



Forester's Lodge, 27 Sude Hill, New Mill

A charming 3-bedroom semi-detached stone-built cottage in the popular village of New Mill located close to the church. The good -sized front garden offers village views and beyond with good sized accommodation within. Briefly comprising: entrance porch, vestibule, kitchen, dining room, lounge, useful storage cellar space, first floor landing, 3 bedrooms and bathroom. Offered for sale with no upper chain this cottage offers a great opportunity to purchase a 3 bedroom home in a great village with double glazing and central heating. Internal inspection is highly recommended.

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Accommodation

GROUND FLOOR



Entrance Porch

Stone built with a pitched roof the entrance porch gives a charming first impression to the home with a timber stable style door, a tiled floor and double-glazed windows to either side.



Entrance Vestibule

With the staircase directly in front doors lead off into the kitchen and dining room.



Dining Room



Dining Room

15'8" x 11'7" (max)

This good-sized room has a living flame gas fire stove set within stone surround and hearth. The room has a double-glazed bow window, central heating radiator and to the rear there is a door to a store/cellar.



Lounge

15'11" x 11'10" (max)

Another good-sized room and benefiting from dual aspect windows including French doors to the front enjoying views over the front garden and beyond. There is a living flame gas fired stove set within a stone surround and timber mantle over and a central heating radiator.



Kitchen 15'6" x 6'3" (max)

The galley style kitchen has units to the high and low level with an integral oven and gas hob over, there is plumbing for an automatic washing machine, exposed beams, under stairs pantry and a further door gives access to a store/cellar. To the front there is a double-glazed window offering garden and far reaching views.

FIRST FLOOR



Landing
With doors leading off and home to the loft access point.



Bedroom 1 15'11" x 11'10" (max including robes)

Located above the lounge and with dual aspect double-glazed windows the room has built in wardrobes, dressing table and drawers as well as a central heating radiator. Being elevated the views and outlook from both aspects is suitable impressive.



Bedroom 2 12'3" x 8'7" (max including robes)

A double bedroom with built in wardrobes, central heating radiator and double-glazed window to the front offering views.



Bedroom 3 15'11" x 6'3" (max including robes)

Again, with built in wardrobes the room has a central heating radiator and double-glazed window.



Bathroom 6'3" x 5'5"

Comprising of a three-piece suite in white with an electric shower over the bath. There is a central heating radiator and obscure double-glazed window.



OUTSIDE

OUTSIDE

Accessed from the road below steps rise up to the property and along a pathway. The property boasts impressive gardens to the front and side set on different levels with a greenhouse and shed. There is established planting and lawns and the front garden offers charming views over neighbouring cottages towards woodland and more.

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Additional Information

The property is Freehold. Energy rating 50 (Band E). Council tax band C. Our online checks show that Ultrafast Full Fibre broadband (Fibre to the Premises FTTP) is available. Ofcom shows that mobile coverage is predicted to be good with a range of suppliers.

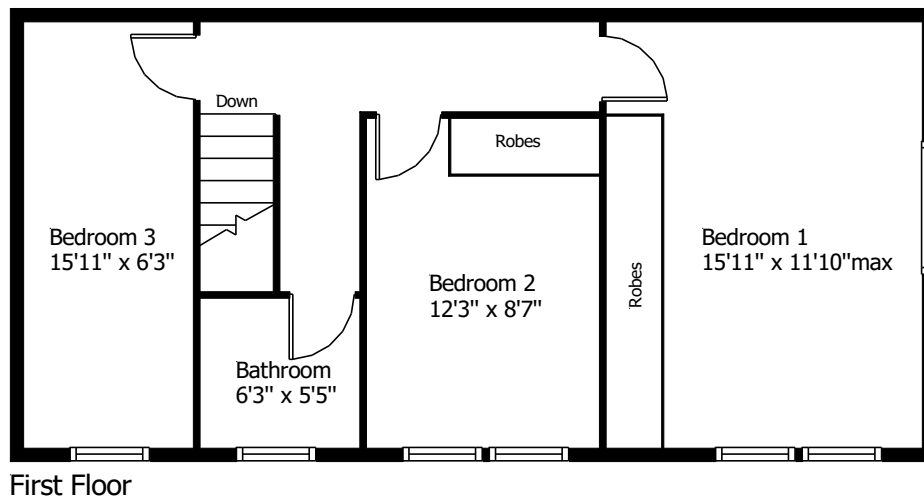
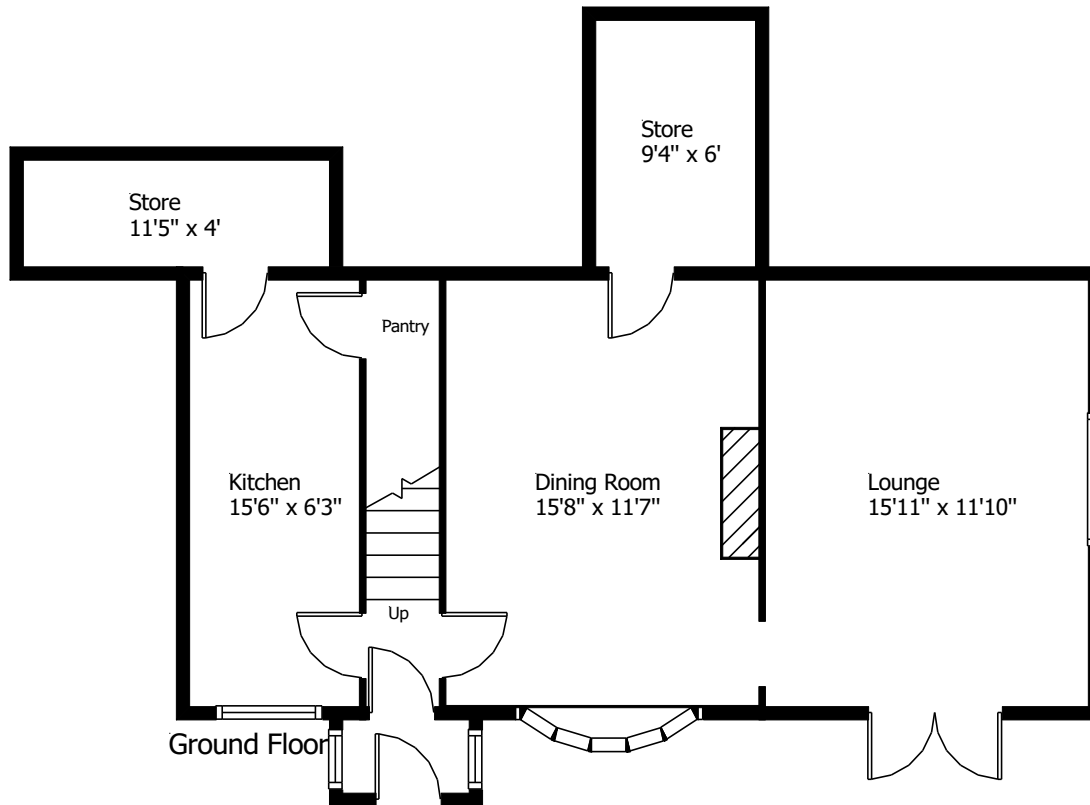
Viewing

Strictly by appointment with Wm Sykes & Son.

Location

From Holmfirth centre taking the New Mil Road all the way into New Mill village centre (approx. 2 miles) and bear left onto Penistone Road and proceed up the hill taking the first left up Sude Hill. Forester's Lodge (no. 27) can be found on the righthand side.

27 Sude Hill, New Mill



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