



FALCONBEE

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FALCONBEE

MOORSIDE EDGE ~ SLAITHWAITE ~ HUDDERSFIELD ~ HD7 5UU

OFFERS REGION

£725,000

This 3 bedroomed stone built detached residence occupies one of the most enviable semi-rural positions this hillside has to offer, with stunning panoramic views over the surrounding countryside and far beyond. It comes with a sizeable amount of gardens and grounds, with off road parking to the side of the integral garage, plus additional parking within the top yard where there is access to a substantial stone built workshop/garage/storage building.

- Extended & Fully Refurbed Detached Cottage
- Amazing Panoramic Views
- 3 Bedrooms, 2 Bathrooms & Downstairs W.C.
- Substantial Gardens & Large Workshop / Store

- Fantastic Semi-Rural Location
- Immaculately Presented Throughout
- Integral Garage & Ample Parking
- Tenure: Freehold; Energy Rating 57 (Band D); Council Tax Band D

About 'Falconbee'

If you are looking for a home that also provides a 'retreat' from the hustle and bustle of a modern-day busy work life, then this is it! Falconbee occupies a fabulous semi-rural spot up Moorside Edge where it adjoins countryside and takes in some fantastic panoramic views stretching for miles and miles. The current owners purchased the property several years ago when they took the original cottage back to the bare bones, added a double storey extension plus a single storey rear extension. Falconbee now provides an immaculately presented home which has many features including an 'Aga' multi-fuel stove set into an exposed stonework chimney breast, exposed beams, mullioned windows (some having deep stone sills), stone flagged floor in the boot room, and quality fixtures and fittings throughout. It has an LPG central heating system, and double glazing. The accommodation briefly comprises an oak framed and glazed entrance hall, boot room/overflow kitchen, superbly fitted dining kitchen, inner hall, lounge, utility room with access to a w.c., and an integral garage. On the first floor you will find the master bedroom with en-suite shower room and dressing room, 2 further bedrooms and family bathroom. Externally, you will find access over a cobbled apron to the integral garage and parking for 2 vehicles to the side. There is a metal gate just a little further up the lane opening to the top yard where there is additional parking space and access to a large stone built agricultural building/workshop. You have access from here to gardens across the back of the house, extensive gardens to the side flowing down to a sizeable, paved terrace in front of the oak framed entrance hall and kitchen.



You will find a good variety of shops, bars, restaurants, and train station in both the nearby villages of Slaithwaite and Marsden and access literally from your doorstep to surrounding countryside walks. It is also only a short drive to junctions 23 & 24 of the M62 motorway for those who commute to any of the surrounding major conurbations.





Accommodation:

GROUND FLOOR



Oak Framed Entrance Hall
7' x 5'9"

Of lean-to construction with glazed elevations to the front and side, and having a stone flagged floor.



Dining Kitchen 19'10" x 10'10"

One half of the room is fitted with a range of modern kitchen units with quartz worktops which incorporate a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a 5-zone induction hob with extractor hood over, double oven & grill, fridge, dishwasher, and integral bins. The worktops extend to create a breakfast bar. There are mullion windows and views to the front, window and glazed entrance door to the side, ample space left for a dining suite, access to the loft, and finished with quality wood effect flooring. A door and 2 steps down take you through to:-



Boot Room/Overflow Kitchen
8'8" x 7'1"

Fitted with a run of base units with worktop above incorporating a circular stainless steel sink with mixer tap. There is an integral wine cooler space for an American style fridge freezer, electric wall mounted heater, and stone flagged floor.

Inner Hall 16'11" x 5'5"

With staircase rising to the first floor, exposed beam, window to the rear with stone sill, and finished with oak flooring.





Lounge

16'1" x 14'3"

Featuring the 'Aga' multi-fuel stove set into the exposed stone chimney breast with stone hearth. The lounge also has mullioned windows with stone sills and views to the front, beams, external door to the front, and oak flooring with under floor heating.



Utility Room

14'10" x 5'4"

Fitted with base and wall units, worksurfaces incorporating a stainless steel sink with mixer tap, space for both a washing machine and tumble dryer, window to the side, newly replaced central heating boiler, and stone flagged floor.

W.C.

5'4" x 2'3"

Fitted with a white suite comprising a low flush w.c. and corner wash basin. It has motion sensor operated lighting, stone flagged floor, a ladder style radiator/towel warmer, and an extractor fan.

Integral Garage

17'4" x 12'2"

With electric door to the front, and door into the utility room at the rear.



Lounge

FIRST FLOOR



Landing

A spacious landing area with mullioned window to the rear with stone sill and timber lintel, and access to the loft.

