



10 Delamere Gardens
Fixby | Huddersfield | HD2 2AW

10 DELAMERE GARDENS



An individually designed and built, high specification home, breathtaking from all viewpoints; privately enclosed within grounds approaching ½ an acre, commanding a stunning woodland backdrop to the rear over south facing gardens whilst occupying the most idyllic of settings on this award winning gated development.



A substantial family home which is immediately impressive; offering an amazing contemporary styled finish; the open plan design ensuring excellent levels of natural light flow throughout. Each room offers an impressive outlook whilst the bespoke living kitchen presents a sociable entertaining space opening directly onto the landscaped garden. A sunken lounge offers exceptional proportions, with doors inviting the outdoors inside whilst a home cinema room completes the ground floor. To the first floor, off a galleried landing there are five double bedrooms, three with en-suite facilities; the second floor gallery opens to an additional bedroom suite and a quite spectacular Sky Lounge with bi-folding doors onto an external terrace to enjoy the view.

The immediate location offers an idyllic private setting; services and amenities are easily accessible and include highly regarded schools; open countryside is within a short walk and the M62 provides access to surrounding commercial centres, whilst train stations in both Huddersfield and Mirfield offer a direct link to the capital. In short, an awe inspiring family home, presenting comfort, style and contemporary charm, which will not fail to impress the most discerning of home buyers.

KEY FEATURES

The Ground Floor

Enter the reception hall through a covered portico from the courtyard which shelters the front door opening to reveal a stunning hallway immediately offering an impressive introduction to the property, eyes being drawn to the high ceiling height, a theme which continues throughout. A delightful view through the lounge and dining room towards the gardens at the rear set the scene whilst a full height window extending to the second floor invites tremendous levels of natural light inside. There are useful cloaks and shoe cupboards and a cloak room is presented with a three piece suite including a shower. An oak strip floor runs throughout the hall and into the cloakroom, kitchen, dining, cinema and utility rooms.

A spacious dining kitchen most certainly forms the heart of the home; the kitchen is beautifully presented with a comprehensive range of SieMatic cabinets, all arranged around a central island and topped with Granite surfaces. An inset sink has a Quooker instant hot tap, plus chilled & sparkling water, which is backed by a beautiful glass splashback, providing a flash of warm colour. The island houses the hob, which sits beneath a canopy within the contoured ceiling with diffused lighting. The island continues into a contemporary styled breakfast bar comfortably offering seating for six and is positioned looking through a bay of windows and patio doors towards the garden directly onto a flagstone terrace. A complement of appliances includes a Neff steam oven, microwave and twin convection ovens, along with an integrated fridge, freezer and a dishwasher.

The kitchen is partly open plan to the central dining room, creating an easy flowing space which enables the dining room to be used equally well for formal or casual dining. There is a beautifully contoured ceiling and views over the garden through a bank of full length windows and patio doors.

A utility offers generous space and is presented with furniture with a work surface incorporating a sink unit. There is plumbing for an automatic washing machine, a fridge-freezer and space for a dryer. An internal door opens directly into the three-car garage with a rear external door to the bin stores.

The lounge offers exceptional proportions, a stunning sunken room, steps leading down from the hallway, the eye immediately being drawn to a bank of tall windows and doors opening to the terraced garden resulting in fantastic levels of natural light whilst inviting the outdoors inside. There is a high contoured ceiling and a long stone hearth which spans the length of the room and brings a run of natural warm colour into the room, beneath the cassette stove which sits next to a smart recessed log store.





SELLER INSIGHT

“We fell in love with this stunning home as soon as we saw it,” say the current owners of 10 Delamere Gardens, “part of an exclusive development created by award winning architect and interior designer One | 7. Upon entering the property, we were immediately struck by the attention to detail and quality of the build. The setting is also amazing regardless of the season. In summer the medieval wood behind the property is beautiful, providing a striking backdrop in winter, too.”

“With its unique style and design features, this bespoke home is like no other we have lived in,” the owners continue, “rising up across three storeys with the upper floors arranged around galleried landings flooded with natural light from the massive windows set into the central gable. Each room has its own character, so no matter what time of day you’ll always find yourself somewhere that matches your mood. A particularly special space is the light-filled sunken lounge, with its high ceiling, stone hearth, and doors opening out into a terraced garden seating area to create the ideal indoor-outdoor entertaining space. However, our favourite place has to be the spectacular sky lounge, with bi fold doors opening out onto a sheltered decking area overlooking a canopy of trees – the perfect place to relax with family and friends.”

