



FINE & COUNTRY
fineandcountry.com™

RIDINGWOOD LODGE
Upper Common Lane | Clayton West | Huddersfield | HD8 9LN

RIDINGWOOD
LODGE

Ridingwood Lodge is an impressive, three storey Victorian house that has been a much loved family home for three generations. It has given the family great pleasure and many happy memories.

Ridingwood



Lodge





A rare example of a substantial country home, built in 1900 of local stone, with a Westmorland slated roof presenting a statement of both character and grandeur; approached via a long tree lined driveway, which opens into the privately enclosed tree lined grounds of approximately 3.5 acres.

Ridingwood Lodge retains original period features, has south facing gardens and sits on the outskirts of Clayton West, between the villages of Denby Dale and Cawthorne, surrounded by un-spoilt green belt countryside. Whilst boasting this enviable rural setting, the property is well served by local facilities including highly regarded schools and is only ten minutes drive from the M1 motorway network and is centrally positioned to a number of major commercial centres.

overview

GROUND FLOOR

RECEPTION VESTIBULE

With an attractive wide entrance door, original mosaic tiling to the floor, cornice to the ceiling, deep skirting boards and an original cast iron radiator. A part glazed door with feature glazed surround, opens into the reception hall.

RECEPTION HALL

Presenting an impressive introduction to the property, with retained original features such as deep skirting boards, a dado rail and cornice to the ceiling. The hallway has an original cast iron radiator and an oak staircase with cupboard beneath, rising to the first floor level.

CLOAKROOM

Presented with a low flush W.C. and a Victorian style wash hand basin. This room has two frosted effect windows.

LOUNGE / LIVING ROOM

A 34' exceptionally well proportioned and gracious principal reception room, (formerly two rooms) with a walk-in bay window to the front aspect, with stone mullioned surrounds enjoying a stunning view over the sunken garden. A second set of sash windows with stone mullion surrounds, overlook the side aspect allowing good levels of natural light, and with views of the rockery and beautiful copper beech tree. This room has two original cast iron radiators, deep skirting boards and cornice to the ceiling. The room has a further radiator and an original fireplace to the chimney breast, with a marble tiled surround. The lounge also contains two built-in illuminated display alcoves, two inset bookshelves and attractive cupboard with doors. Beneath the carpet the room has the original oak floorboards.

FORMAL DINING ROOM

An elegant room with lovely views of the sunken garden, with an impressive floor to ceiling bay window, set into a stone mullioned surround, deep skirting boards and coving to the ceiling. The room has three radiators and a stone fireplace, with a tiled surround to a solid fuel open fire and shelving.

STUDY

With stone mullion sash windows to the side aspect of the property and a radiator.

REAR HALL

With an original cast iron radiator, a cloaks cupboard and a glazed door opening onto the rear aspect of the property.

KITCHEN

With sash windows over-looking the rear courtyard and open countryside. Kitchen furniture comprises base and wall units, with work surfaces incorporating a stainless steel double drainer sink unit. The room has a pantry cupboard, an electric cooker point, a light blue coloured AGA and plumbing for a dishwasher. Access is provided to the cellar.

UTILITY

With a stone mullion sash window to the side elevation, partial tiling to the walls, a stainless steel sink unit with cupboard beneath, with a tiled back drop and plumbing for an automatic washing machine. A solid entrance door opens to the rear porch containing coal and log storeroom and leading to the garage.



step inside



BREAKFAST ROOM

With two stone mullion windows to the side elevation, an original cast iron radiator and cupboards to two aspects.

CELLAR

A useful cellar with power and lighting, it has three self-contained rooms, one of which is a small wine cellar with bins, and another houses the gas central heating boiler.

FIRST FLOOR

LANDING

With a stunning floor-to-ceiling stone mullion window on the half-landing overlooking wood and farmland, allowing good levels of natural light. The main landing has deep skirting boards, a dado rail, original coving to the ceiling and an original cast iron radiator with cover. Two steps with frosted glass partition lead to the back landing, with two bathrooms, storage room, bedroom five and access to the loft space via a pull down ladder.

BEDROOM ONE

A front facing double bedroom with stone mullion sash windows, overlooking the house gardens. The room has a built in double wardrobe, an original cast iron radiator, deep skirting boards and coving to the ceiling.

BEDROOM TWO

A double bedroom with stone mullion sash windows to the side elevation, overlooking the house gardens. The room has two built in double wardrobes, deep skirting boards and coving to the ceiling.

