



Beulah Cottage, 6 Booth House, Holmfirth

Beulah Cottage is an appealing and surprisingly spacious three-bedroom end cottage, situated in the much-admired Booth House area of Holmfirth. The property boasts gardens to the side and rear, with impressive views to the rear and a rural outlook to the front. In addition, there is parking for one vehicle and a detached stone store located across the lane. The accommodation briefly comprises: entrance hallway with exposed stonework, lounge, dining kitchen, utility/WC, first-floor landing, three bedrooms, two of which are doubles, and a good-sized bathroom. Having double glazing and central heating, the cottage is offered for sale with no upper chain. Early viewing is highly recommended to fully appreciate the scale and standard of the accommodation on offer in this beautiful location. The property is situated a little over a mile's walk from Holmfirth centre, with its highly regarded school catchment area and surrounding countryside.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed door, which opens to the entrance hallway with exposed stonework to the right and decorative panelling to the left. The hallway has a central heating radiator, useful open under stairs space, beam to the ceiling and stairs rise to the first floor.



Lounge



Lounge

14' 1" x 13' 1" max

The lounge has a living flame effect electric stove style fire set upon a raised stone hearth with stone surround. The room has some decorative panelling, two beams to the ceiling, central heating radiator and double-glazed window to the front.



Utility/WC

6' 4" x 6' max

Accessed from the kitchen, this useful space also has an external access door and houses facilities for a washing machine and dryer within cupboards. There is a low-level flush WC and a vanity hand wash basin. To the side of the double-glazed external access door is an obscured double-glazed window, together with a central heating towel rail-style radiator.

Beaulah Cottage, 6 Booth House, Booth House Lane, Holmfirth HD9 2TQ



Dining Kitchen

This pleasant room has high- and low-level units, a one-and-a-half bowl sink unit with mixer tap over, an integral electric oven with electric hob and extractor hood over. The kitchen has the relevant tiled splashbacks, and one of the high-level cupboards houses the property's gas-fired central heating boiler. Double-glazed windows allow views over the property's rear garden and far-reaching views beyond. The dining area has a central heating radiator and a full-height glazed door giving access through to the rear patio.

18' 9" x 9' 6" max

FIRST FLOOR

Landing

Here there is a continuation of decorative panelling. The landing is home to the property's loft access point and there are useful built-in storage cupboards.



Bedroom 1

Bedroom 1

13' 3" x 9' 6"

Located to the rear of the property, and enjoying views over the property's rear garden and Holme Valley views beyond, the room has a central heating radiator and double-glazed window.



Bedroom 3

9' 7" x 9' 3" overall max

This L-shaped room has a central heating radiator and double-glazed window.



Bedroom 2

10' 11" x 10' 10" max

Another double bedroom located to the front of the property, with a central heating radiator and double-glazed window.



Bathroom

12' 8" x 6' 10" max

Comprising a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and bath with shower over. The room in the main is tiled to ceiling height around the WC, sink and bath. There is additional built-in storage cupboards; one of which houses the property's hot water tank. The room has a central heating radiator and a double-glazed window.

OUTSIDE



Front

Immediately to the front of the property, there is a small slate area, while to the side, through twin gates, is a hardstanding garden area, which can be accessed via the door from the utility area. The garden has a combination of fenced and walled boundaries, together with some established planting.



Rear

The rear of the property is accessed by the door from the kitchen. There is a raised paved area suitable for outside entertaining and a barbecue space, where the immediate rural surroundings can be enjoyed.



Shed & Parking

Just across the lane and opposite the property, is a detached stone-built storage shed with a stable style door and a single-glazed window to the side. To the side, there is a parking space suitable for off-road parking as noted by the signage saying private parking. To the side stone steps raise up to a public right of way and a public footpath.

Additional Information

The property is Freehold; Energy rating 58 (Band D); Council tax band A.

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.

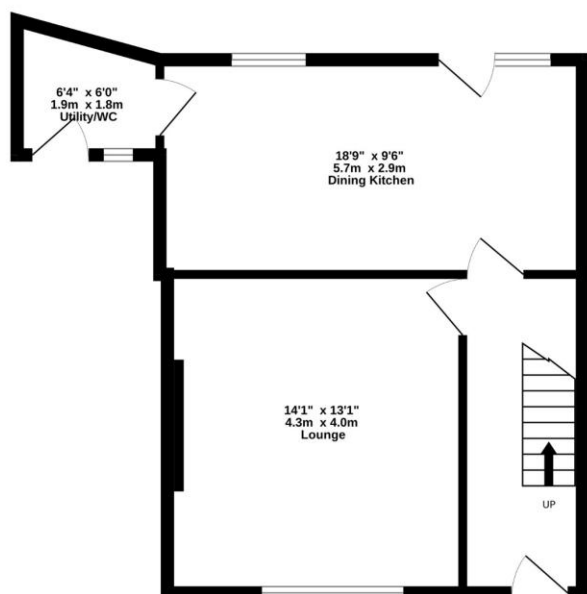
Viewing

By appointment with Wm. Sykes & Son.

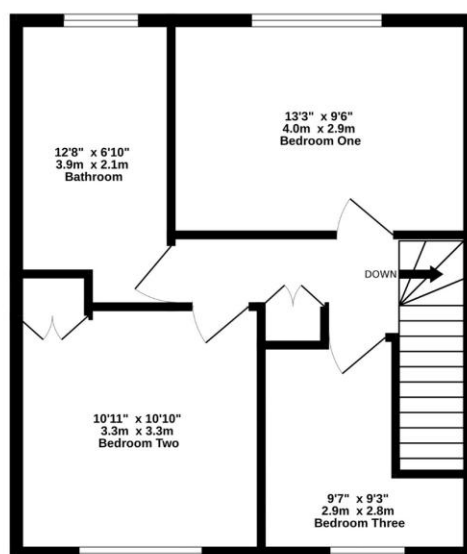
Directions

Leave Holmfirth centre on the Woodhead Road heading towards Holmbridge and proceed for approximately one mile. Turn right up Shaw Lane and continue up. As the road narrows, number 6 is on the right. Parking is limited, so we advise parking before this point and further down Shaw Lane for viewing purposes.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.
Made with Metropix ©2025

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.