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CHERRY COTTAGE

4 MOOR LANE ~ NETHERTON ~ HUDDERSFIELD ~ HD4 7HA

£625,000

An impressive grade II listed detached cottage which enjoys a pleasant position in the heart of this sought after village close to all the local amenities and also in easy reach of picturesque countryside. It offers spacious, 4-bedroom accommodation, large dining kitchen, two reception rooms, ensuite to master and large house bathroom and much more. The property boasts period features and the property sits within walled boundaries and there are gardens to the front, side and rear all offering a high degree of privacy with varying seating areas and established planting. Cherry Cottage boasts a generous driveway behind high electric gates offering parking for a number of vehicles (suitable for those with a caravan) and a former coach house with an upper level, timber panelling and stone set floor. Internal inspection is a must.

- Detached Double Fronted Cottage (Circa 1793)
- Convenient Village Location Close to Amenities
- Beautiful Entrance Hall with Minton Tiled Floor
- 2 Reception Room Plus Open Plan Kitchen/Dining
- 4 First Floor Bedrooms, En suite & Large Bathroom
- Period Features Complimented by Modern Fittings
- Lawned Gardens to Front & Rear, Parking & Garage
- Grade II Listed – EPC Exempt, Council Tax Band G, Freehold

About Cherry Cottage

Cherry Cottage is a traditional stone built detached cottage with a double pitched stone slate roof. It is believed to date back to 1793 and has connections to the local mill owning Wrigley family. The property sits close to the centre of the village with easy access to the many amenities, with countryside and woodland walks also close to hand.

The front entrance hall features wonderful Minton tiled flooring running through and a staircase to the first floor. There is a good-sized main living room with marble fireplace and multi fuel log burning stove with exposed stonework and a similarly proportioned second sitting room which features a timber and glazed wall to the hall with glazed double doors and another multi fuel burning stove set within another marble surround.

The hall leads through into the rear section of the house where you will find the kitchen which is fitted with an excellent range of bespoke units with a tall island unit and breakfast bar. The kitchen is open plan to the dining room area. There is also a side entrance hall, downstairs w.c./cloakroom and utility on this floor.

On the first floor there is landing and 4 double bedrooms, the principal bedroom having an en-suite shower room. There is also a particularly large house bathroom.

The property is well presented throughout with high quality fittings which compliment the traditional features. It has an intruder alarm, gas central heating system and wooden double glazed windows, largely in the sash style.

Externally there is a pleasant garden area to the front which is lawned and enclosed by a stone wall. To the rear there is a further lawned garden, and a generous gated driveway/parking area. There is also a useful stone built outbuilding believed to have been the former coach house. This currently features a garage downstairs with a storage area above, it offers great potential to be developed further if required.

Accommodation

GROUND FLOOR

Entrance Hall

A timber and glazed door provides access into the front entrance hall which has a wonderful Minton tiled floor stretching through to the kitchen. It also features a staircase to the first floor, coved ceiling and archway, inset spotlights to the ceiling, central heating radiator and a glazed wall to the snug. A door and stairs lead down to the cellar.





Sitting Room

17'10" x 12'10"

A generous living room with windows to the front and side enjoying dual aspect natural light. There is period style coved ceiling, chimney breast with feature fireplace surround and recently fitted multi fuel burning stove with exposed stonework to the rear set upon a raised granite hearth, central heating radiator.



Snug

18'0" x 11'10"

As described earlier, this inviting room features a glazed wall to the hallway with centrally positioned glazed double doors providing access. It features a chimney breast with marble fireplace surround and home to a recently fitted multi fuel burning stove set upon a raised tiled hearth with exposed stonework to the rear. There are also windows to the front and side, coved ceiling and 2 central heating radiators.

Utility

8'10" x 6'5"

Located off the kitchen and featuring further fitted units, central heating boiler (fitted in 2025), plumbing for automatic washing machine and window to the rear.

Side Entrance Hall

6'10" x 4'8"

Providing generous storage for shoes and coats in the built in storage cupboards that match the kitchen units and featuring a side entrance door.



Downstairs W.C.

6'10" x 4'7"

Featuring a low flush w.c., vanity basin with storage beneath, partly tiled walls, extractor to the ceiling and inset spotlights to the ceiling. The floor is tiled.



Cellar

13'4" x 10'1" overall

Accessed via a set of stone stairs from the hall, with vaulted ceiling and stone table and inset storage.