BEDROOM THREE

A further double bedroom situated to the front aspect of the property, with two sets of stone mullion sash windows, allowing good levels of natural light and a stunning view over the garden. There is coving to the ceiling, high skirting boards and an original cast iron radiator. This room has a feature cast iron fireplace to one wall.

BEDROOM FOUR

With coving to the ceiling, deep skirting boards, an original cast iron radiator, a built in wardrobe and a stone mullion sash window to the side elevation.

BEDROOM FIVE

A double room on the back landing with a stone mullion sash window to the side elevation, a radiator and a built in cupboard.

FAMILY BATHROOM

Presented with a cast iron bath, with coloured glass splash back and a pedestal wash hand basin. The room has a heated chrome towel rail, a stone mullion sash window and an airing cupboard.

BATHROOM TWO

Having a panelled bath, a pedestal wash hand basin and a low flush W.C. This room has partial tiling to the walls, a heated chrome towel rail, an airing cupboard which houses the hot water cylinder tank, a radiator, and a sash window set into a stone mullion surround.

SEPARATE WC

Presented with a high flush W.C and a frosted effect sash window.

ATTIC

A spacious attic with three self-contained rooms each with a window and containing built-in wardrobes and radiators.

vendor's



The owners have had Ridingwood Lodge as their family home for over 50 years, raising their daughters and seeing them both married and celebrating their weddings in the beautiful grounds. Jane has fond memories of her childhood, she loved the warmth of the house and having friends to stay and the many social occasions - tennis parties in the summer and tobogganing in the winter!



insight



The five bedrooms range over the two landings, which have space to be used as relaxation or study corners. The attic is where the servants had their quarters, and has rooms with built-in cupboards and radiators and could perhaps be adapted for current use.

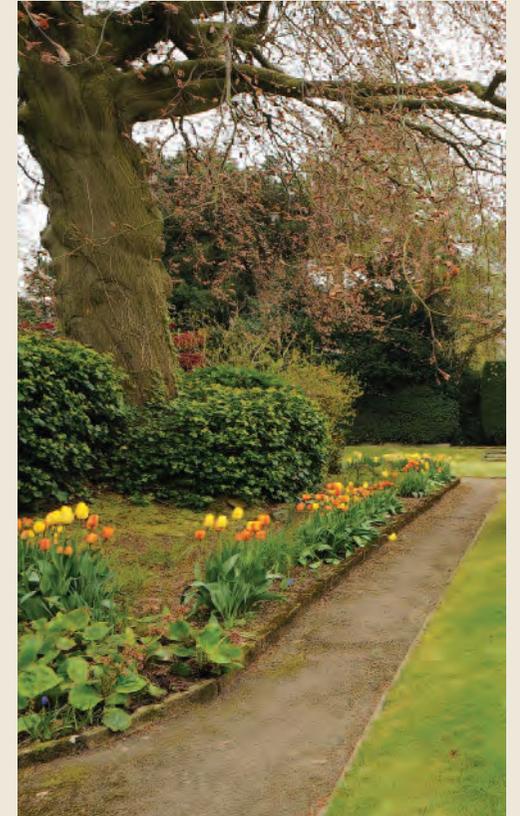






Jane remembers having one bedroom as a playroom and, as a child, enjoying the exciting character and size of the house.



