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PRESTIGE

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Witch Cottage  
11 Tompkins

XII



## WAYSIDE COTTAGE

12 TOWNGATE ~ UPPERTHONG ~ HOLMFIRTH ~ HD9 3UX

OFFERS REGION  
£485,000

This grade II listed cottage sits at the heart of the conservation area in this sought after village location. Passing by the cottage from the outside, you will have no idea of the space, character and quality of accommodation behind the handsome stone façade. Formerly 2 cottages, it offers spacious 3 bedroom accommodation with 2 living areas, open plan dining and kitchen areas. At the rear you will find a beautiful garden area and detached garage.

- Grade II listed stone built cottage
- Dating back to early 18<sup>th</sup> century
- Spacious internal accommodation
- Lounge, kitchen, dining and snug
- 3 double bedrooms, bathroom and en-suite
- Many original character features
- Delightful garden and garage to rear
- Tenure: Freehold; Energy rating 72 (Band C); Council tax band E

### About Wayside Cottage

A grade II listed double fronted cottage of stone-built construction beneath a stone slate roof. The property is believed to have formerly been two cottages, which have long since been combined into a single dwelling. The older of the cottages is believed to date back to the early eighteenth century, and there is a date of 1716 carved into the wooden lintel above the entrance door. There are a great many other original details to be found within the building with exposed stonework and timbers complimented by quality modern fixtures and fittings.

The property is entered through a wooden entrance door into an entrance lobby which has doors into the 2 reception rooms. To the right is the main lounge which is of excellent proportions and features mullioned windows to the front, beams to the ceiling and a feature fireplace with log burning stove. Stairs from here lead to the first floor and there is also a door into the kitchen. The kitchen is fitted with an excellent range of fitted units with composite worksurfaces – it is in turn open plan to the dining area where there is a door out to the rear garden, rooflights to the ceiling and a generous utility cupboard with sliding doors. The ground floor is completed by the snug room, which is in turn partly open plan to the dining area and again features a stone fireplace with log burning stove and mullioned windows to the front.

Moving upstairs there is some wonderful, exposed stonework on display to the landing which provides access to the 3 double bedrooms. Bedroom 1 is of excellent proportions and has its own en-suite shower room. The second bedroom is again a good size with 2 windows to the front and fitted wardrobes. Bedroom 3 is positioned to the rear and



features a bank of windows enjoying the views – it is a double sized room but currently used as a study. Finally, the house bathroom is a real treat – once again well-proportioned and featuring a quality 4 piece suite.

Externally, there is a pleasant garden to the rear with lawns, borders, paved seating area and detached single garage, which is accessed via a shared driveway from the end of the row.

The cottage sits within a conservation area in the highly sought after village of Upperthong. Local amenities include the popular village pub, cricket club, village hall and there are wonderful walks to be enjoyed from the doorstep, out into the surrounding countryside. The centre of Holmfirth is also just over a mile away with its wide variety of independent shops, bars, restaurants and other businesses.



Accommodation:

**GROUND FLOOR**



**Lounge**  
18'9" x 16'8" overall

A large living room which exudes character, having exposed beams to the ceiling, windows with exposed stone mullions and surround and window seat, wood flooring, chimney breast and fireplace with brick interior, log burning stove and stone hearth, 2 central heating radiators. Stone stairs lead to the first floor, featuring an exposed timber upright.

**Cellar** 13' x 7'6"

Stairs from the lounge lead down to the vaulted cellar.



**Kitchen** 11'5" x 8'8"  
 Fitted with an excellent range of fitted base units and wall cupboards with composite worksurfaces, 1 1/2 bowl ceramic sink with mixer tap, integrated dishwasher, double oven, 4 ring gas hob with extractor, window to the rear overlooking the garden, exposed timber lintel over the door from the lounge, wooden flooring, spotlights to the ceiling and tall wall radiator.



**Dining Area** 10'10" x 17'8"  
 A flexible space which is open plan to the kitchen and snug areas. Featuring windows and a stable door to the rear garden, 2 velux rooflights to the partially angled ceiling, wooden flooring and 2 central heating radiators. There is also a built-in utility cupboard with 2 sliding doors and plumbing for washing machine, providing generous storage.