Kitchen

19'6" x 13'1"

The kitchen is of a good size and fitted with a range of bespoke solid wooden units with oak fronts, stainless steel 1 ½ bowl sink unit with mixer tap, integrated housing for microwave, Fisher and Paykel two drawer dishwasher, Miele coffee machine, freestanding fridge freezer (with units built in around), range style cooker with tiled backcloth and sides and a filtration hood over. There is a matching high level island unit providing generous storage with granite top and an overhanging wooden breakfast bar. It also has a tiled floor, windows to the side and rear and a central heating radiator.

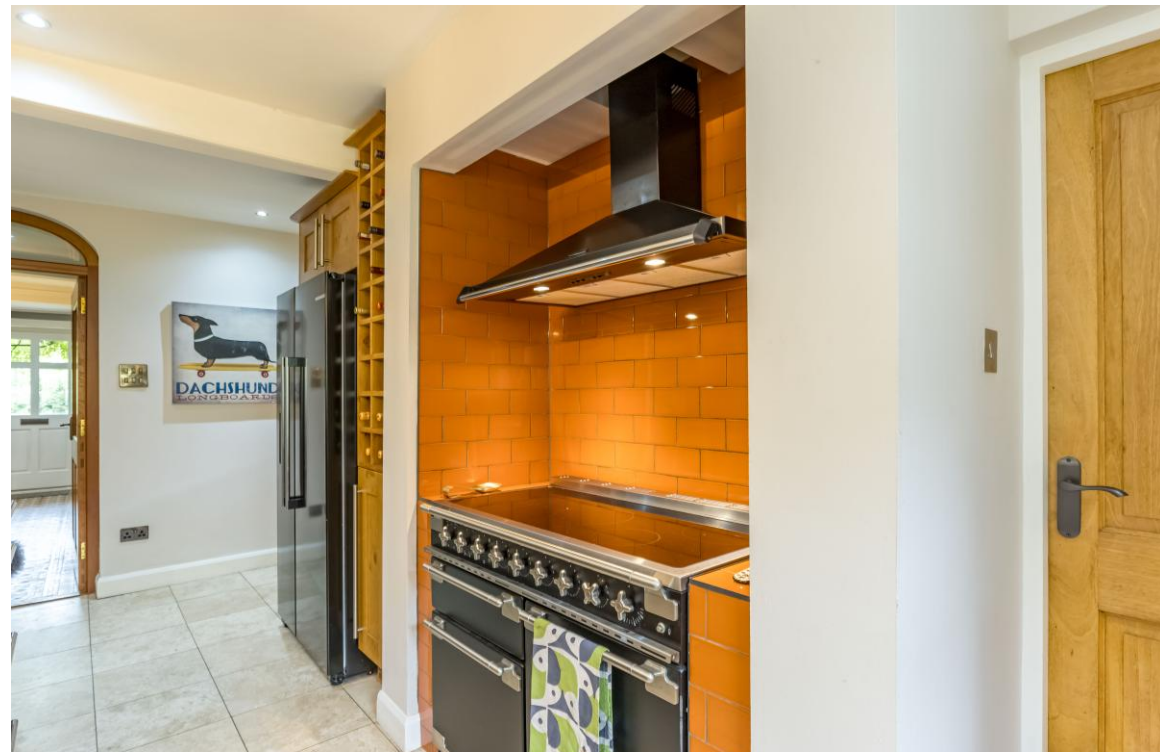
The fridge/freezer & range cooker may be available by separate negotiation.



Dining Room

14'1" x 10'8"

The dining room is open plan to the kitchen and again features a tiled floor, windows to the side and rear and central heating radiator. The overall dining kitchen space offers a great entertainment space.





FIRST FLOOR

Landing

Stairs lead to the first-floor landing which is L-shaped and enjoys borrowed light from the arched window into bedroom 3 and a central heating radiator. There are inset spotlights.



Bedroom 1

16'7" x 18'0" (max inc wardrobes & en suite)

The largest bedroom features bespoke recently fitted wardrobes (2023). With one wall having matching panelling. There is a window to the front offering a front garden outlook, chimney breast with feature fireplace surround, cast iron and tiled interior.



En Suite

6'9" x 6'6"

The ensuite was fitted in 2023 and features herringbone period green tiling and a walk-in glazed shower, W.C. and vanity hand wash basin, inset spots, extractor fan and a Victorian period style radiator. The floor is also tiled.

Bedroom 2 18'2" x 13'2"

Another large double bedroom with window to the front and a large, recessed cupboard over the stairs with loft access point and central heating radiator. The outlook is across the front garden and far reaching views to the south.



