



## 6 Diggle Mill, Diggle

A beautiful home in a stunning rural location with absolutely fantastic countryside views! The current owners only purchased the property in April 2023 intending to stay a few years so invested a huge amount of time and money in creating the superbly fitted and stylishly presented home you see today. The original Diggle Mill was built in 1845 for the Lawton family, flannel manufacturers, who also erected the statue of 'Jeptha' which is still in situ alongside the driveway at the entrance to the mill. A huge 65ft. diameter waterwheel was constructed in 1847, reputed to have been the second largest in the UK at the time, and sited alongside No.6 before it was dismantled in 1924. The mill was then converted into several houses and apartments back in 2011. The village of Diggle is only a short drive away, where you will find a good range of amenities along with an 'Outstanding' nursery, and well regarded primary and secondary schools. Neighbouring Uppermill and Greenfield have a wider range of facilities including a railway station catching the trans-Pennine services from Manchester across to Leeds. The motorway network is also accessible being around 20 minutes away.

### Holmfirth

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## Accommodation:

### GROUND FLOOR

#### Hall

The entrance door opens into the hall where you will find a staircase rising to the first floor, useful understairs storage cupboard, and the hall is then finished with Karndean flooring.

#### W.C.

Fitted with a white suite comprising low flush w.c., and wall mounted wash basin against a tiled wall and vanity shelf. There is an extractor fan, and continuation of the Karndean flooring.



#### Lounge 20'10" x 13'4"

A really good sized reception room which has recently had a contemporary wood burning stove installed. There are stunning views from the two windows which are fitted with 'plantation' shutters, and you will find a modern 'slat' effect feature wall.



**Kitchen/Diner** 15'2" x 14'9"

Bespoke designed, and newly fitted with an extensive range of quality modern units with quartz worktops which incorporate a sink with mixer tap and drainer. Integrated appliances include a full height fridge, full height freezer, fan assisted oven, combination oven/microwave, induction hob, and washing machine. You will also find a pull-out larder store, and integral bins. The matching 'island' has plenty of storage drawers and shelving beneath and the quartz worktop extends to create breakfast bar seating comfortably for 6/8 adults. The kitchen also has 2 windows providing lovely views which are also fitted with 'plantation' shutters, external door leading out to the side of the house, cupboard housing the central heating boiler, and finished with Karndean flooring.



## FIRST FLOOR



### Landing

Galleried over the staircase.



### Bedroom 1 20'11" x 15'3"

A huge master suite the space of which was originally intended for 2 bedrooms. It has windows to 2 elevations both having 'plantation' shutters and amazing views.

### Dressing Room 6'10" x 6'7"

Fitted with hanging rails, and shelving.



### En Suite Bathroom 9'10" x 9'8"

Fitted with a modern white suite comprising bath with 'waterfall' mixer tap, vanity wash basin with illuminated mirror above and cupboard beneath, low flush w.c., and an Aqualisa Lusso multi-function shower/steam cubicle. It has tiled walls and floor, window with shutters and views, extractor fan, and a ladder style radiator/towel warmer.



### Bedroom 2 13'4" x 11'7"

Another large double bedroom again enjoying wonderful views.





**En Suite Shower Room 6'1" x 5'1"**

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, and a large open ended shower cubicle with dual head shower above. There are tiled walls and floor, extractor fan, and a ladder style radiator/towel warmer.



**OUTSIDE**



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The property comes with 2 parking spaces. A path then leads round to the side of the property where you will find both entrance doors, and a pleasant area to sit out. There is then access round to the rear of the property where you will find a huge decked terrace running along the full length of the house and from where you can sit and take in some breathtaking views over the surrounding countryside, and ample space for outside entertaining and eating al fresco.





## Location

The 'What3words' address is makes.hood.cooked OR follow these directions:- from the main Huddersfield Road running through the centre of Diggle, turn up Sam Road and follow the road up and round crossing over the railway line. Then look out for The Diggle Hotel on the left and take the lane to the right of it up through Diglea. Follow this for around ¾ of a mile after which the lane turns into the driveway to the mill and you will see the stone statue on the right. Parking for No.6 will be found on the left.