Bedroom 1 12'9" x 11'10"

A double bedroom with the most amazing views to the front. It is open to the apex roofline and proudly shows off exposed beams. There is access into a walk-in dressing area which has hanging rails and lighting.



En-Suite Shower Room 6'6" x 4'1"

Fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a quadrant shower cubicle with mains shower over. It has a frosted window to the rear, exposed beam, extractor fan, and a ladder style radiator/towel warmer.



Bedroom 1 & En-Suite Shower Room



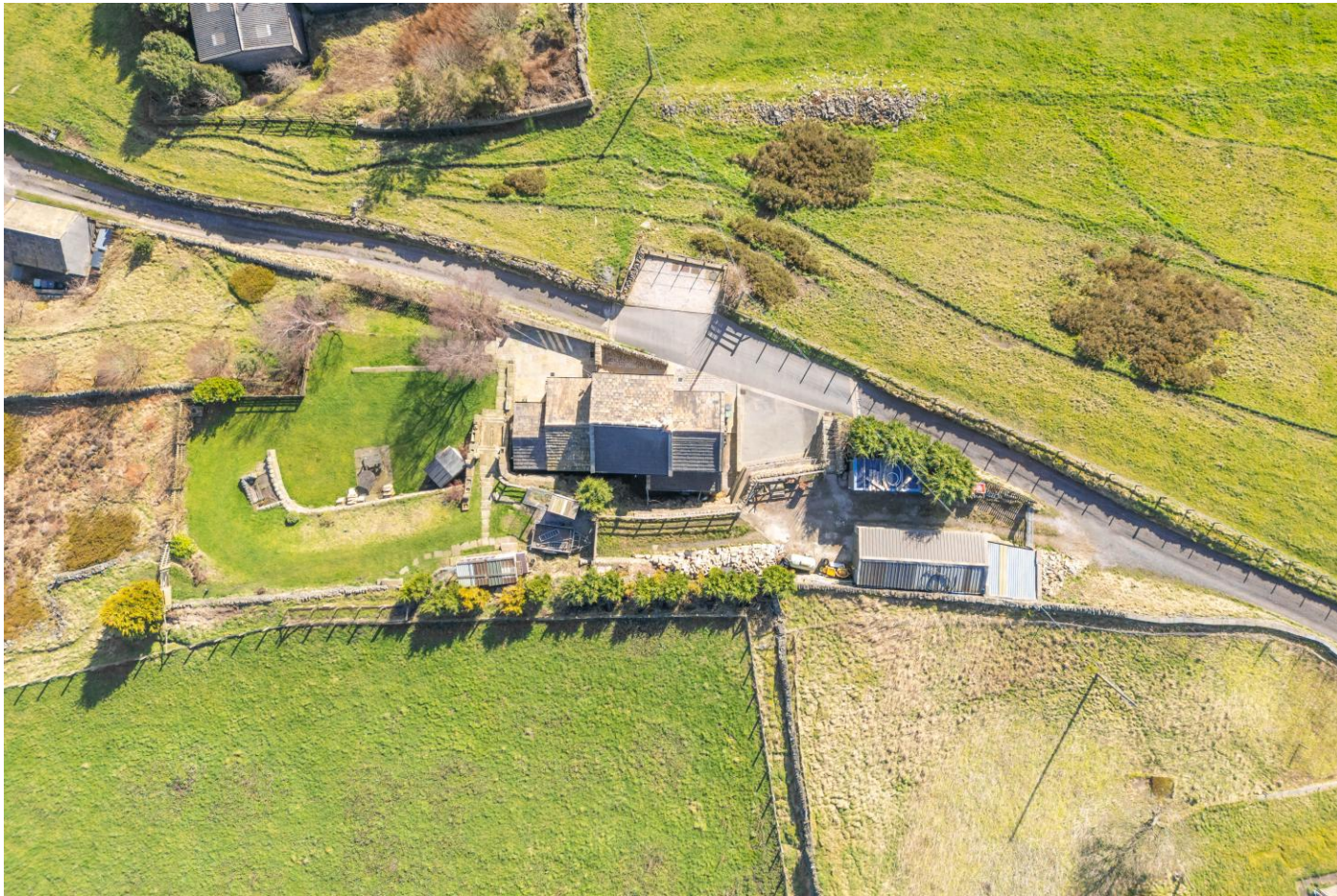
Bedroom 2 11'9" x 9'9"
This double bedroom also has fantastic views to the front through mullioned windows with stone sill.



Bedroom 3 14'8" x 6'7"
Also having mullioned windows and great views to the front.



Bathroom 6'6" x 5'7"
Fitted with a white suite comprising a 'P' shaped bath with Triton shower and screen over, pedestal wash basin, and low flush w.c. There are modern wipe clean panels to the walls around the bath/showering area, frosted mullioned window to the rear with timber lintel over, extractor fan, and a ladder style radiator/towel warmer.



