



**HOUSE
STYLE**
Semi detached
cottage

**RECEPTION
ROOMS**
2

BEDROOMS
4

EPC RATING
D

ENJOYING STUNNING VIEWS FROM ALL ELEVATIONS – GENEROUSLY PROPORTIONED CHARACTER SEMI-DETACHED COTTAGE – CLOSE TO SCHOOLS, SHOPS, RESTAURANTS, CAFES, ETC – OVERLOOKING GENEROUS YET ULTIMATELY EASILY MANAGED FORMAL GARDENS – OF PARTICULAR INTEREST TO THE TRADITIONAL FAMILY BUYER OR DISCERNING DOWNSIZER – WELL PLACED FOR ACCESSING MAJOR WEST AND SOUTH YORKSHIRE CENTRES ON A DAILY BASIS

DESCRIPTION: Converted many years ago from two former separate cottages, Stone Patch Cottage enjoys a delightful setting on the Cumberworth/Denby Dale boundary, its position resulting in wonderful views in all directions. Set into well proportioned gardens which nonetheless are ultimately easily managed, it provides versatile accommodation on two floors, the history of the building evidenced by two separate staircases. Extensively renovated many years ago during our client's ownership, the incoming purchaser may wish to update appointment levels, but it is nonetheless presented throughout to a delightful standard, clearly having been very

£395,000

Zoopa.co.uk

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 PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

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Property Details

well maintained. With gas heating and uPVC double glazing, the accommodation provided extends to welcoming Entrance Hall, Ground Floor Cloaks/Shower Room, spacious Breakfast Kitchen with integrated appliances, Formal Dining Room with open plan aspect to adjoining Lounge, Rear Hall, four First Floor Bedrooms with adjacent cloaksWC to Bedroom Three and House Bathroom. Outside there are formal lawned gardens to the front, lovely patio sitting area to the side elevation, a shared driveway giving access to a single garage with private parking space in front, whilst a further driveway to the rear provides additional parking.



GROUND FLOOR

ENTRANCE HALLWAY

A particularly well proportioned and most welcoming entrance to the property, there is coving to the ceiling, a double panel radiator and also two wall light points. Access is provided to the following accommodation.



SHOWER ROOM

5' 2" x 4' 11" (1.57m x 1.5m) Displaying full-height tiling to the walls and providing a three piece suite in white comprising of a shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also an extractor fan and a radiator.



BREAKFAST KITCHEN

13' 3" x 18' 11" (Maximum in each direction) (4.04m x 5.77m) Having windows to two elevations and as a result offering wonderful views. The position of



the sink is designed to take full advantage of the delightful outlook to the side elevation and an extensive range of oak fronted units to base and eye level is provided, including glass fronted display cabinets with integrated lighting. There is a very generous expanse of worktop surfaces to include a breakfast bar extension, ceramic tiling to the splashback surrounds with further tiling to the floor, numerous ceiling downlighters, a double panel radiator and the sale will include the integrated Hotpoint oven, Whirlpool microwave, four-ring ceramic hob with Extractor Canopy over, Electrolux Dishwasher and Washing Machine.

REAR HALL

Providing access to the property from the rear driveway, there is tiling to the floor, a single panel radiator and a built-in storage cupboard.

From the main entrance hallway, double doors open into the dining room.



DINING ROOM

15' 0" x 14' 3" (4.57m x 4.34m) Enjoying an open plan aspect to the adjoining lounge, the whole space ideal for family gatherings and entertaining. The front facing bay window with fitted window seating also contains a double panel radiator, there is a further double panel radiator within the room and four wall light points.





LOUNGE

14' 9" x 13' 1" (4.5m x 3.99m) Once again having a front facing bay window with fitted window seating, the lounge has a dark oak effect fireplace to one wall, a marble hearth and inset containing an electric fire. There is also coving to the ceiling, four wall light points, a double panel radiator set within the bay, a further double panel radiator and wiring for the installation of Sky satellite television. From the lounge/dining room area, two separate staircases then provide access to the first floor.



FIRST FLOOR



BEDROOM ONE

12' 10" x 10' 1" (3.91m x 3.07m) A front facing bow window provides a wonderful outlook, there is a range of fitted wardrobes to two walls and a single panel radiator.



BEDROOM TWO

13' 4" x 12' 1" (4.06m x 3.68m) This double aspect bedroom has windows to the side and rear elevations and once again enjoys a delightful outlook. There is a double panel radiator, fitted wardrobes to one wall and a further range of low level drawers and cupboards to a second wall.

BEDROOM FOUR

9' 5" x 9' 1" (2.87m x 2.77m) This bedroom has windows to the front and side elevations, it provides two wall light points, fitted wardrobes to one wall and a radiator.



BEDROOM THREE

This double bedroom is accessed via the second staircase and provides a fine outlook to the front. The room has two built-in double wardrobes, a radiator and also a range of cupboards and drawers to one wall.

ADJACENT CLOAKROOM

Providing a two piece suite in white comprising of a pedestal wash hand basin and low flush WC. There is also a radiator and extractor fan.

HOUSE BATHROOM

8' 1" x 7' 0" (2.46m x 2.13m) Positioned off the main landing adjacent to Bedrooms One, Two and Four, this fully tiled bathroom which exhibits further tiling to the floor, provides a three piece suite in white comprising of a large panel bath, vanity wash hand basin with cupboards and drawers beneath and concealed flush WC. There is a large fitted mirror over the sink position, a number of ceiling downlighters and a double chrome towel rail.



OUTSIDE

There is a very well proportioned traditional lawned garden to the front elevation with planted borders, mature hedgerow and a very well proportioned side patio with block and pavior finish. From this area





pedestrian access is provided to the SINGLE GARAGE where a shared driveway leads to a parking space in front of the garage. A second private driveway to the rear of the building also provides parking. The gardens are beautifully set off with stone perimeter walling and inset wrought iron work, there is also external garden lighting.

SERVICES

All mains are laid to the property.



HEATING

A gas fired central heating system is installed, the Worcester gas fired central heating boiler being concealed in the kitchen.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.



TENURE

We understand the property to be Freehold.

DIRECTIONS

From our Denby Dale office, proceed down Wakefield Road for a short distance, turning left at the White Hart public house on to Cumberworth Lane. Proceed up Cumberworth Lane and the property will be found on the right-hand side opposite the entrance to Bluehills Lane.



IB/JL

PROPERTY DETAILS PREPARED 22/04 -
BROCHURE NOT YET VERIFIED BY VENDOR.



**For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk**

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