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P R E S T I G E

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HIGH ROYD COTTAGE

NORTHGATE ~ HONLEY ~ HOLMFIRTH ~ HD9 6QL

OFFERS REGION
£1,000,000

This superb stone built detached cottage occupies one of the Holme Valley's most sought-after settings. It offers spacious well-presented 4 bedroom accommodation which combines character features and modern fittings. The cottage sits in generous grounds of approximately half an acre with mature gardens, generous parking and a detached double garage. It is truly a home that demands attention from the viewer with so much to offer both internally and externally.

- Stone built detached character cottage
- Highly sought after location with views
- Mature grounds extending to 0.54 acre
- Spacious hall and 2 reception rooms
- Dining kitchen with utility and pantry
- 4 double bedrooms, bathroom and en-suite
- Gardens, parking and double garage
- Tenure: Freehold; Energy rating 59 (Band D); Council tax band B

About High Royd Cottage

High Royd Cottage sits in a pleasant, elevated location above Honley, within a cluster of high calibre dwellings. It is of traditional stone-built construction beneath a pitched stone slate roof and we understand that it was originally part of a row of cottages and farm buildings allied to the Highroyd Estate across the road, now combined into a single dwelling.

It sits within a wonderful 0.54 acre plot with a gated access driveway, mature gardens and a generous driveway parking area with detached double garage. The neighbouring property has access over the first section of the driveway, after which it becomes private to the cottage. The gardens feature well established planting ensuring a wealth of colour all round.

The main entrance door is to be found round the front of the building and gives access to the particularly spacious reception hall. This gives access to the downstairs WC and features the lounge and dining room on either side. The lounge is of excellent proportions and features windows to the 3 elevations. The dining room is also of a good size and is open to the rear hallway where elegant stairs lead to the first-floor landing. The dining kitchen sits adjacent to the dining room and is fitted with a good range of units and features windows to the front and side. A large utility room is positioned at the rear of the kitchen and has a walk-in pantry cupboard plus a boiler room and cloak room.

On the first floor, there is a pleasant landing area with dual aspect windows and 3 / 4 panelled walls. The principal bedroom is a generous double room and features a walk-through dressing room and en-suite shower room. There are 3 further bedrooms all of which are double rooms with windows facing the front and enjoying the pleasant aspect. These bedrooms are served by the good sized house bathroom.



The property benefits from a gas central heating system and features painted wooden framed windows and doors in the Georgian style set within the dressed stone surrounds. It is connected to all mains services.

Externally, there is a driveway from Northgate which runs along the rear of the building with an automated entry gate. Note that the neighbouring barn conversion enjoys a right of access over the first section of the drive before it becomes private to the cottage. The driveway sweeps around to the side where there is parking for a number of vehicles and a detached double garage.

A pleasant lawned garden sits in front of the house with a stone paved path flanked by rose trees leading to the front entrance door. On either side of the cottage there are stone paved seating areas, and a further grassed area extends beyond the driveway leading to a superb, elevated viewpoint overlooking the adjacent fields.

The property is conveniently located for access to Honley High School and the village Railway Station. There are wonderful walks, from the doorstep up towards Castle Hill and to the Stirley Nature Reserve. Further local amenities can be found in the village centre which is located approximately three quarters of a mile away. Holmfirth centre is also located within about 3 miles drive from the house.



Accommodation:

GROUND FLOOR



Entrance Hall 19'2" x 7'9"

A spacious entrance hall with glazed door and side panels to the front, Herringbone parquet tiled floor, feature chimney breast with built in shelving into the fireplace, central heating radiator.



Lounge 19'2" x 16'2"

A large living room with mullioned windows to the front and rear and a further picture window to the side which takes advantage of the views, chimney breast with log burning stove and stone hearth and 3 central heating radiators.



Downstairs WC
7'1" x 5' overall

With low flush wc, wall hung washbasin, tiled floor, obscure glazed window to the rear, central heating radiator and extractor.



Dining Room 15'8" x 15'

Having 3 windows to the front, overlooking the gardens, chimney breast with feature fireplace, log burning stove and stone hearth, beams to the ceiling and central heating radiator.

Rear Hall 12'11" x 8'9"

The dining room is open plan into the rear hall which can also be accessed from the end of the main entrance hall. It features a staircase to the first floor with storage cupboard under and a central heating radiator.

Dining Kitchen 15' x 14'7"

A door from the dining room leads through to the kitchen. This features windows to the front and side of the building, exposed beams to the ceiling, tiled floor and a central heating radiator. It is fitted with a good range of units with granite worksurfaces, integrated double oven, induction hob with extractor over, large ceramic sink with mixer tap, and dishwasher.