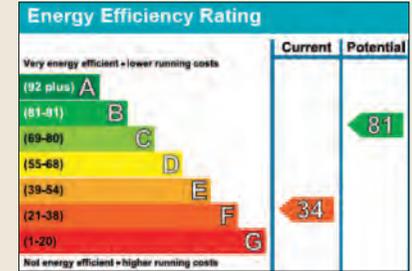
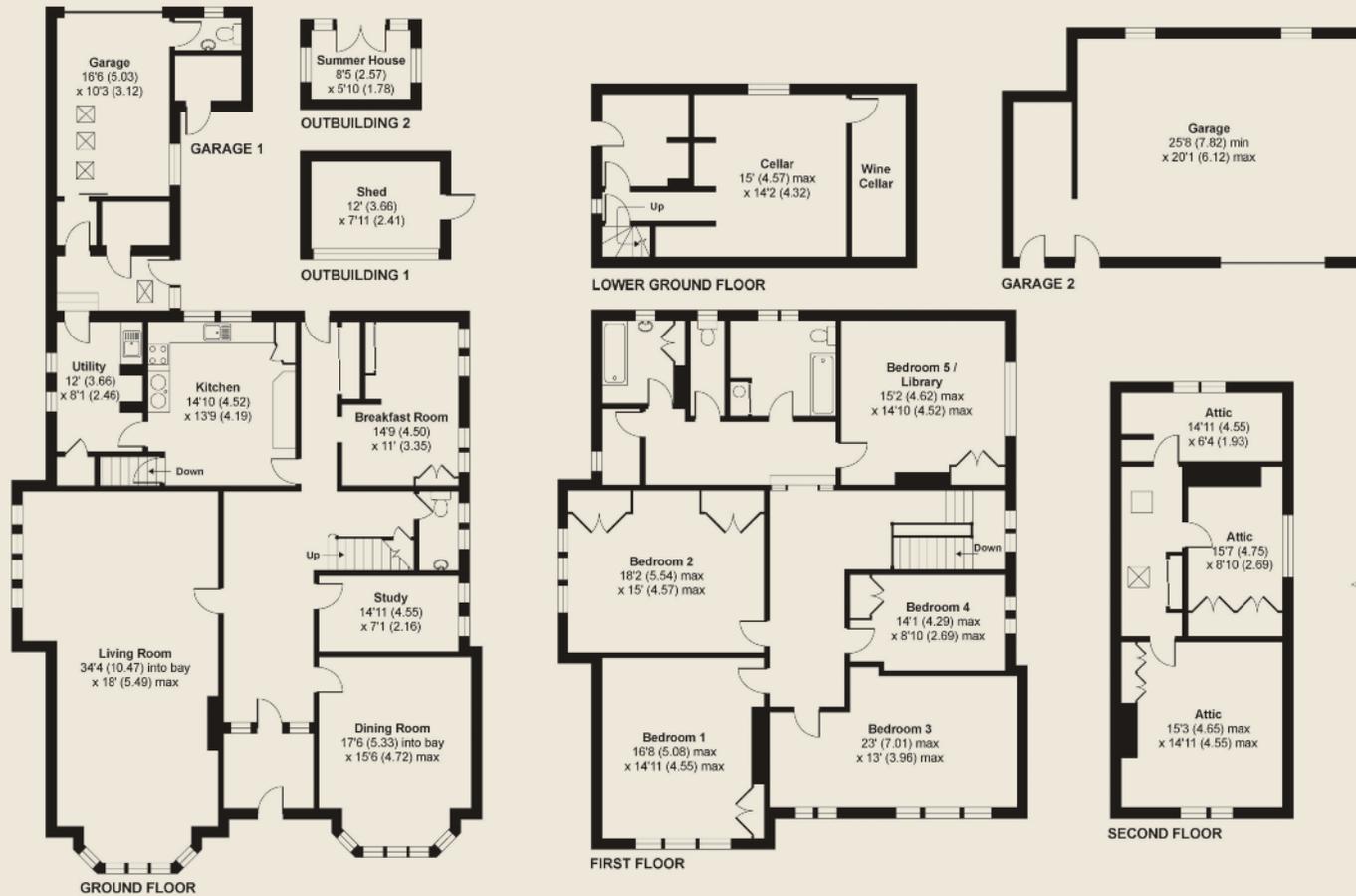


*Viewing Arrangements Strictly via the vendors sole agents
Fine & Country on 01484 550620*



RIDINGWOOD LODGE | UPPER COMMON LANE | CLAYTON WEST | HUDDERSFIELD | HD8 9LN

APPROX. TOTAL INTERNAL FLOOR AREA 4705 SQ FT 437 SQ METRES (EXCLUDES GARAGES & OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2014 Produced for Fine & Country Homes REF : 551728

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.05.14



Clayton West is an absolutely charming village located to the southeast of Huddersfield, northwest of Barnsley, between the villages of Denby Dale and Cawthorne surrounded by glorious un-spoilt countryside. Locally there are quaint village pubs including the locally famous 3 Acres whilst local services are in abundance in the neighbouring villages of Denby Dale and Scissett, ranging from small gift and clothes shops to smaller supermarkets and swimming pool.