“Back on the ground in the sunny rear garden,” say the owners, “the space is laid out across three levels: a lower shaded area with a double swing set; a lawned middle level with a sunken trampoline and patio off the lounge where we have our hot tub; and a raised upper shaded area off the kitchen and dining room which is a great sunbathing spot. In fact, the patios get so much sun we were compelled to install awnings to the patio areas to make them comfortable for sun worshippers and those who enjoy the shade alike!”

The position of the property has much to recommend it too, set within an executive gated community within easy reach of Manchester and Leeds. “The house is well positioned between motorway junctions taking you west or east,” say the owners, “with direct rail connections to London also within easy reach. The local farm shop is only a 5 minute walk away for all our daily groceries, while for families with school age children there are excellent educational options nearby, including Huddersfield, Bradford & Heckmondwike Grammar, and Rishworth. This is the perfect area for outdoor pursuits too: as a keen mountain biker I can cycle out of the gates and within just a few yards I can join any number of off-road trails.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









A snug offers versatile accommodation and is currently used as a home cinema room with windows to the front set within stone mullioned surrounds.

A programmable Lutron system controls lighting to the ground floor and electronic, programmable & remote controlled, blinds to the downstairs, hallway, master, dressing room, Sky lounge and office which can be operated from an app on your phone.

KEY FEATURES

The First Floor

An impressive bespoke staircase to first floor sits beneath a huge window spanning three floors. A spacious galleried landing connects the second floor and has spaces for sofas and chairs, creating peaceful seating areas.

The principal bedroom suite presents a generous naturally lit room, all the windows and skylights having remotely operated black out blinds which, along with the lights, can be operated by the push of a button on the bed side table control panels. There is a raised display area behind the bed which creates an ideal dressing room. The high ceiling flows over the superb en-suite; a well designed bathroom presented with Villeroy and Bosch furniture to include a double ended bath and twin basins on a marble surfaced cabinet, set beneath a large mirror. The W.C is tucked away behind a discreet frosted glass screen and the shower enclosure has a window looking into the bedroom.

The guest suite is spacious and has a bank of fitted wardrobes and windows set to stone mullioned surrounds enjoying a delightful view over the rear gardens with a scenic woodland backdrop. En-suite facilities display a Villeroy and Bosh three piece suite.

The third bedroom suite is situated to the front aspect of the home, enjoys double proportions with built in wardrobes and en-suite facilities incorporating a Villeroy and Bosh three piece suite.

To the remainder of the first floor there are two additional double rooms, each located to the rear aspect of the home, both having windows set to stone mullioned surrounds overlooking the gardens whilst having a comprehensive range of fitted wardrobes.

The house bathroom is, as you would expect, beautifully finished to an exceptional standard and design features including a bank of square high-level windows. There is a double bath with a hand shower, a W.C twin basins set on a quartz surface with an open storage cabinet to the side and a larger mirrored backdrop.











KEY FEATURES

The Second Floor

A galleryed landing offers exceptional space and an impressive outlook over the first and ground floor levels, tremendous levels of natural light drawn indoors from the full height window to the front aspect of the house.

An additional bedroom suite offers versatile accommodation, privacy and is currently used as a home office. A bank of six skylights look out into the canopy of the woodland, all with remotely operated black-out blinds. There is space for a sitting area and a recessed dressing area has fitted wardrobes. A frosted glass door leads into the three piece en-suite shower room.

A Sky Lounge offers a beautifully dynamic space with high sloping ceilings and generous proportions. There is a mosaic glass tiled curved wall, an oak floor and a variety of skylights and windows. A bank of bi-folding doors, set beneath a top light, opens onto a superb second floor terrace. An exceptional sheltered outdoor space which enjoys a south facing aspect and a stunning outlook over the gardens and woodland backdrop.

The configuration of the second floor offers the obvious potential for a self contained suite whether this be annexed accommodation, a bedroom suite and lounge or as a self contained home business suite.









KEY FEATURES

Externally

The property is located in this exceptional development of individually designed homes. Security gates allow access from Fixby Road into the central areas of Delamere Gardens. Remotely operated wrought iron gates open to the property, a substantial courtyard to the front easily accommodating several vehicles and giving access to the triple garage. The front grounds are set within stone-walled boundaries and have established surrounding flower beds with stone set edgings.

