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KEMP HOUSE

9 HEPWORTH ROAD, JACKSON BRIDGE, HOLMFIRTH, HD9 1ET

OFFERS REGION
£725,000

Enjoying a beautiful 1/3 acre plot in a pleasant setting between the villages of Jackson Bridge and Hepworth, this superb detached cottage must be viewed internally to fully appreciate the size and character of its accommodation. It features 3 reception rooms, dining kitchen and 4 double bedrooms with extensive cellars offering further potential. Externally, it benefits from generous parking, with a double garage and 3 vehicle car port.

- Stone built detached cottage
- Set in approximately 1/3 acre
- Generous 4 bedroom accommodation
- 3 reception rooms and dining kitchen
- Additional cellar rooms / workshop
- Character features and modern fittings
- Gardens, double garage and car port
- Tenure: Freehold, Energy rating 53 (Band E), Council tax band F

About Kemp House

This individual detached cottage is believed by our clients to date back to the late 1800s with an additional section added to the side in the early 1900s. It is of traditional stone built construction beneath a pitched stone slate roof. The property originally formed part of the adjacent Dobroyd Mill complex and was known as the “Clog ‘Oyl” before being transferred to private ownership in the in 1930s.

It's spacious and flexible accommodation is entered via a porch to the front which in turn leads into the hallway with stairs to the first floor. At either side of the hallway you will find a snug / sitting room and dining room with oak flooring. From the dining room a door leads through to the lounge which again has oak flooring and opens into the pleasant garden room.

Moving through to the rear of the house, you will find a rear entrance hall which is of good proportions and features a utility room and WC off it. Finally there is a generous dining kitchen with an excellent range of fitted units with solid wooden work surfaces.

Upstairs there are 4 bedrooms which all accommodate double beds. Bedroom 1 has en-suite shower and wc facilities along with a walk in wardrobe. The other 3 rooms are served by a generous house bathroom.

The interior of the property is well presented, retaining character features which are complimented by good quality modern fixtures and fittings. It has a gas central heating system and mostly uPVC double glazed windows.

Beneath the property there is a series of cellar rooms, currently used for storage and as a workshop. These rooms are accessible via a door to



the side of the building and offer further scope for the next owner to repurpose in their own right.

Externally, there property is accessed via a gated tarmac driveway which leads along the front and side of the house providing generous parking provision. There is a stone built double garage and also a triple car port – this would be an ideal property for a car enthusiast. A pleasant lawned garden with paved seating areas and well stocked borders sits in front of the house and there are further mature borders to the other side of the driveway along with a wooded banking providing a pleasant backdrop.

Jackson Bridge is a pleasant and popular village setting between the larger villages of New Mill and Hepworth and boasts 2 popular local pubs and wonderful countryside walks from the doorstep. It is located approximately 2.5 miles from the centre of Holmfirth where there is a wealth of independent shops and amenities and also enjoys excellent access for commuters via the A616 Sheffield Road which links to the M1 motorway.



Accommodation:

GROUND FLOOR

Entrance Porch

With wooden entrance door to the front, windows to either side and tiled floor.

Hall

With staircase to the first floor and central heating radiator.



Dining Room 16'2" x 11'9"

Sitting at the other side of the hallway and at the centre of the house, the dining room features a window to the front, solid oak flooring and a chimney breast with feature fireplace, cast iron and tiled interior and a living flame effect gas fire. There is a leaded glazed window and door leading through to the rear entrance, central heating radiator and additional door to the lounge.



Lounge 16'7" x 11'8"

Another good sized living room which benefits from windows to the side and glazed doors opening into the garden room. This again features oak flooring and has a chimney breast with living flame effect gas stove, 2 central heating radiators and a recessed cupboard with shelving over.





Sitting Room / Snug
16'3" x 10'1"

This is the first of 3 ground floor reception rooms and is currently utilised as a music room. It features windows to the front, beams to the ceiling, central heating radiator and a recessed cupboard beneath the stairs.



Garden Room 13'10" x 10'11"

With wooden framed windows enjoying views over the gardens and beyond, glazed double doors to patio area, oak flooring and central heating radiator.



Utility 13'2" x 6'11" overall

With windows to the rear, plumbing for washing machine, quarry tiled floor and recessed storage cupboard.



Rear Hall 13'1" x 7'1"

A generous single storey section at the rear of the building with windows to either side of a wooden rear entrance door, quarry tiled floor, central heating radiator and recessed storage cupboard.

Downstairs WC

With window to the side, low flush wc, corner washbasin, quarry tiled floor and heated towel rail.



Dining Kitchen 15'2" x 12'8"
With windows to the rear and either side, quarry tiled floor, inset spotlights to the ceiling, 2 central heating radiators and a generous pantry cupboard. It is fitted with an excellent range of shaker style "in frame" fitted base units with solid wooden worksurfaces, integrated microwave, dishwasher and a double ceramic sink with mixer tap. There is also a range style cooker with 5 burner gas hob set within a feature chimney breast with extractor over.

