

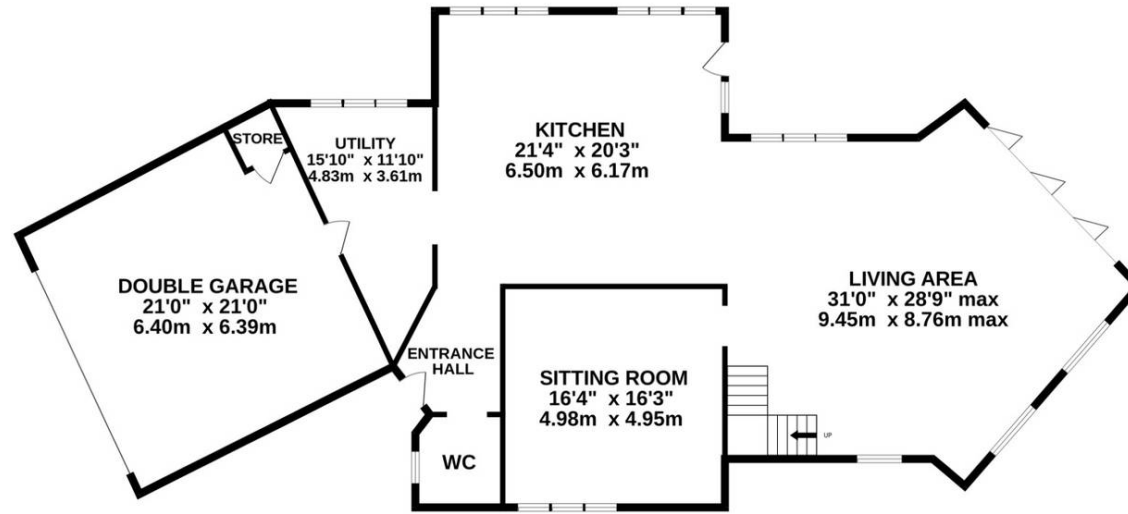


Croft End Cottage, Bristfield Road,

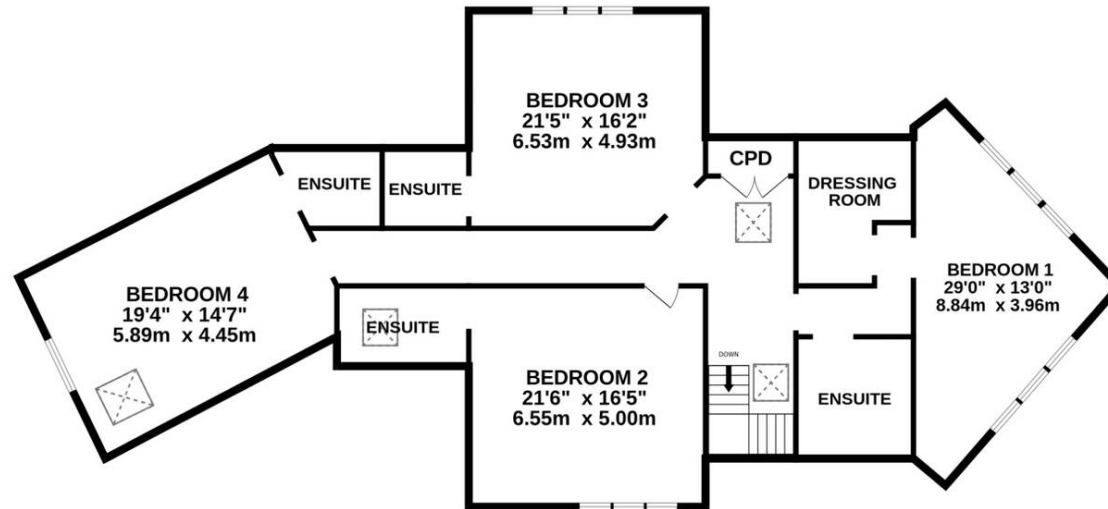
Bristfield

Offers in Region of **£1,195,000**

GROUND FLOOR



1ST FLOOR



BRIESTFIELD ROAD

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.
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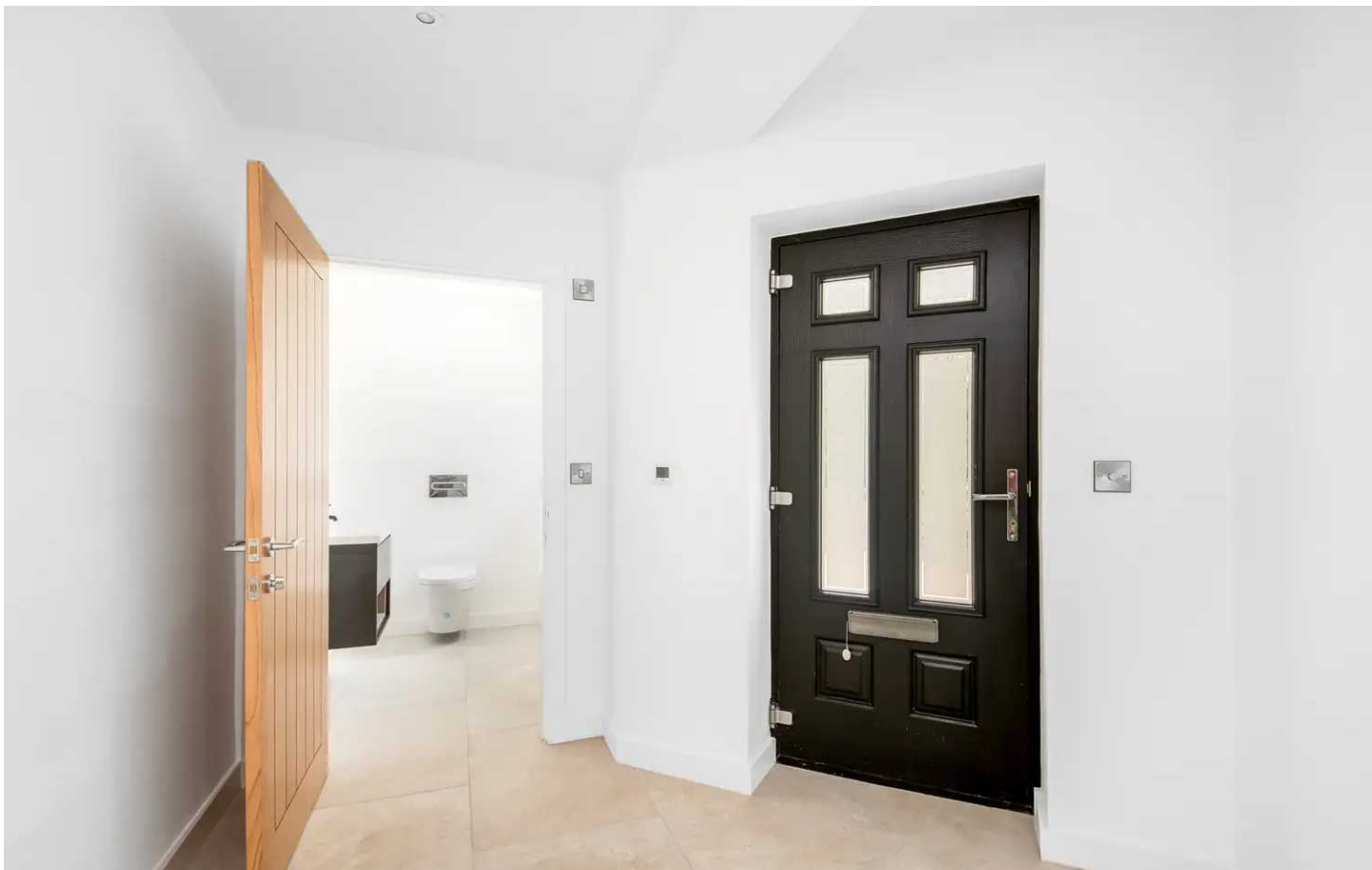
Croft End Cottage, Bristfield Road

Bristfield, WF12

A BEAUTIFUL, VERY LARGE, (APPROX 3,200 SQFT) DETACHED FAMILY HOME SAT IN APPROXIMATELY THREE ACRES OF PADDOCK, GARDENS AND WOODLAND, IN THIS REMARKABLE LOCATION, IN A SOUTHERLY SECTION OF THIS MUCH-LOVED VILLAGE AND DEFINITELY IN AN OUT OF WAY LOCATION YET, HIGHLY COMMUTABLE TO LOCAL TOWNS, MOTORWAYS ETC. A PROJECT OF LOVE HAS CREATED A STUNNING HOME BY THE VENDORS, THE HOME COMPRISES OF, OPEN PLAN KITCHEN DINING AND LIVING AREA, UTILITY ROOM, FORMAL LOUNGE, FOUR IMPRESSIVE BEDROOMS WITH INDIVIDUAL ENSUITES, INTERNAL DOUBLE GARAGE, AIR SOURCED HEATING, UNDERFLOOR HEATING BOTH TO THE FIRST AND GROUND FLOOR LEVELS, FABULOUS LANDSCAPED GARDENS, WORKSHOP, STABLE, SECONDARY DRIVEWAY TO THE STABLE YARD AREA, ALL COME TOGETHER TO CREATE A HOME OF DISTINCTION, BUILT OF BEAUTIFUL LOCAL STONEWORK, SAT IN A LOVELY LOCATION.

