold; Energy rating 71 (Band C); Council tax band E.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Holmfirth head along Huddersfield Road in the direction of Honley / Huddersfield. When you reach the Fire Station on the opposite side of the road, turn left and head up Wood Lane. Turn right when you reach the final set of cottages and you will find the cottage at the end of the driveway on the right.



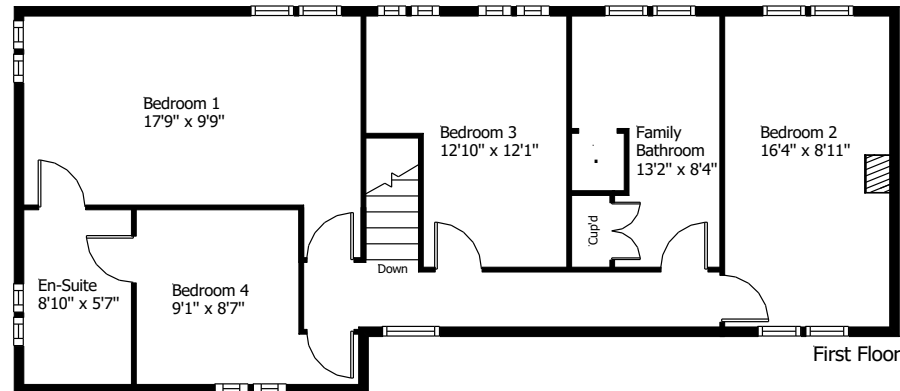
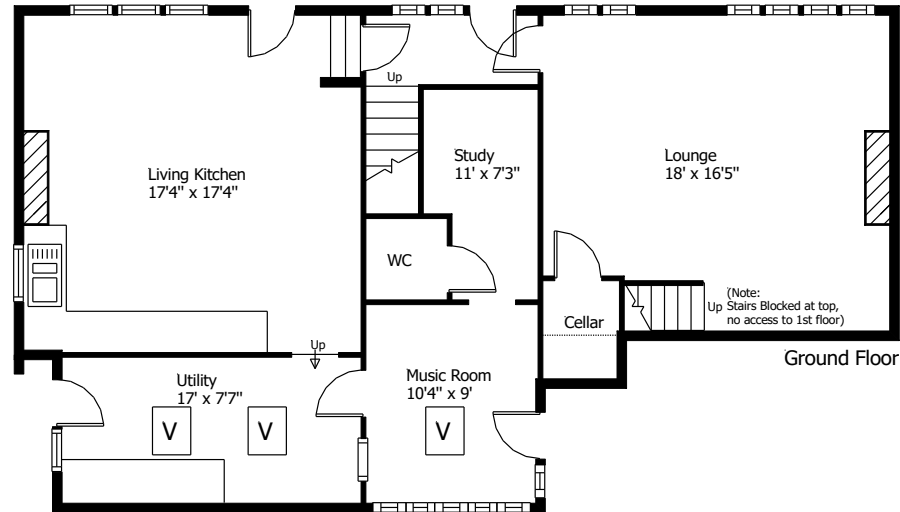
Gardens

The gardens sit largely to the lower side of the driveway which features a mature garden area with lawns, trees and borders. Beyond here is a further garden area left to grow wild to promote wildlife.





20 Wood Lane, Holmfirth



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