Wm Sykes & SON EST. 1866

Offers in the region of

£450,000

The Dairy, 1b School Hill, South Crosland

The Diary is an impressive courtyard property sitting alongside complimentary neighbouring properties and farmland. A former barn rebuilt in a similar style, The Diary boasts four double bedrooms, two bathrooms and much more. With farmland views to the rear this mews style home briefly comprises: entrance hallway, WC, lounge, dining kitchen, utility, first floor landing, two double bedrooms and bathroom and second floor landing with another two double bedrooms and further bathroom. The dining kitchen living space has triple folding doors allowing garden access and views offering an extension to family life and entertaining space. The property has double glazing, under floor heating on the ground floor, gas fired central heating and offers a unique flexible family sized home in a much-admired location with gardens and parking*. Offered for sale with no upper chain, this charming home must be viewed to be fully appreciated and comes highly recommended.

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Accommodation

GROUND FLOOR

Entrance Hallway

Access is gained by a double-glazed door with a double-glazed window to the side. The hallway has a tiled floor, useful understairs storage cupboard, which is home to the underfloor heating control system. Here stairs rise to the first floor and doors lead off.

WC 6' 5" x 5'

Comprising of a two-piece suite in white including a low-level flush WC and vanity unit, extractor fan and the tiled flooring continues from the entrance hallway.

Lounge 14' 4" x 14' overall max

Located immediately to the left on the ground floor with a bank of mullion double-glazed windows, this room may be considered by potential buyers to be utilised as a study, TV room, snug, additional bedroom or of course the lounge as it is used today.

Utility 7' 11" x 5'

This useful space has plumbing for an automatic washing machine as well as some built-in shelving and a worktop over the washing machine. There is an extra extractor fan.

Dining Kitchen **23' 2" x 11' 11"**

This particularly impressive room offers a high degree of natural light courtesy of the triple folding doors and mullion double-glazed windows by the kitchen area. The kitchen has units to the high and low level with timber worktops, a one and half bowl sink unit with a mixer tap over, integral dishwasher and freestanding Smeg range cooker with an induction hob and extractor fan over. The room has inset spotlights to the ceiling, appropriate tiled splashback and more than adequate space for dining table and potentially additional living space.

FIRST FLOOR

Landing

The landing has a small built in storage cupboard which houses the property's fuse board and electric meter. There is a double-glazed window with stone sill, inset spotlights to the ceiling and doors lead off.

Bedroom 1 19' x 14' 4" overall max

This particularly large double bedroom has double-glazed windows and two central radiators. Buyers may consider using this room as the lounge or as a bedroom as it is currently used today.

Bedroom 2 15' 3" x 11' 11"

Located to the rear of the property another generous double bedroom with double-glazed windows and stone sill, inset spotlights and central heating radiator. The window gives a particularly impressive outlook over the property's rear garden and fields beyond.

Bathroom 11' 11" x 7' 11" max

Comprising of a four-piece suite in white including low-level flush WC, vanity hand wash basin, bath and separate shower cubicle. The room in the main is tiled to ceiling height, has a tiled floor and a central heating radiator. Here there are inset spotlights to the ceiling, extractor fan and an obscure double-glazed window.

SECOND FLOOR

Landing
There is a good size storage cupboard which houses the property's gas fired central heating boiler and hot water system.

Bedroom 3 **15' 3" x 11' 11"**
This double bedroom enjoys an almost full height feature window with Juliet style balcony railing which offers beautiful views over the property's rear garden and fields beyond. The room has inset spotlights to the ceiling and a central heating radiator.

Bedroom 4 **14' 4" x 9' 9"**
With useful built-in under storage and drawers the room has a central heating radiator, inset spotlights to the ceiling and two Velux windows.

Bathroom **10' 8" x 7' 11" max**
Comprising of a three-piece suite in white including low-level flush WC, vanity hand wash basin, and a glazed walk-in shower. The bathroom has tiling to ceiling height on two walls, a tiled floor, two central heating radiators, extractor fan and an obscure double-glazed window with stone sill.

OUTSIDE

Front

Immediately to the front of the property is a stone flagged area with a small slope up to the door of The Dairy. There is fencing, access gate and timber bin store. Access is gained also to Heather Cottage as demonstrated by the sign on the entrance gate.