THE HOME MUST BE VIEWED TO BE FULLY APPRECIATED, BEHIND AUTOMATIC GATES BOTH TO THE STABLE YARD AREA AND TO THE HOUSE ITSELF. IT IS ESSENTIAL TO CONTACT THE SELLING AGENTS OFFICE FOR VIEWING.



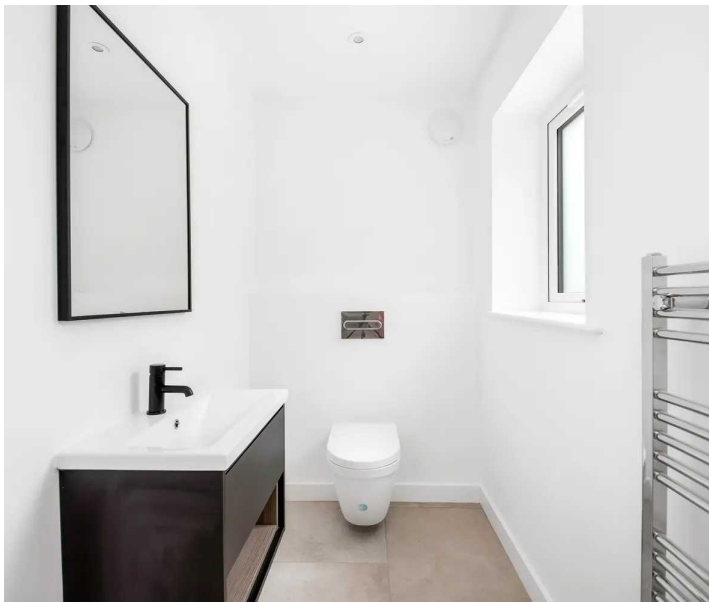


ENTRANCE PORCH

High specification period style door with chrome fittings gives access through to the entrance hall area. It has inset spotlighting to the ceiling, underfloor heating and a doorway gives access down to the downstairs W.C.

DOWNSTAIRS W.C

With high ceiling height, with extractor fan, inset sink, spotlighting, concealed cistern W.C, stylish wash hand basin with mirror over and mixer tap, chrome heated towel rail.



KITCHEN

21' 4" x 20' 3" (6.50m x 6.17m)

From the entrance hall area, access is gained through to the fabulous large kitchen space, this opens through to the living/dining area and together the areas create an awesome amount of family living space. There is a high ceiling height with inset spotlighting, banks of mullioned windows and stylish glazed door that gives direct access out to the fabulous, flagged patio area and gardens beyond. As the photographs indicate the kitchen area is superbly fitted with a beautiful range of high quality units, these with fabulous working surfaces have a whole host of in built appliances and are sure to amaze and please when viewed. There are provisions for a large American style fridge/freezer. There is an island unit, and the kitchen compliments the vast open plan space that is truly remarkable.



**UTILITY ROOM**

15' 10" x 11' 10" (4.83m x 3.61m)

The utility room is finished and acts as a secondary style kitchen. It has plumbing for an automatic washing machine, space for a dryer, fabulous work surface, sink unit with mixer tap over, underfloor heating, units at both the high and low level and a personal door through to the property's garage, details of which are to follow. Once again, the utility room has underfloor heating.

DINING/LIVING SPACE

31' 0" x 28' 9" (9.45m x 8.76m)

Dimensions: 9.45m x 8.76m (31'0" x 28'8"). Yet again, with underfloor heating, fabulous spotlighting to the ceiling, very impressive array of windows and doors giving beautiful views out over the gardens and rural scene beyond. The room takes a particularly stunning view out over the landscaped gardens. Door opening leads through to the sitting room.





SITTING ROOM

16' 4" x 16' 3" (4.98m x 4.95m)

The sitting room is a lovely room, which could be also utilised as a family/cinema room. It has a bank of three windows enjoying the rural view once again, there is underfloor heating and inset spotlighting to the ceiling. All lighting and switches are of a very high quality and most rooms have lighting operated by dimmer switches.

FIRST FLOOR LANDING

Staircase rises up to the first floor landing. This has two very large Velux windows providing a huge amount of natural light to the high angled and exceptionally stylish ceiling line. There is inset spotlighting and under eaves storage cupboard.