Bedroom 3 16'0" x 13'4"

Another double bedroom with window and feature arched window to the rear offering views over the rear garden. The chimney breast with cast iron fireplace and wooden surround, built in cupboards to one side and central heating radiator.



Bedroom 4 13'7" x 11'0"

Again, a double bedroom with window to the side, chimney breast with cupboards to one side and central heating radiator.



Bathroom

19'7" x 6'11"

The bathroom is of a particularly good size and features a large walk in shower enclosure, bath with mixer rinse tap, wall hung washbasin and w.c., obscure glazed windows to the side and rear, inset spotlights to the ceiling, extractor and heated towel rail.



OUTSIDE

To the front of the house there is a pleasant garden area enclosed by a stone wall and fencing over, this features a path leading to the front door, paved seating area in front of the house and lawn wrapping around the side of the building. The side garden is not just striking but particularly private with a paved seating area, stone wall with railings and a wrought iron gate to the rear.

To the side of the house by the side door there is a useful outside store attached to the side of the house where the new gas meter is housed (fitted 2025) and used for log and solid fuel storage.



Rear Garden

The rear garden offers generous and established planting in various beds, high walls and the stone wall continues on the road side with fencing above. There are two lawned areas, slated seating area and a generous tarmac parking area which can offer off road parking for a number of vehicles. Potential buyers may consider the space suitable for motorhome and caravan storage as well as parking. The rear garden and drive all sit behind a high large electric gate (fitted 2022) with side personnel gate. To the rear there is a stone building that is reported to be the former coach house for the property. It offers some period features and an upper level. With a garage door to the front and side access as well the former coach house offers a great work/hobby space. New owners may consider various further options for this building (16' x 12'). There is an EV charging point.

Additional Information

The property is Freehold. Grade II listed and is situated in a conservation area– EPC exempt. Council tax band G.

The property is alarmed. The alarm control system was replaced in 2023. Also, Cherry Cottage has external CCTV with 4 cameras. The current owners updated the system with new cameras in 2023.

Some items of furniture are available for sale if potential buyers are interested.

Please Note

In keeping with good Estate Agency practice we inform all interested parties that one of the beneficiaries of this sale is an employee of Wm Sykes & Son.