FIRST FLOOR



Landing
Stairs lead to the first floor landing, splitting to the right and left and continuing to a larger landing area with window to the rear, built in cupboard and central heating radiator.



En-suite Area

There is a separate wc to one side of the room with window to the side and central heating radiator. To the other side is a walk in shower enclosure with a storage cupboard and vanity washbasin between the two.



Bedroom 1 15'2" x 12'7" overall
A double bedroom located to the rear of the building featuring its own en-suite facilities, windows to either side and 2 central heating radiators.

Walk in Wardrobe 8'11" x 3'
Located off the principal bedroom, this walk in wardrobe is fitted with hanging rails and shelving and has a central heating radiator.



Bedroom 3 11'8" x 10'6"
Another large double bedroom with windows to the front, central heating radiator and loft access point.

Bedroom 2 13' x 11'
A good sized double bedroom with 2 windows to the front, chimney breast with feature cast iron fireplace and central heating radiator.



Bedroom 4 13'10" x 6'7" (6'4" min)
The smallest of the bedrooms accommodates a double bed and features windows to the front with a central heating radiator.



Bathroom 9'7" x 6'10"
A large house bathroom with low flush wc, pedestal washbasin, bath with shower over, obscure glazed windows to the rear, wooden floorboards, partly tiled walls and a central heating radiator.

LOWER GROUND FLOOR

Cellar 1 16'10" x 11'8"
With side entrance door, stone table, electric light and power.

Cellar 2 15' x 12'8" overall
With window to the side, ceramic sink unit and central heating boiler. Note that this also incorporates a coal cellar and recessed storage space which would originally have been the location of a staircase into the kitchen.

Cellar 3 15'9" x 6'5"
Another cellar room which features stone shelves and barrel mounts and also incorporates another coal cellar.



OUTSIDE
The property sits in a plot of approximately 1/3 acre with a gated driveway from Hepworth Road which provides generous parking to the side of the building and access to the garage and car port.



Car Port 25'11" x 15'6"
A 3 bay open fronted car port which is walled on 3 sides beneath a pitched roof wooden uprights and a concrete base.

Double Garage 19'1" x 19'
A stone built double garage with twin up and over doors to the front, windows to either side and a personal door to the side. It has electric light and power.

Please Note
The adjacent mill is scheduled for redevelopment.

Additional Information
The property is Freehold. Energy rating 53 (Band E). Council tax band F.

Our online checks show that Fibre to the Cabinet (FTTC) 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.

Location
From New Mill head towards Jackson Bridge on the A616 Sheffield Road. After about a mile turn right onto Bank Street just before the Red Lion Public House and continue through the village towards Hepworth. The property will be found on the right hand side after the former Mill buildings.

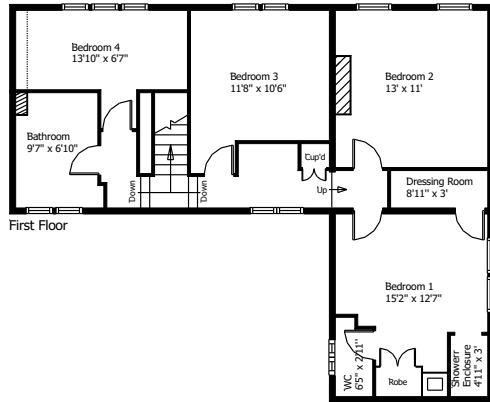
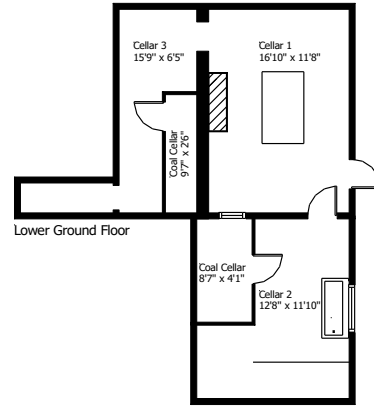
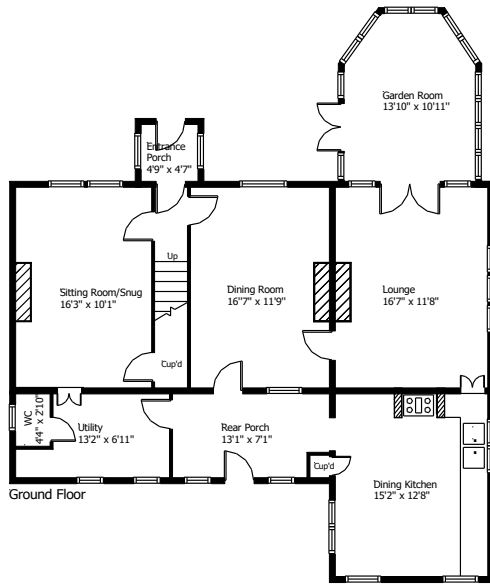




Gardens

The main garden area sits directly in front of the house and features paved seating areas with a lawn and mature borders. There are further borders on the opposite side of the driveway and a banked wooded area extends along the Western boundary of the plot.

9 Hepworth Road, Jackson Bridge



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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