The rear grounds enjoy a private south facing aspect, a flagged split-level terrace spanning the whole width of the rear elevation. This wraps around the side of the house to create a beautiful, sheltered area which has raised bed planters and storage space. The terrace is an excellent space for al fresco family life and entertaining. The kitchen, dining room and formal lounge all have patio doors which allow the ground floor and gardens to flow as one space. The upper level of the terrace is a perfect dining area, with easy access to the kitchen and dining room. The lower level is a great outdoor living space with access to the lounge.

There is a lawned area beneath the terrace which has planted borders and a sunken trampoline. The lawn then curves down around planted beds to a lower level which has a hedge and fencing backing onto the ancient woodland.

Triple Garage

The garage has three electronically operated doors, power and lighting, an internal door to the utility and access door to the side.







FIXBY

The immediate location of the property is charming and highly sought after; an established suburb located close to the town centre yet within close proximity to open countryside bordering Calderdale and well served by local services and facilities. Infrastructure could not be better with the M62 being immediately accessible whilst being only a short drive from rural surroundings, the centre of Halifax and Brighouse; a thriving area which has developed well and is now home to over 170 business with many high-street shops, restaurants, bars, hairdressers, supermarkets, and a Swimming Pool. It also includes several traditional shops selling anything from special cheeses to pet supplies. Access to both Manchester International Airport and Leeds Bradford Airport are within easy reach.

Huddersfield is a large market town located in the borough of Kirklees, well known as the birthplace of both Rugby League and the British Prime Minister Harold Wilson. The town is home to the University of Huddersfield and boast impressive Victorian Architecture and an increasing number of award winning contemporary styled modern homes. The towns railway station runs direct to major commercial centres including Manchester, Leeds, Sheffield and York. Brighouse station has a direct link to the capital. Landmark tourist attractions include Castle Hill and Eureka in Halifax whilst the area offers an abundance of shops, restaurants and bars, a local farm shop and Huddersfield Golf Club.



INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Fixtures and fittings by separate negotiation.

Council Tax Band – G.

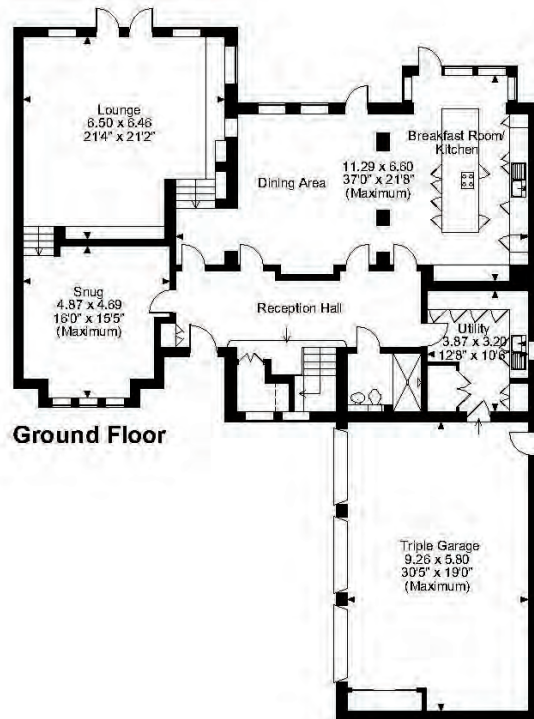
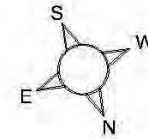
An annual service charge of circa £450.00 P.A relating to any communal areas to the development, lighting, drainage and main entrance gates. The house has underfloor heating to the ground floor, central heating to the first & second floors and electric underfloor heating to the bathroom and en-suites. Many of the curtains and blinds can be programmed & remotely controlled and there is a central Lutron lighting control system to the ground floor and principal bedroom, upgraded HD CCTV that can be operated from a mobile app as can the upgraded security system which can be centrally monitored. The principal rooms have a Bang & Olufsen audio visual Network Link system combined with UHD video matrix to allow satellite, Blu-Ray and other sources to be accessed via one remote control or via an App.

Directions

From junction 24 of the M62 proceed to the roundabout at Ainley Top and follow Brighthouse Road (A643) to the crossroads and turn right onto Clough Lane which becomes Fixby Road. Delamere Gardens is on the right.



Delamere Gardens, Huddersfield
Approximate Gross Internal Area
Main House = 4929 Sq Ft/458 Sq M
Triple Garage = 578 Sq Ft/54 Sq M
Terrace external area = 136 sq ft (13 sq m)
Total = 5507 Sq Ft/512 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home

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