Utility

11'8" x 8'9" overall

With windows to the rear, side entrance door, fitted units with sink and mixer tap, plumbing for washing machine and a walk-in pantry cupboard with shelving. Off the utility are 2 further storage cupboards, the first used as a cloaks and storage cupboard. The other houses the central heating boiler and hot water tank.

FIRST FLOOR



Landing

A spacious landing area with mullioned windows to the side and rear, part panelled walls, spindle balustrading and central heating radiator.



Bedroom 1 15'5" x 14'11"

The principal bedroom features windows to the front and side elevations taking in the views, fitted wardrobes, cupboard and a tall wall mounted radiator.

Dressing Room 8'11" x 8'2"

With window to the side, fitted wardrobes, dressing table, spotlights to the ceiling and radiator.

En-suite 9'1" x 5'6"

With three piece suite in white comprising low flush wc, bidet, pedestal washbasin and recessed shower enclosure, fully tiled walls, tiled floor, obscure glazed window to the rear, heated towel rail and inset spotlights to the ceiling.



Dressing Room



En-Suite



Upper Landing

A secondary landing area with windows to the rear and central heating radiator.



Bedroom 2

15' x 14'

Another good sized double bedroom with 2 sets of windows to the front elevation overlooking the gardens and beyond, built in wardrobes with rails and drawers, recessed shelving, central heating radiator.



Bedroom 3

13'10" x 11'1"

Again, a double bedroom with windows to the front, built in cupboards to either side of the chimney breast and column radiator.



Bedroom 4

12'5" x 10'6"

Another double bedroom with windows to the front, wooden flooring and central heating radiator.



Bathroom

8'8" x 8'1"

The house bathroom features a low flush wc, pedestal washbasin and bath set into a reconstituted marble surround, inset spotlights to the ceiling, obscure glazed window to the rear, tiled floor and heated towel rail.





OUTSIDE

From Northgate, there is a tarmac driveway along the rear of the house, which is enclosed to the side by a high stone wall with personnel gate to the side garden and utility room entrance. Automated wrought iron gates from here open to remaining driveway where there is also access to the adjacent barn conversion – this sits behind its own remote controlled gates which provide both properties with their own privacy. The driveway extends down to the double garage and a parking area with space for a number of vehicles.

Double Garage

20'2" x 19'9"

A stone built double garage with pitched roof, 2 remote control sectional doors, personnel door to the side, electric light and power supply, inset spotlights to the ceiling and access to the loft space via a pull-down ladder.



Gardens

The gardens feature a lawned area to the front with stone paved path to the original gate on Northgate, mature planting and paved seating areas to either side of the building and a wooden summerhouse. Further planted borders are to be found at the rear of the building and along the driveway. To the other side of the driveway there is a further grassed area with mature trees and viewpoint over the adjoining fields and beyond.

Note

A footpath runs along the border of the site but is fenced off from the gardens.



Additional Information

The property is Freehold; Energy rating 59 (Band D); Council tax band B.

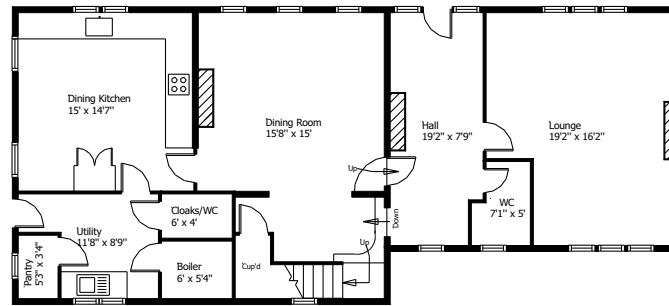
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

Viewing

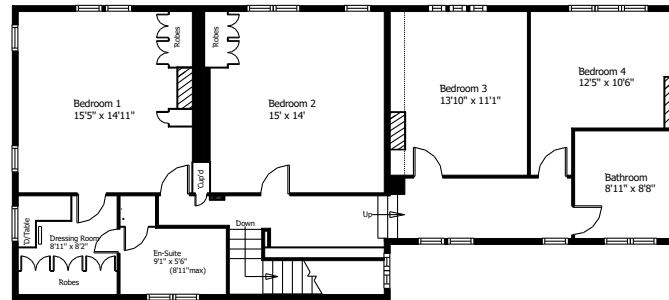
By appointment with Wm Sykes and Son.



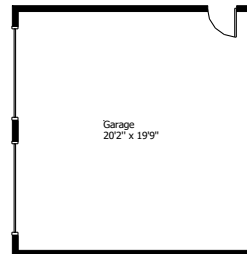
High Royd Cottage, North Gate, Holmfirth



Ground Floor



First Floor



Garage

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.
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Location

Take the A6024 Huddersfield Road out of Holmfirth to the traffic lights at Honley. At the lights turn right and cross over the A616 New Mill Road onto Station Road. Continue past Honley High School and after a further ¼ mile the property will be found on the left hand side. (HD9 6QL).

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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