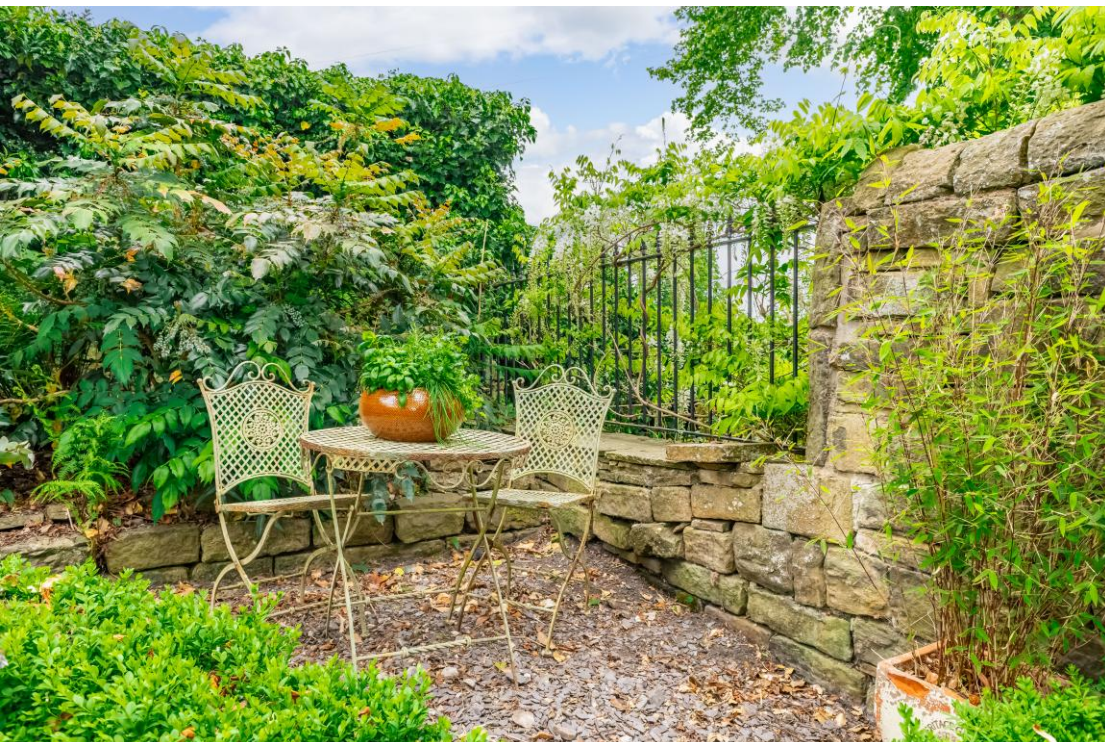
Viewing

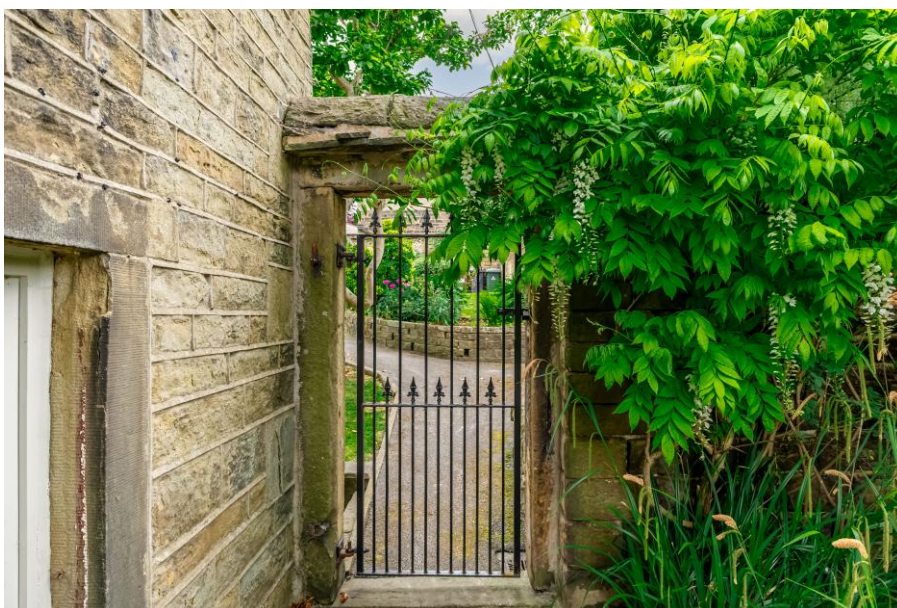
By appointment with Wm Sykes & Son.

Location

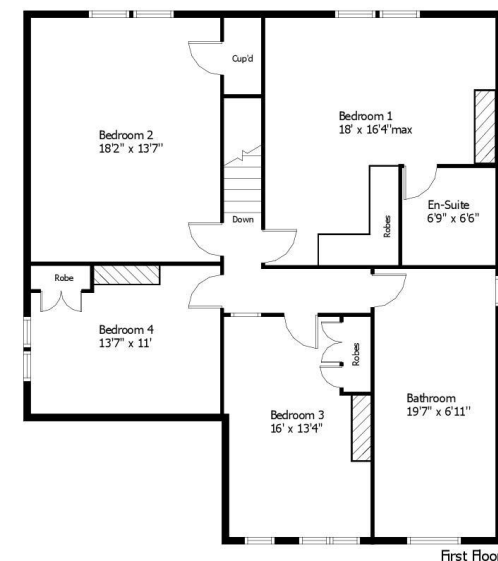
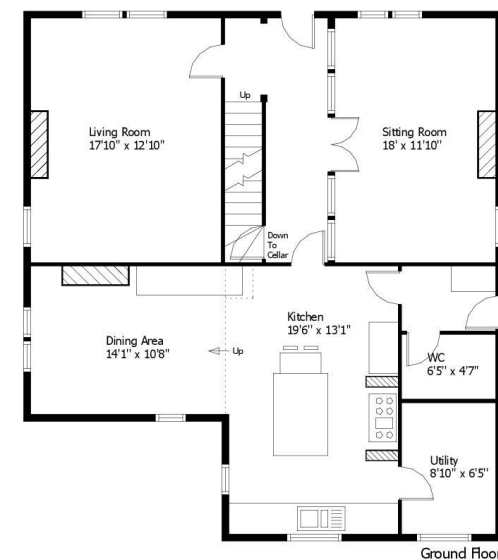
Follow the B6108 Meltham Road into the centre of Netherton, then turn onto Moor Lane. The property will be found on the right-hand side at corner with Netherton Fold.







Cherry Cottage, 4 Moor Lane, Netherton



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