**Snug** 14'7" x 11'6"  
 Partially open plan to the dining area, the snug can also be accessed via a door from the entrance hall. It features a chimney breast with stone fireplace and log burning stove, window to the front with exposed mullions and window seat, exposed stonework to one wall, beams to the ceiling and central heating radiator.

**FIRST FLOOR**



**Landing**



**Landing**  
With wonderful, exposed stonework around the staircase, boarded ceiling with loft access and central heating radiator.

**Bedroom 1** 15'4" x 18'11" (11' min)  
A large double bedroom with 2 windows to the front, further window to the rear, partially exposed timberwork and 2 central heating radiators.

**En-suite** 7'10" x 5'  
With modern suite comprising low flush wc, vanity washbasin and shower enclosure, obscure glazed window to the rear, partially exposed stone and timberwork to one wall, heated towel rail and inset spotlights to the ceiling.



**Bedroom 2** 16'9" x 9'3" (10'3" max)  
 A large double bedroom with 2 windows to the front, bank of fitted wardrobes and drawers, exposed beam to the boarded ceiling, feature recessed stone niche to 1 wall with timber lintel above, central heating radiator.

**Bedroom 3** 11'9" x 9'4"  
 Another double bedroom, currently used as a study, featuring a bank of windows to the rear enjoying the views and a further set of high level windows facing the original cottage roof slope, central heating radiator.

**Bathroom** 9'8" x 8'4"  
 A large house bathroom which features a superb 4 piece suite comprising low flush wc, vanity washbasin shower enclosure and bath, built in cupboard, tiled floor, partly tiled walls, obscure glazed window to the rear and central heating radiator.



## OUTSIDE

To the rear of the house is a pleasant, enclosed garden area with lawns, well stocked borders and a paved seating area. There is also a detached single garage at the end of the garden which can be accessed via a shared driveway from the end of the row.

## Additional Information

The property is Freehold, Energy rating 72 (Band C); Council tax band E.

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.

## Location

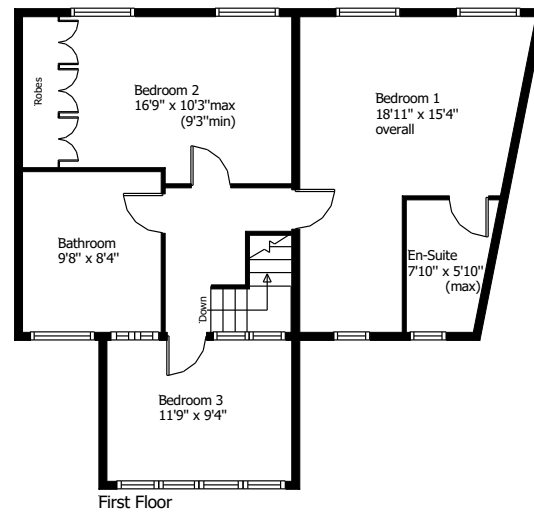
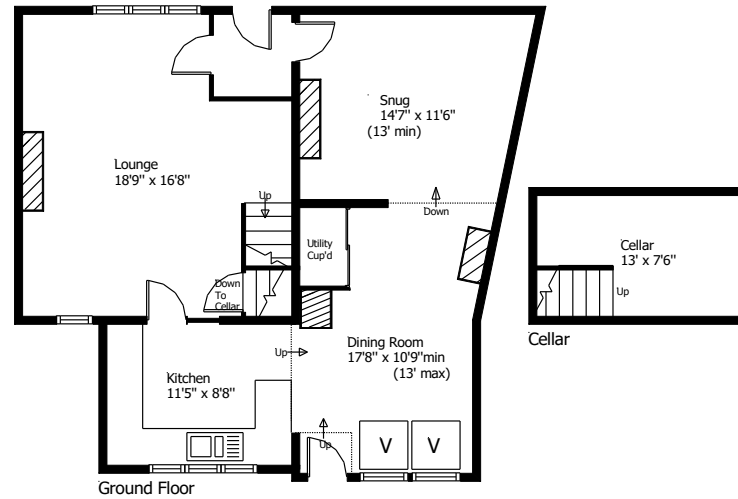
From the centre of Holmfirth proceed up Upperthong Lane. (To the rear of Ashley Jacksons Art Gallery). Continue to the top of the hill into the old part of the village where the road becomes Towngate. The property will be found on the right hand side.







12 Towngate, Upperthong



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**Wm Sykes**  
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**P R E S T I G E**