## Viewing

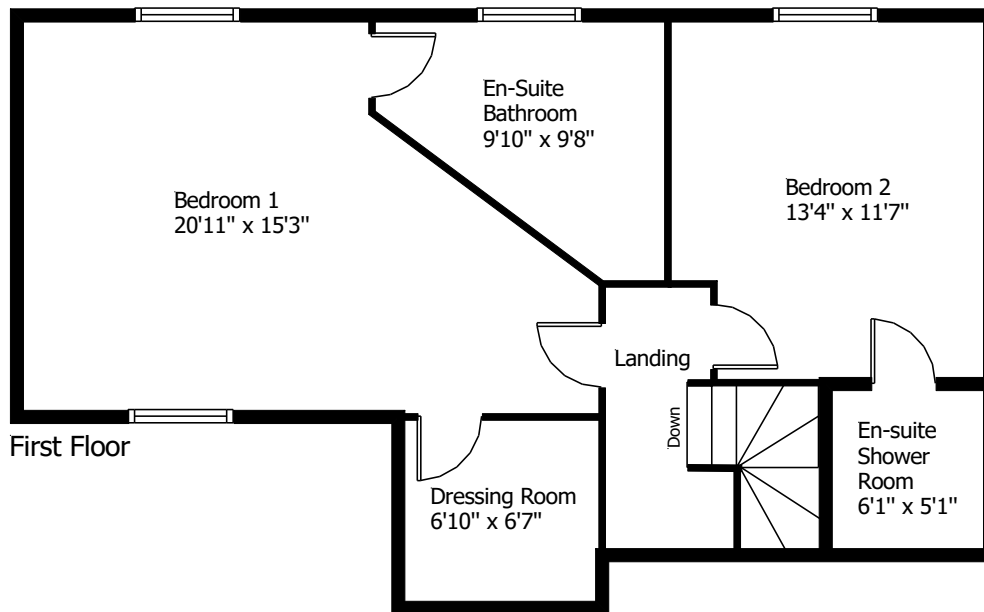
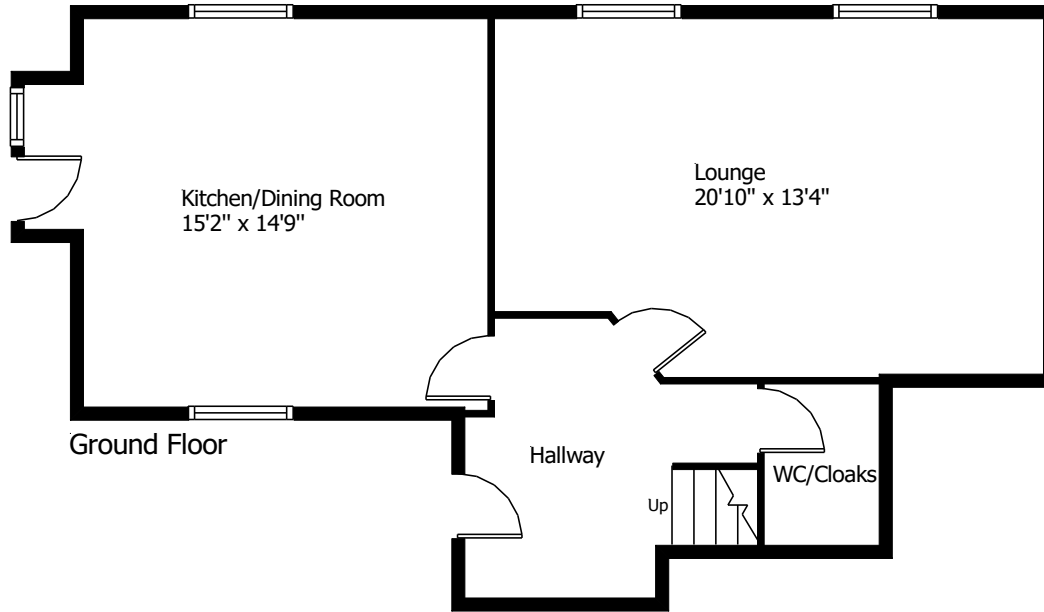
By appointment with Wm. Sykes & Son.

## Additional Information

- Council Tax – Band D (£2,325.38 2024/25 Oldham Council)
- Energy rating 78 (Band C)
- Tenure – Leasehold with an annual ground rent of £250.
  
- Utilities:-
  - Water – mains
  - Drainage – waste treatment plant
  - Gas – mains
  - Electricity - mains
  - Heating – gas fired central heating and a wood burning stove in the lounge.
  - The 'Ofcom' on-line checker shows that Ultrafast Full Fibre Broadband (Fibre to the Premises FTTP) is available and suggests mobile coverage is 'limited' & 'likely'.



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