



Wm Sykes
& SON EST. 1866

PRESTIGE

TRUSTED FOR GENERATIONS





WYNDHURST

31 ABBEY ROAD ~ SHEPLEY ~ HUDDERSFIELD ~ HD8 8EP

OFFERS REGION
£500,000

A rare opportunity to purchase this unique Victorian detached property set within approximately one third of an acre of grounds. It is built in local stone beneath a rosemary tiled roof and features a wealth of period details, whilst offering the scope for the next owner to renovate and redesign to their own tastes.

- Stone built detached house
- Sought after village location
- Situated in a mature 1/3 acre plot
- 2 ground floor reception rooms
- 3 first floor bedrooms and study
- Large gardens to front and rear
- Driveway, parking and double garage
- Tenure: Freehold; Energy rating 54 (Band E), Council tax band E

About Wyndhurst

This much loved family home has been within the same family ownership since 1965. It was originally built circa 1885 and constructed in “Shepley Blue” stone from the local Sovereign quarry, beneath a rosemary slate roof. There is a single storey extension to the rear of the building.

The ground floor accommodation features a spacious entrance hall, lounge with wonderful bay window to the front and an open plan kitchen and dining room. Within the extension is the garden room and downstairs bathroom

Moving upstairs there is landing area with access to the bedrooms and shower room. There are 2 good sized double bedrooms and a smaller 3rd bedroom. Bedroom 4 is set up as a study with built in desk, but we understand has been used as a single bedroom in the past.

Whilst the property retains many traditional features, it does benefit from a gas central heating system and a relatively modern kitchen. We do however expect that the next owner would look to carry out further extensive renovations and possibly extension to adapt the property for their own requirements.

Externally, there is a long driveway up from Abbey Road with a terraced garden running alongside it. There is generous parking and a detached double garage at the rear of the building and a large garden with lawns and landscaping beyond. The garden enjoys a pleasant, wooded backdrop at the rear.

The property occupies a pleasant and convenient location set back from the main road between the villages of Shepley and Shelley. There are many local amenities in Shepley including 2 pubs, a Co-op, café, Junior School and the village railway station.

Properties of this type and setting are rare to the open market and viewing is essential to appreciate all that it offers.





Accommodation:

GROUND FLOOR



Entrance Hall

To the front of the house is an open entrance porch with tiled threshold and wooden door into the hall. The hall is spacious with a staircase to the first floor, decorative plate rack, obscure glazed window to the side and central heating radiator.



Dining Room

13' x 11'11" (15'5" max)

A generous living / dining room with feature stone fireplace, living flame gas fire, glazed double doors into the garden room, window to the rear and central heating radiator. The dining room is open plan to the kitchen via a feature archway.



Lounge

13' x 11'10" (15'3" max)

With bay window to the front elevation featuring a built in window seat, high coved ceiling, chimney breast with feature fireplace and living flame effect gas fire, hexagonal window to the side and central heating radiator.



Kitchen 9'4" x 8'9"

Fitted with a good range of base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl sink unit with mixer tap, integrated double oven, electric hob with extractor over, fridge freezer, tiled floor, window to the side and inset spotlights to the ceiling.



Garden Room 18'9" x 7'11" (10'11" max)

Part of the single storey extension which wraps around the side and rear of the building. With windows to 3 sides and a glazed door to the rear of the building and exposed stonework with feature detailed carving.



Bathroom 7'7" x 5'11"

With coloured 3 piece suite comprising low flush wc, pedestal washbasin and corner bath with mixer shower, obscure glazed window to the side and central heating radiator.

Side Entrance Hall

Located off the hall and featuring a side entrance door and door leading down to the cellar.

Cellar 12'11" x 11'4" overall

Stone stairs lead down to the cellar which features a window to the side and central heating boiler. It is split into a keeping cellar and coal cellar.

FIRST FLOOR



Landing

Stairs lead up to the first floor landing which features a central heating radiator and window to the side.



Bedroom 1 13' x 11'10"

A double bedroom featuring windows to the front, fitted wardrobes and central heating radiator.



Bedroom 1



Bedroom 2 13'5" x 10'4"

Another double bedroom with windows to the side, fitted cupboard to one side of the chimney breast, further fitted cupboards and dressing table, central heating radiator.



Bedroom 3 9'1" x 8'

With window to the rear, fitted cupboards and drawers, window to the rear and central heating radiator.



Bedroom 4 / Study 9'1" x 6'9" overall
A single bedroom or study with windows to the front and built in desktop.



