



Ainsley Cottage
Ainsley Lane | Marsden | Huddersfield | HD7 6NJ

FINE & COUNTRY

Step inside

Ainsley Cottage

A delightful 18th century farmhouse commanding breathtaking cross valley views, enjoying the most idyllic of rural locations, enclosed gardens and desirable highly commutable position.

This delightful cottage provides spacious accommodation with retained character features is set within a small little known hamlet of similar styled properties and whilst the location is predominantly rural the property is positioned on the edge of Marsden, convenient for local services and amenities which are in abundance whilst Huddersfield is easily accessed as is the M62.

A timber entrance door to the front elevation opens to the reception porch which in turn provides access through to the lounge.

Lounge / dining room

An exceptionally well-proportioned L shaped room with double glazed patio doors to the rear elevation commanding breath taking scenic views. The focal point of the room is a feature chimney breast with integral fire grate which sits on a stone hearth with canopy over. The dining area has two stone mullion windows to the front elevation allowing good levels of natural light whilst the room has exposed timbers, three radiators and a staircase which rises to first floor level.

Breakfast kitchen

This room is presented with a range of fitted kitchen furniture finished in light oak consisting of base and drawer units which sit beneath a work surface that incorporates a Belfast style pot sink. The room has matching wall cupboards, eye-level glass fronted display cabinets and inset spot lighting. There is an integral fridge and gas hob incorporated in the work top. The kitchen retains an original chimney breast with stone lintel over the former fireplace which has a lovely large Range style gas cooker with two ovens, grill, 5 burners, griddle and hotplate. The room has original beams to the ceiling, full tiling to the floor and windows to the side and rear aspects allowing good levels of natural light whilst at the same time commanding impressive long distance views.





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Side entrance

With a timber external door, full tiling to the floor and access to the cellar. The cellar consists of two areas one of which has plumbing for automatic washing machine, useful working surfaces, a radiator and a wall mounted central heating boiler.

First floor landing

Has a staircase with timber balustrade and newel posts rising to the landing with window to the side aspect, exposed beams and a built-in linen cupboard.

Bedroom One

A generously proportioned double room with exposed beams and stone mullion windows to the side and rear elevations allowing exceptionally good levels of natural light and commanding breath taking rural views.

Bedroom Two

A further double bedroom situated to the rear aspect of the property with exposed beams, stone mullion window commanding impressive views and a radiator.

Bedroom Three

Currently used as an office presenting versatile accommodation having a radiator, a stone mullion window to the front elevation and a staircase providing access to the second floor.

Bathroom

A generously proportioned room presented with a three piece suite consisting of a large panelled bath, a pedestal wash hand basin and a step-in shower with thermostatic shower. The walls are mainly tiled, the floor is fully tiled and the room has two frosted effect stone mullion windows to the front elevation. This room has a traditionally styled radiator and inset mirrors with spot down lighting. There is a separate toilet room with wash hand basin.

Second Floor

A spacious versatile room accessed through bedroom 3. Situated in the apex of the roof having four Velux skylight windows once again commanding impressive views whilst also providing access to the eaves storage.







Step outside

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Externally

The property is accessed off the main A62. Ainsley Lane leads down to the property. To the immediate front aspect is a double parking bay and established garden areas with shrubs and young trees. There is also a small triangular shaped parcel of garden land. To the immediate rear of the property are further enclosed gardens enclosed within a dry stone wall.