OUTSIDE

Externally, you will find access over a cobbled apron to the integral garage and parking for 2 vehicles to the side. There is metal gate just a little further up the lane opening to the top yard where there is additional parking space and access to a large stone built agricultural building/workshop and this is where the LPG tank is located. You have access from here to gardens across the back of the house, extensive gardens to the side with lawns, trees, shrubs and planted borders all flowing down and round to a sizeable, paved terrace in front of the oak framed entrance hall and kitchen.





Viewing

Strictly by appointment with Wm. Sykes & Son.

Location

Either follow the 'what3words' address of [oven.importing.stag](https://www.what3words.com/oven.importing.stag) or follow these directions:- From the mini roundabout in Slaithwaite go straight across and up under the railway viaduct and up to the junction at Hill Top Road. Turn left and then next right up Meal Hill Lane and follow the road right to the top where it meets Moor Side Lane. Turn left and Moorside Edge is the second lane on the right. Proceed up the lane until you find Falconbee on the right.

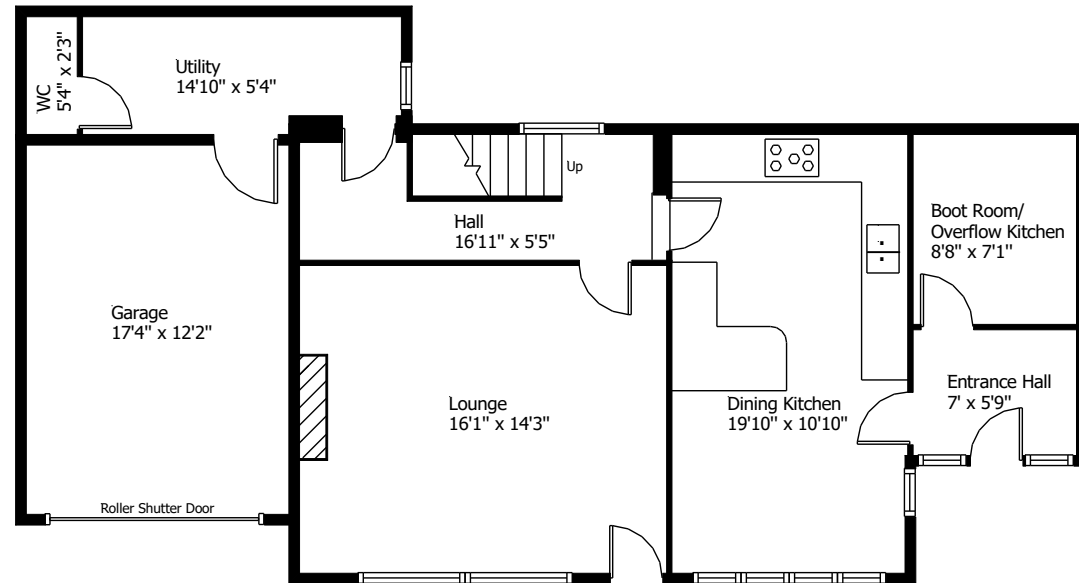
Additional Information

- Council Tax – Band D
- Tenure – Freehold
- EPC – 57 (Band D)

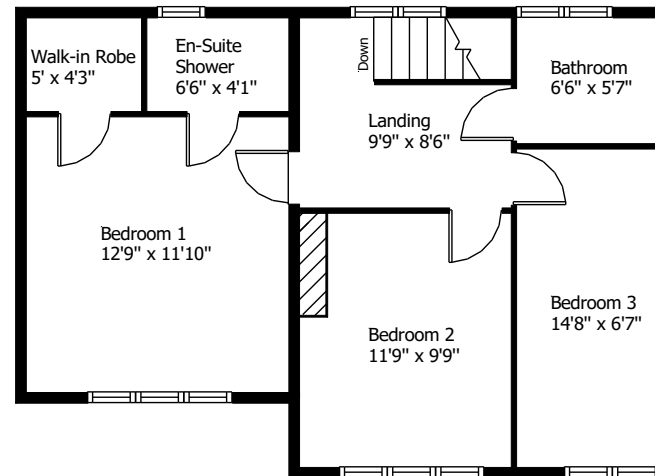
Utilities:-

- Electricity – mains
- Water – mains
- Drainage – septic tank serving only this property
- Gas – None
- Heating – LPG central heating and multi-fuel stove in the lounge
- Broadband & Mobile Phone – Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is a broadband service in the area, and mobile coverage at the property is offered by several providers.

Falconbee, Moorside Edge, Slaithwaite



Ground Floor



First Floor

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"

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