Wm Sykes & SON EST. 1866

Offers in the region of

£170,000



37 Blackmoorfoot, Linthwaite

This absolutely gorgeous 'through by light' cottage occupies a semi-rural position at Blackmoorfoot with access to many countryside walks and the picturesque Blackmoorfoot reservoir from your doorstep. It has just benefitted from a programme of updating and now offers a beautiful home which is ready for you to walk into and enjoy. The cottage is believed to date back to 1815 and is full of character and charm with exposed stone feature walls, beams, and mullioned windows, yet has the comfort of having more modern installations such as gas fired central heating with attractive traditional style radiators, multi fuel stove in the living room, double glazing, and a superbly fitted out bathroom. It is a short stroll to the well-regarded gastro pub 'The Bull's Head' and has access to all the village amenities in nearby Meltham, Slaithwaite and Linthwaite.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

The newly installed front entrance door opens into:-







Living Room **15'2" x 13'8"**

As you walk into this room you instantly get a feel for the character and the care and attention that has gone into making this a lovely home. The main focal point is the multi-fuel stove which is set into the chimney breast resting on a stone hearth. Just to the side of the chimney breast, you will find a cute little cupboard which has a handmade 'bow window' style door. There is a window to the front offering woodland views and has wooden seating beneath all set against an exposed stone wall. It has beams to the ceiling, and door giving way to the staircase.







Kitchen **12’3” x 5’11”**

Fitted with a range of wall, drawer and base units with worktops above incorporating a stainless-steel sink with mixer tap. There is a 4-ring ceramic hob with extractor hood over, electric oven/grill, tiled splashbacks, inset ceiling spotlights, window to the side, natural wood floor, and access to a cellar which has plumbing for a washing machine.

FIRST FLOOR



Landing
With inset ceiling spotlights and is galleried over the staircase.





Bedroom 1 11'1" x 8'9"
A double bedroom with mullioned window offering woodland views to the front.



Bedroom 2 9'0" x 7'10"
Another double bedroom with stone mullioned window to the side offering far reaching views. This bedroom houses the central heating boiler, has access to the loft, and also shows a hint of the stone chimney breast as it rises up through the cottage in the corner.



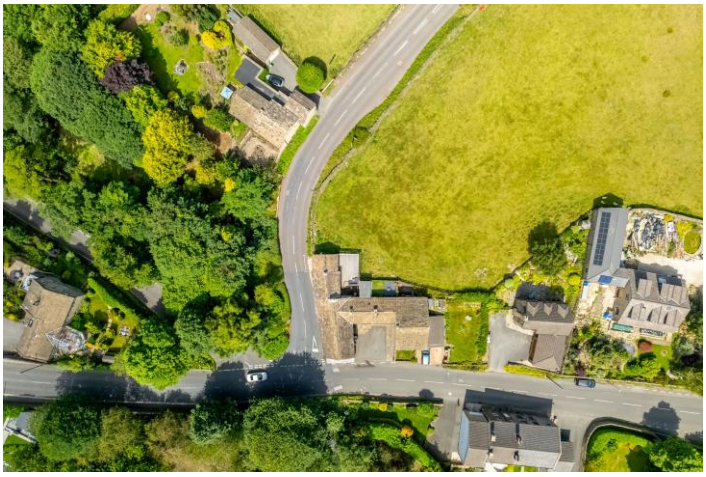




Shower Room **6'10" x 5'8"**

A well fitted out shower room comprising a white traditional style suite including a low flush w.c., pedestal wash basin, and a large shower cubicle with mains shower over. There is an exposed stone wall beneath the stone mullioned windows, dado rail with panelling beneath, a heated towel rail/radiator, and is finished with beautiful floor tiles.





Aerial View

OUTSIDE

Please note that the cottage fronts directly onto the road and has no outside space of its own. There is ample parking on the road just above the cottages where the road widens.

Viewing

By appointment with Wm. Sykes & Son.

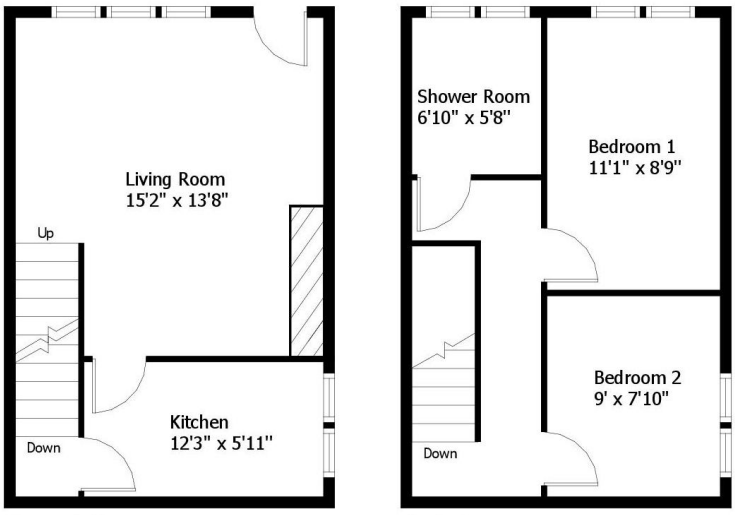
Additional Information

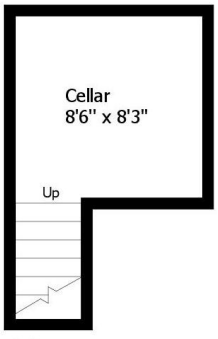
- Council Tax – Band A (£1,541.45 2025/26)
- Tenure – Leasehold held on a 999 year lease at a peppercorn rent of £2.00pa. There are 789 years remaining on the lease.
- Utilities:-
    - Water – mains
    - Drainage – mains
    - Gas – mains
    - Electricity - mains
    - Heating – gas fired central heating and a multi fuel stove in the living room
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is a 'standard' broadband service in this area, however our vendor informs us that full fibre has now been installed. Mobile coverage at the property is offered by several providers.

Location

Head out of Huddersfield on the A62 Manchester Road. Pass through the traffic lights at Longroyd Bridge, and just after passing under the railway bridge, bear left at the next traffic lights onto Blackmoorfoot Road. After around 3 miles, you will come to a junction where you'll find the cottage on the left and The Bull's Head pub if you turned right.

37 Blackmoorfoot, Linthwaite





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"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk