



Wm Sykes  
& SON EST. 1866

PRESTIGE

TRUSTED FOR GENERATIONS









# LONAN COTTAGE

1 FAR DENE ~ KIRKBURTON ~ HUDDERSFIELD ~ HD8 0QZ

OFFERS REGION  
£750,000

An exceptionally rare opportunity to purchase this stone built semi-detached property with large gardens and a paddock of land amounting to approximately 1.5 acres in total. The 4 bedroom house offers approximately 2250 sqft of accommodation with great flexibility for the next owner to renovate and redesign.

- Substantial stone built semi-detached
- Large gardens and paddock of land
- Spacious and flexible accommodation
- 4 reception rooms and dining kitchen
- 4 double bedrooms and bathroom
- Requires a scheme of renovation
- Much sought after location
- Tenure: Freehold, Energy rating TBC, Council tax band F



### About Lonan Cottage

This impressive semi-detached cottage is of traditional stone built construction and has been the subject of a 2 storey and single storey extensions with part of the original building being 3 storeys in height. It features stone slate pitched roofs and retains significant character with exposed beams and other details.

The property sits within a conservation area and is accessed from Far Dene via a gated driveway which leads to a large front garden area where there is a garage and a useful outbuilding. The garden wraps around the side of the house and there is a further paddock to the rear – this has its own access from Penistone Road.

Its accommodation features an entrance hall / utility with front door and access through to the dining kitchen which has a gas fired Aga and double doors to the side garden. A door from the kitchen leads to the sitting / dining room which has a garden room extension off it, then a further door leads into the larger lounge which has a conservatory extension to the front and study off to the rear of the building.

Stairs lead up to the first floor landing area which is light and spacious with a bank of built in storage cupboards. There are 3 double bedrooms on this floor. Bedroom 1 is effectively 2 rooms combined into 1 to provide a bedroom and dressing room. It also has an en-suite wc within a recessed cupboard. Bedroom 2 is a good sized rear facing double bedroom whilst bedroom 3 is smaller, currently housing a king sized bed and faces the front. The bedrooms are served by a large house bathroom. An additional double bedroom can be found on the upper floor of the 3 storey section of the building – this has been used in the past as an artist's studio but could meet a range of alternative uses depending upon the needs of the next owner.



The property is generally well maintained and presented but we do anticipate that the next owner will look to update the electrical and central heating installations. Similarly, the fixtures and fittings, whilst being of a good quality are dated and would benefit from updating and replacing.

It is located at the bottom of Far Dene, just off Penistone Road and is well placed for access to the major road networks, whilst excellent village amenities can be found less than a mile away in the centre of Kirkburton.

This is truly a property of great potential, and we advise a viewing to fully appreciate all that is offered.







## Accommodation

### GROUND FLOOR



#### Entrance / Utility 10'6" x 6'6"

With wooden entrance door to the front, tiled floor, storage / coats cupboards with folding louvre doors housing the central heating boiler.



#### Downstairs WC 3'1" x 6'6"

With low flush wc, vanity washbasin and window to the front.

#### Sitting / Dining Room 19'6" x 9'6"

Located in the middle of the building and accessed via a door from the kitchen. Featuring a brickwork fireplace and display pediments, cast iron fireplace with open fire, recessed cupboard under the stairs, windows with bench seat to the front and central heating radiator.



#### Garden Room 14'1" x 7'3"

Accessed via a broad opening from the sitting room. With windows overlooking the garden, beam to the angled ceiling, central heating radiator.



#### Dining Kitchen 19'6" x 15'6"

A good sized dining kitchen which is fitted with a range of oak fronted units with laminated worksurfaces, 1 1/2 bowl sink with mixer tap, gas fired Aga range cooker, windows to the rear, glazed double doors to the side garden and central heating radiator.





**Lounge** 19'6" x 15'6"  
A large living room featuring a chimney breast with stone fireplace and open grate fire, fitted cupboards, beam to the ceiling, windows and door into the conservatory, stairs to the first floor and central heating radiator.



**Conservatory** 11'11" x 9'8" overall  
With windows to the front and side overlooking the garden, glazed double doors, stone floor and a high angled ceiling with partial glazing.



**Study** 12'3" x 7'2"  
With windows to the rear garden, beam to the angled ceiling and central heating radiator.



## FIRST FLOOR

### Landing

Stairs lead up to the spacious open landing area which features 2 sets of windows to the rear, a bank of built in storage cupboards, central heating radiator.



