



1 Top o'th' Bank, Thurstonland

A three storey three double bedroom end stone cottage that is sure to impress. The spacious accommodation boasts exposed stonework, exposed beams, stone mullion windows and the most incredible far-reaching views. The cottage sits within the highly regarded village of Thurstonland with its much-admired school catchments and village life. The accommodation briefly comprises: entrance porch, dining kitchen, dining room, WC, first floor lounge, double bedroom, rear garden room with shower room off, second floor two further double bedrooms and house bathroom. The property has an enclosed cottage garden to the rear, garden to the front, parking for four cars, further sloping garden with seating, outside store and much more. Rarely does a cottage of this standard and location come to the market and viewing is highly recommended.

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Accommodation

GROUND FLOOR



Entrance Porch

Access is gained into this entrance porch which has double glazed windows to the front and the side. There is a tiled floor, exposed stonework, a small loft hatch and access through to the main property.

The ground floor is open plan split by a central fireplace and exposed stone arches.



Dining Room

Dining Room

14' 10" x 11' 6" max

This charming room has an array of exposed timbers and exposed stonework. There is a window seat with stone mullion windows offering particularly impressive far-reaching views across the property's front garden and beyond. The flooring is tiled, as it is in the dining kitchen area and there is a central heating radiator. Here stairs rise to the first floor and there is useful under stairs storage.



Dining Kitchen

14' 10" x 14' 6" max

The dining kitchen comprises of units to the high and low level with granite worktops, a one and a half bowl stainless steel sink unit with mixer tap, there is an integral dishwasher and integral washing machine. There is a freestanding gas range cooker, which is included in the sale, with a filtration hood over. The kitchen has two banks of stone mullion double-glazed windows offering particularly impressive views, similar to those in the dining room. There are two central heating radiators and an array of exposed stonework and timbers and a multi fuel burning stove sat within a stone fireplace and stone raised hearth. From the dining kitchen there is access to the ground floor WC off a small storage lobby.



Ground Floor WC

Comprising of a two-piece suite including corner hand wash basin and low-level flush WC. Here there is an extractor fan, underfloor heating and inset spotlights to the ceiling.

FIRST FLOOR



Landing

The first-floor landing has a double-glazed window and half-glazed door giving access to the property's rear garden. There are exposed timbers to the ceiling, stairs rise to the second floor and doors lead off. Here there is a central heating radiator.



Lounge

14' 10" x 14' 6" max

The room boasts an incredible amount of exposed stone, another multi-fuel stove sat upon a raised stone hearth, there is a central heating radiator, exposed beams to the ceiling and a twin set of double-glazed windows offer particularly impressive far-reaching views. From here a glazed door and side window open to the property's garden room.



Garden Room 10' 7" x 9' 11"

The room offers a variety of uses and may be considered for a home office, snug garden room, occasional bedroom use as it benefits from a shower room off. There are double-glazed doors giving access to the property's rear garden and further double-glazed window to the rear. Here there are inset spotlights to the ceiling and a central heating radiator.



Shower Room 10' 7" x 3' 11"

A useful addition to the living space with a suite comprising of a hand wash basin, concealed flush WC and a glazed fronted shower unit. There are double-glazed windows, extractor fan and inset spotlights to the ceiling.



Bedroom 3 11' 6" x 9'

This first floor double bedroom has two sets of stone mullion double-glazed windows offering the views expected and there is a central heating radiator and over stairs store cupboard.

SECOND FLOOR



Landing

The second-floor landing has double glazed windows allowing a rear garden and beyond aspect and there is a central heating radiator. Two stairs rise where there is a useful storage cupboard and doors lead off.



Bedroom 1

14' 6" x 9' 8"

This generous double bedroom has two sets of stone mullion double-glazed windows offering incredible far-reaching views. There are exposed timbers to the ceiling and exposed beams above both windows. The bedroom is home to a loft access point and there is a central heating radiator.



Bedroom 2

11' 6" x 8' 10" max

Again, with its own loft access point this double bedroom has stone mullion double-glazed windows with views and a central heating radiator.



House Bathroom

10' 2" x 5' 1"

Comprising of a three-piece suite in white including low-level flush WC, pedestal hand wash basin and bath with electric shower over. There are inset spotlights to the ceiling, exposed beam and obscure double-glazed windows and the relevant tiled splashback.

OUTSIDE



Front Garden

Immediately to the front of the property, there is a cottage garden with low wall, established planting and offers an outside seating and entertaining space. To the side of the front garden there is a gravel area suitable for the parking of two cars and here there is a useful outside store with power and lighting and an outside tap. This offers useful work or log storage space. Across the lane there is parking for another two cars and a garden area over the wall which is sloping and has a seating area to take advantage of the views.



Store



Rear Garden

The property offers a cottage garden to the rear which is paved with some established planting on raised beds and fence and wall boundaries. Here there is external lighting and the outside tap.



Views

Additional Information

The property is Freehold; Energy rating 41 (Band E); Council tax band C.

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

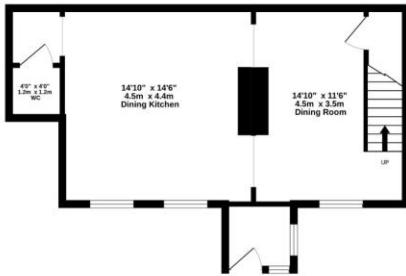
Viewing

By appointment with Wm. Sykes & Son.

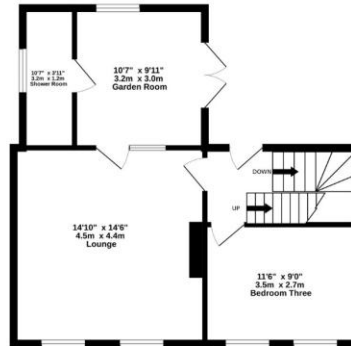
Directions

From Thurstonland village centre and with the Rose & Crown public house on your right proceed down Thurstonland Bank and turn immediately left up Top o'th' Bank. No. 1 is on the left handside. Parking is in front and across.

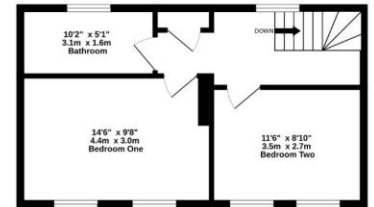
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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