Shower Room 8'11" x 5'10"
The bathroom has been adapted to incorporate a large walk in shower enclosure. It also features a low flush wc, pedestal washbasin, tiled walls, airing cupboard and central heating radiator.



Outside Front





OUTSIDE

To the front of the house there is a large, terraced garden area which provides a pleasant outlook from the lounge window. To the side of this is a sloping driveway which leads up to the rear of the house where there is generous further parking and space for turning.

Detached Garage

18'2" x 15'9"

A double garage with electric remote control section door to the front, electric light and power supply.



Gardens

Further gardens extend beyond and round the back of the adjacent property. They feature extensive lawns, mature borders and feature landscaping around 2 filled in ponds. The gardens enjoy a pleasant wooded backdrop at the rear.

Additional Information

The property is Freehold but currently unregistered; Energy rating 54 (Band E); Council tax band E.

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

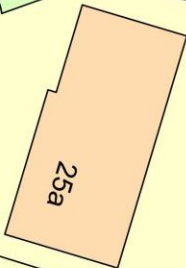
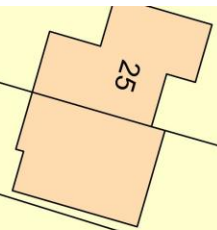
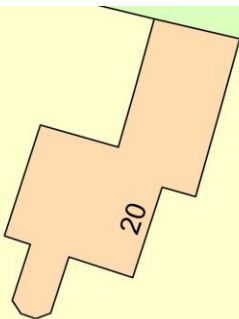
By appointment with Wm Sykes & Son.

Location

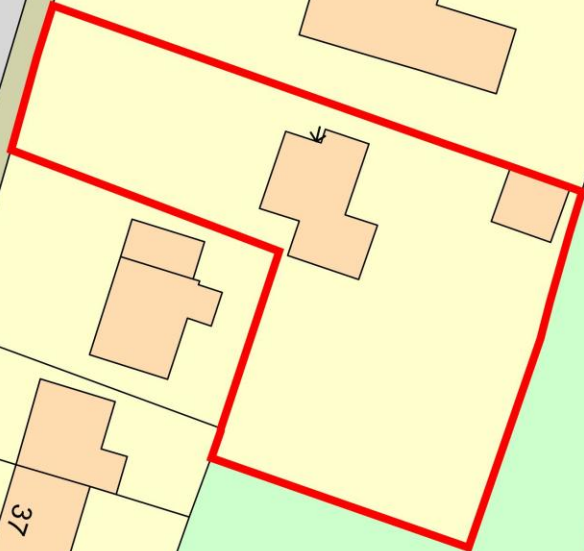
Head out of Shepley on the A629 Abbey Road, heading in the direction of Shelley / Huddersfield. The property will be found on the right hand side.



Aerial View



ABBAY ROAD

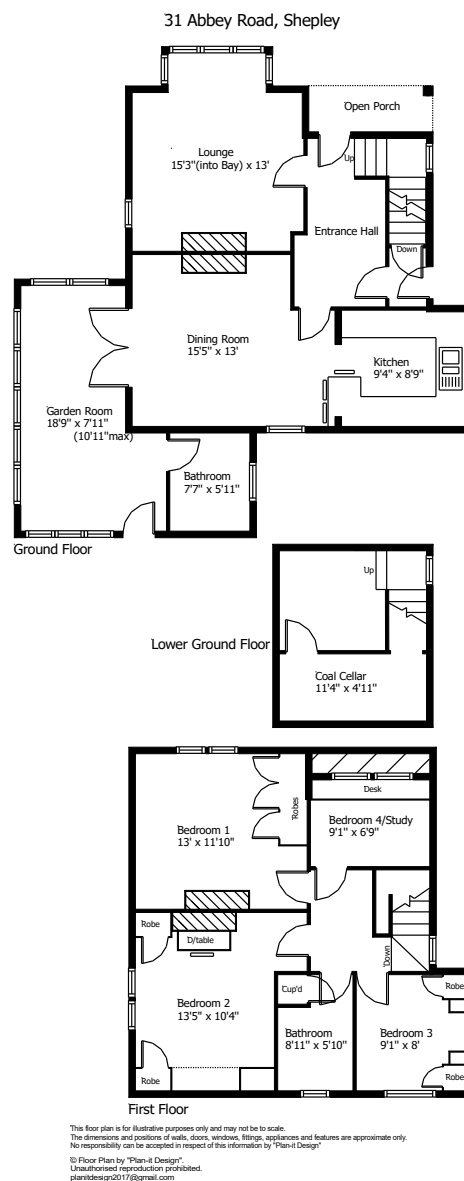


37

152.1m
Garage

0m 10m 20m 30m

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