Bedroom 1



Bedroom 1 12'1" x 10'6"

A double bedroom with 2 sets of windows to the front, beam to the ceiling, central heating radiator and opening to the dressing room area.



Dressing Room 8'7" x 8'7"

We believe that this could have been a bedroom in its own right before being combined with Bedroom 1.

WC 3'1" x 6'1" min

Located within a double door cupboard off bedroom 1. With low flush wc and vanity washbasin.



**Bedroom 2** 13'8" x 18'2" max  
A large double bedroom with windows to the side and rear, beam to the ceiling and central heating radiator.

**Bedroom 3** 11'2" x 8'8"  
A double bedroom with windows to the front, fitted wardrobes and central heating radiator.

**Bathroom** 13'11" x 10'1"  
A large house bathroom which features a bath, shower enclosure, low flush wc, large vanity unit with twin sink units, fitted cupboards with dressing table, windows to the front and side, exposed stonework to one wall, beams to the ceiling and central heating radiator.



## SECOND FLOOR



**Bedroom 4** 19'4" x 15'8" overall  
Stairs from the landing lead up to the second floor where there is this large room which was previously used as an artist's studio but could offer the scope to be utilised as a bedroom. It features windows to the front and rear, wooden floorboards, beam to the boarded ceiling and a Belfast style sink.



## OUTSIDE

The property is accessed via a gated driveway from Far Dene which leads to a tarmac driveway and parking area with detached sectional concrete garage. There is a large lawned area, running down to the junction with Penistone Road. The gardens run down to the front of the building where there is a paved sitting area and a useful outbuilding which was formerly a garden shed and outside wc -this offers the potential to convert to a home office space if required. The gardens continue to the side where there are stone steps up to a further lawned garden with borders and a wooden summer house.