Rear

Rear

Via the glazed doors from the dining kitchen there is a stone flagged area which has outside power, lighting and outside tap. From here two steps rise to a further larger paved area ideal for outside entertainment space and the extension of family life. There is a large garden shed which offers useful outside storage space; potential buyers may consider this as a suitable opportunity to place an outside office, studio (subject to the necessary consent and work). Behind the shed there are additional stone steps which rise up to the upper level which has a more ornate area in both brick and paving with pebbled boundaries and some established planting. Access can only be gained to the rear through the property (1b).

Outside

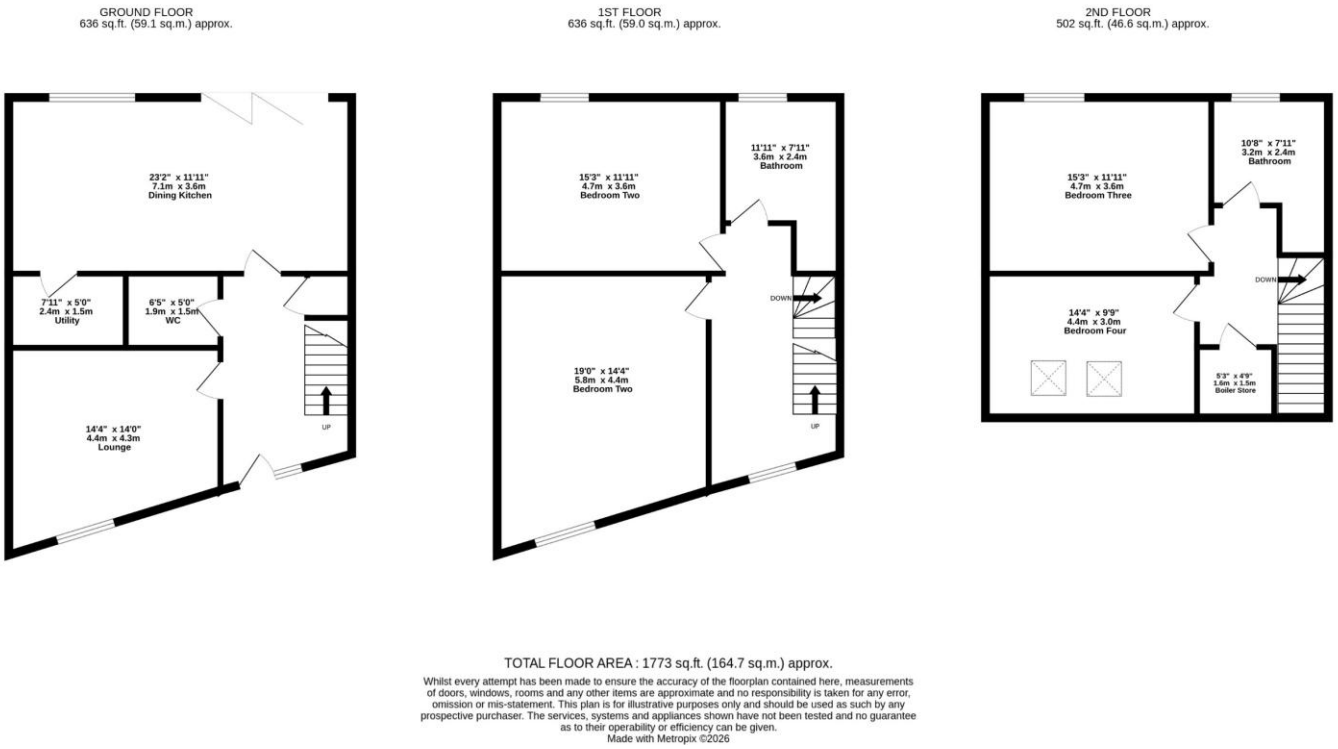
Parking
*We are in receipt of a plan showing the two parking spaces which we understand our allocated to the property. We have a signed plan by the owner of The Dairy and the neighbours to demonstrate this although we believe they do not form part of the Title plan as it is a relatively recent agreement. The vendor has referred this to their solicitor (Ramsdens).

Additional Information
The property is Freehold; Energy rating 83 (Band B); Council tax band D.

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

Viewing
By appointment with Wm. Sykes & Son.

Directions
From the centre of Meltham, travel along Huddersfield Road for approximately 1.6 miles and then bear left onto Crosland Spring Lane. After 330 yards turn left onto Church Lane and then make a sharp left turn onto School Hill. The property will be found on your right.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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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