Clayton West

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available in Denby Dale.



local area



EXTERNALLY

The grounds form an outstanding feature of the property. To the front of the house is a former quarry which has been skillfully re-designed as a sunken garden of exceptional charm, with feature pond and beautiful cedar tree. The property is approached through an impressive stone pillared entrance overhung with laburnum, lilac and horse chestnut trees. This leads, via a sweeping driveway lined with mature trees and rhododendron bushes, to the front courtyard of the property. The driveway completely encircles the property, providing excellent access. To the rear there is a single garage with remote controlled door, a V.V.C and 2 self contained stores. There is access also to a further parking area, with a large second double garage. The grounds amount to approximately 3.5 acres in total, the majority being south facing. To the front of the property is the sunken garden, with feature pond and tree lined surroundings. To the south aspect of the property is a generous garden, with rockery, a beautiful copper beech tree and an ornamental pond, bordered by a lawn (formerly a tennis court), with established herbaceous border which dominates the garden in summer, and a vegetable garden and orchard, overlooked by a revolving summer-house. A series of pathways provides access to all parts of the garden. To the rear of the

property is a woodland area, which wraps the north elevation. The property is set back from the road with views of open countryside and woodland, and is privately enclosed within a tree lined boundary.

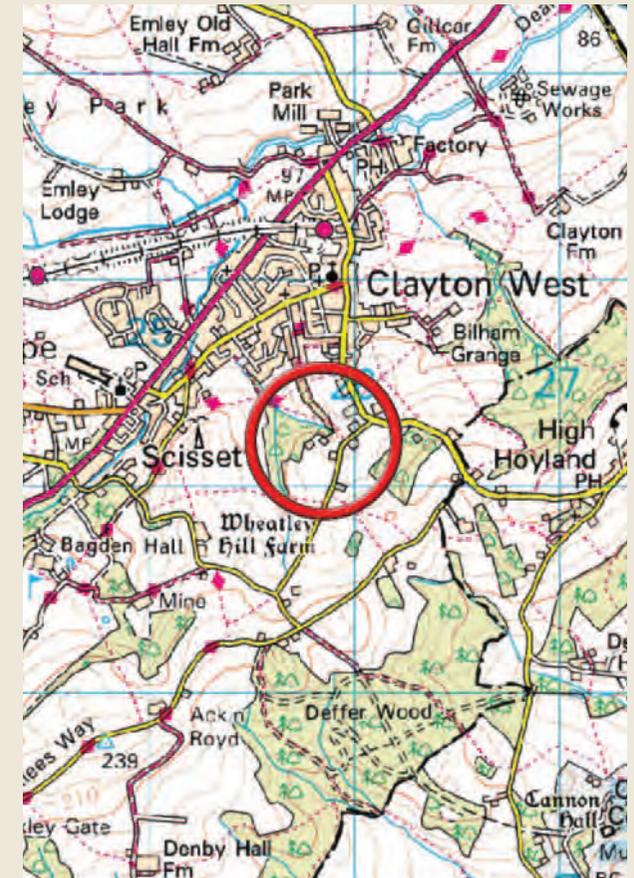
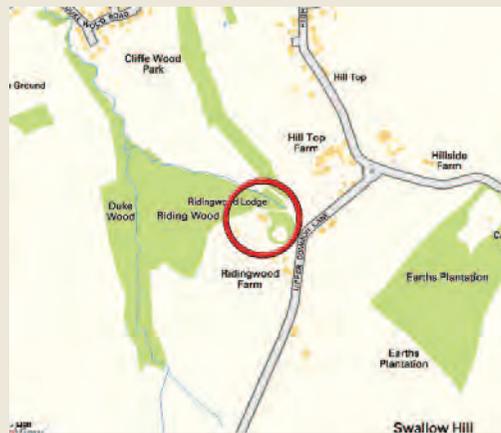
DIRECTIONS

From High Hoyland follow Bank End Lane down the hill towards Clayton West. Turn left onto Upper Common Lane, where the property can be found a short distance on the right hand side.

Travelling from Huddersfield; at the Sovereign Crossroads proceed on Barnsley Road which becomes Wakefield Road and continue through Denby Dale and Scissett, proceeding into Clayton West. After the pelican crossing bear right onto Barnsley Road, which becomes Chapel Hill and then Church Lane. At the end turn right onto the High Street, proceeding up the hill towards High Hoyland, before turning right onto Upper Common Lane.

SERVICES

Mains gas, electricity, water, sewerage and telephone. Gas central heating.



Viewing Arrangements Strictly via the vendors sole agents

Fine & Country on 01484 550620



Pinnacwood

RIDINGWOOD
LODGE

*Ridingwood Lodge will welcome its next owners, to enjoy its
tranquil and charmed way of life.*

Lodge