Outside

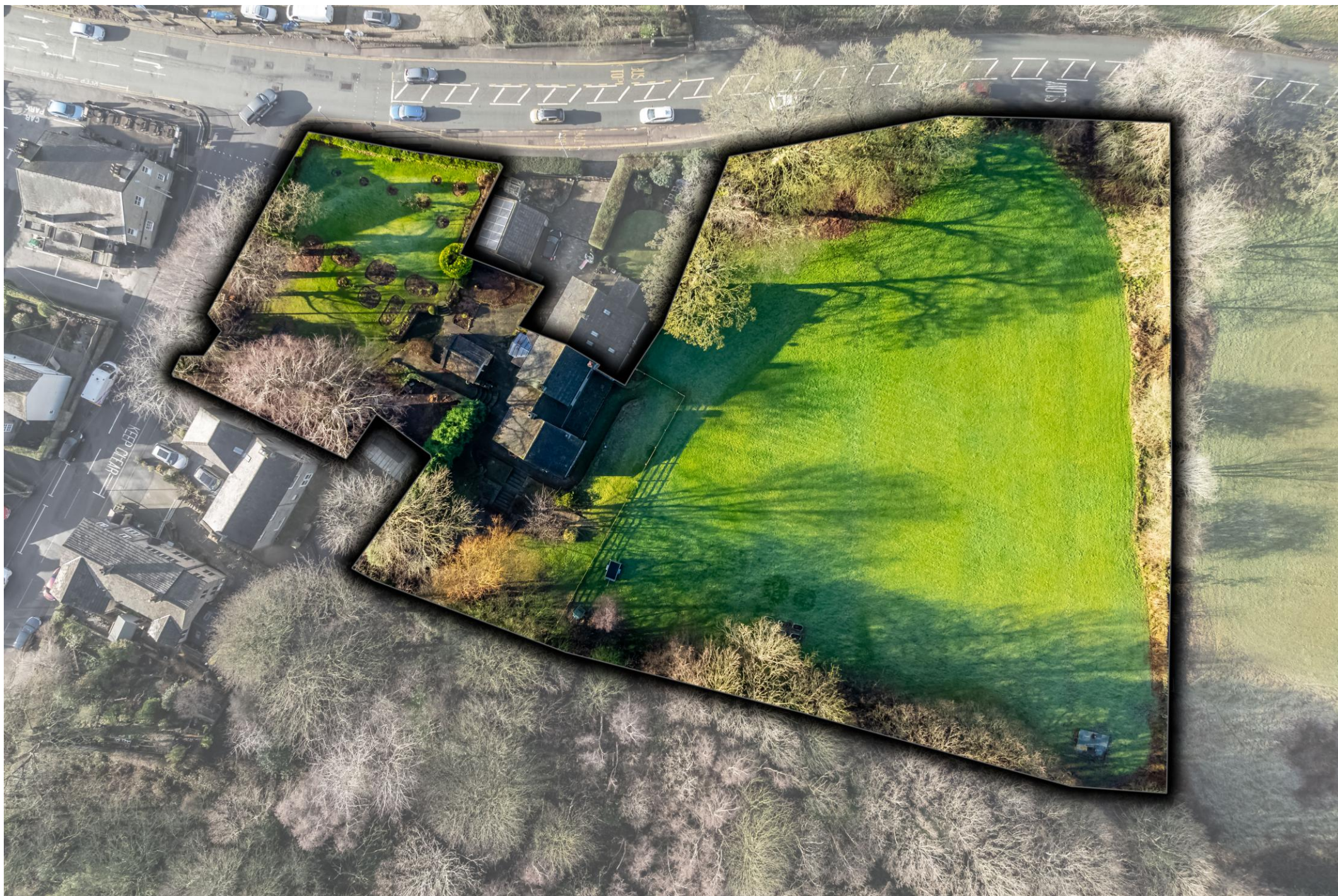


Land

A paddock of land adjoins the property at the rear. This has vehicular access from Penistone Road.

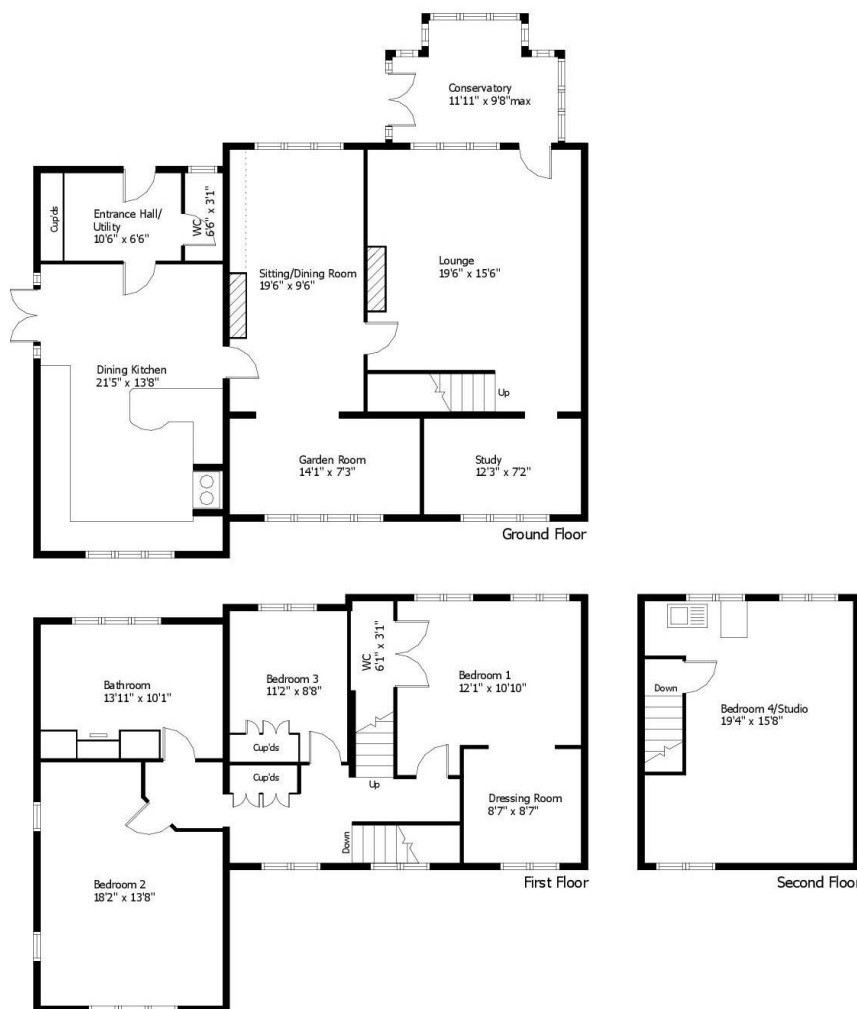








Lonan Cottage, 1 Far Dene, Kirkburton



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

## Additional Information

The property is Freehold, Energy rating TBC, Council tax band F.

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

## Viewing

By appointment with Wm Sykes. Note that the property is currently occupied and all viewings must be pre-booked with our office.

## Location

From the A629 Penistone Road turn onto Far Dene by the White Swan Public House. The property is to be found on the left hand side.

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

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

wmsykes.co.uk

**Wm Sykes**  
& SON EST. 1866  
**P R E S T I G E**