Additional information

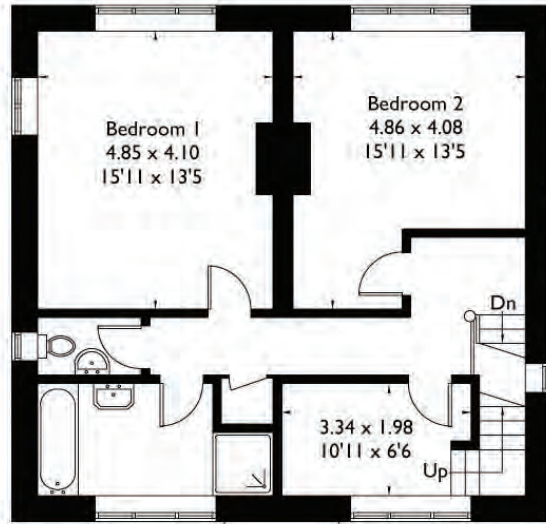
Freehold property

Mains, gas, electric, spring fed water and septic tank

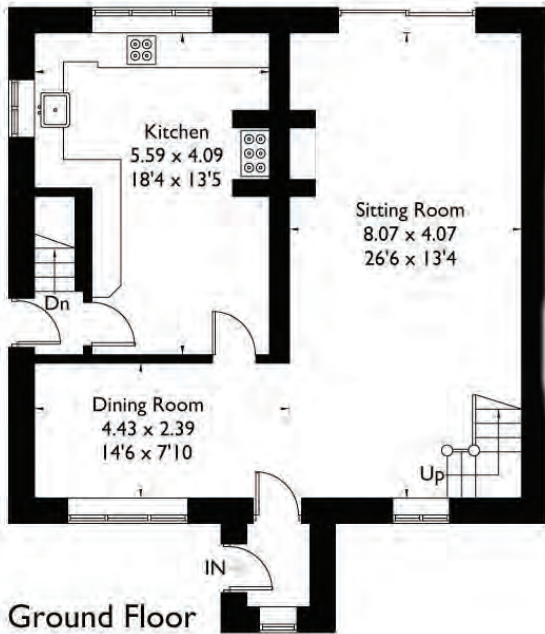
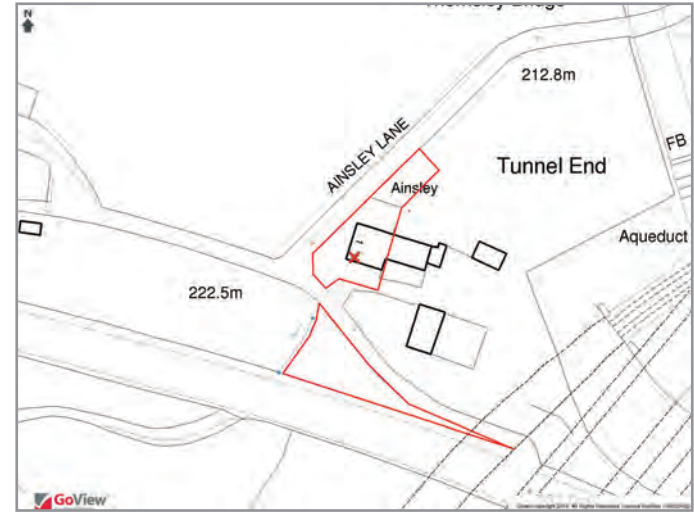
Directions

From the centre of Huddersfield proceed along the ring road and take the A62 towards Oldham for approximately 5 miles. Continue through Linthwaite, Slaithwaite and on towards Marsden. On the A62 after passing the National speed limit road sign turn right onto Ainsley Lane. Proceed down Ainsley Lane and the property is on the right hand side.

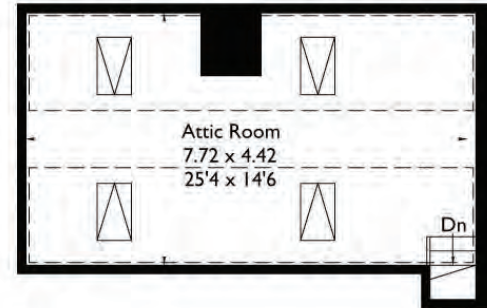




First Floor



Ground Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England, Scotland & Wales		EU Directive 2002/91/EC	

= Reduced headroom below 1.5m / 5'0"

Agents Notes: All measurements are approximate and quoted in imperial with metric 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. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered Office. Lancaster House, 12 - 14 Mortimer Heights, Cubley, Sheffield S36 9UY.

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