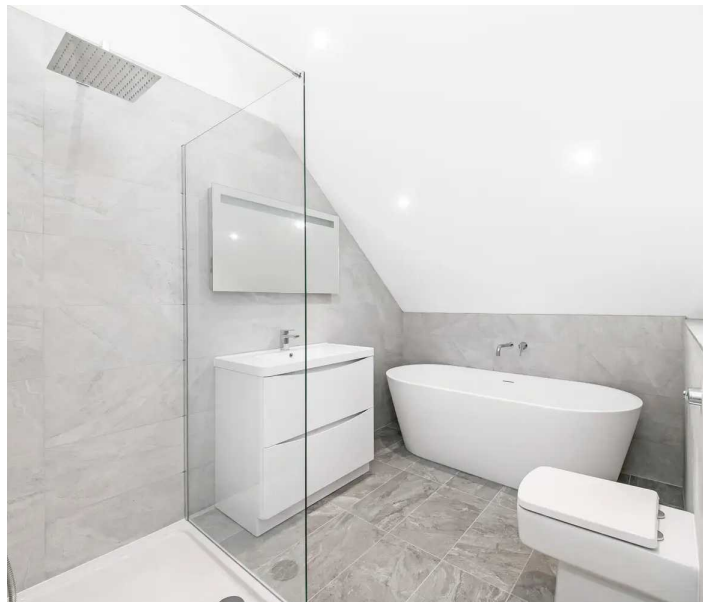
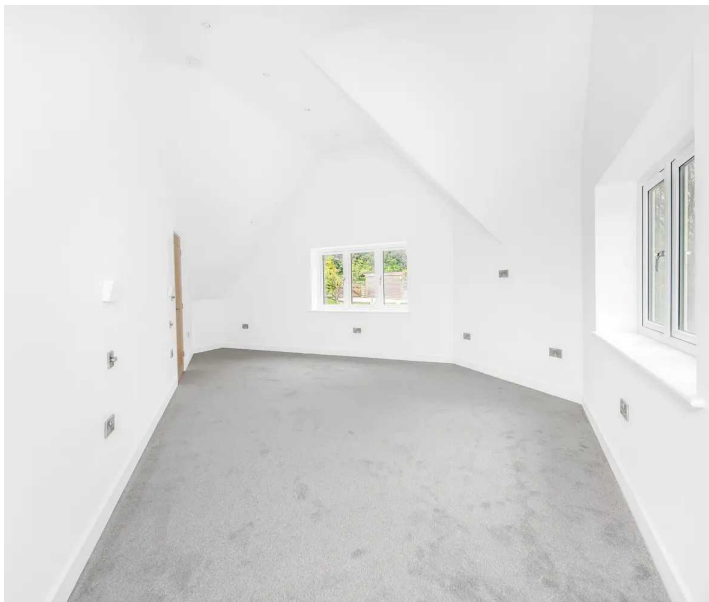
BEDROOM ONE

29' 0" x 13' 0" (8.84m x 3.96m)

Bedroom one is a fabulous principal bedroom suite, that has its own hallway, good sized dressing room, large en-suite. The bedroom area is a spectacular space having an exceptionally high ceiling with wonderful spotlighting, beautiful windows which give lovely views out over the property's gardens, woodland, and neighbouring farmland. This exceptionally stylish room is sure to please, it is well appointed with lighting, bedside lighting, sockets, and the like. Once again, all of the first floor level has underfloor heating powered by an external air sourced boiler.

BEDROOM ONE EN-SUITE

A beautifully fitted en-suite with fabulous ceramic tiling to the floor and walls, a high specification fit includes fixed glazed shower with high quality fittings, concealed cistern W.C, double ended stylish bath with wall mounted taps, vanity unit with broad wash hand basin, mixer tap and illuminated mirror over.



BEDROOM TWO

21' 6" x 16' 5" (6.55m x 5.00m)

Dimensions: 6.55m x 5.00m (21'5" x 16'4"). Bedroom two could also be used as bedroom one depending upon personal choice. Yet again, having a very high ceiling height being angled and beamed, inset spotlighting, bank of three Mullioned windows giving a lovely view out over the property's woodland area and neighbouring farmland, well-appointed with electrical fittings.

BEDROOM TWO EN-SUITE

The en-suite to bedroom two is fully fitted. It has a low level W.C, chrome heated towel rail, exceptionally stylish wash hand basin with stylish drawers beneath and illuminated mirror over, fixed glazed screen shower with high quality chrome fittings, delightful ceramic tiling compliments the room superbly.





BEDROOM THREE

21' 5" x 16' 2" (6.53m x 4.93m)

Yet again, a very large double bedroom with a lovely outlook to the rear over the paddock and rear gardens. There is inset spotlighting to the very high and angled ceiling line and inset spotlighting, high grid electrical fittings and doorway through to the en-suite.



BEDROOM THREE EN-SUITE

Once again, superbly fitted with a three piece suite which comprises of a large shower with fixed glazed screen, fabulous chrome fittings, vanity unit with wash hand basin, storage cupboard beneath and illuminated cabinet/mirror over, W.C, stylish ceramic tiling to the floor and walls where appropriate.



BEDROOM FOUR

19' 4" x 14' 7" (5.89m x 4.45m)

Once again, a lovely double room with a gable end circular window, Velux window, inset spotlighting to the ceiling, underfloor heating yet again, in built under eaves storage and further storage beneath a plinth to the side.



BEDROOM FOUR EN-SUITE

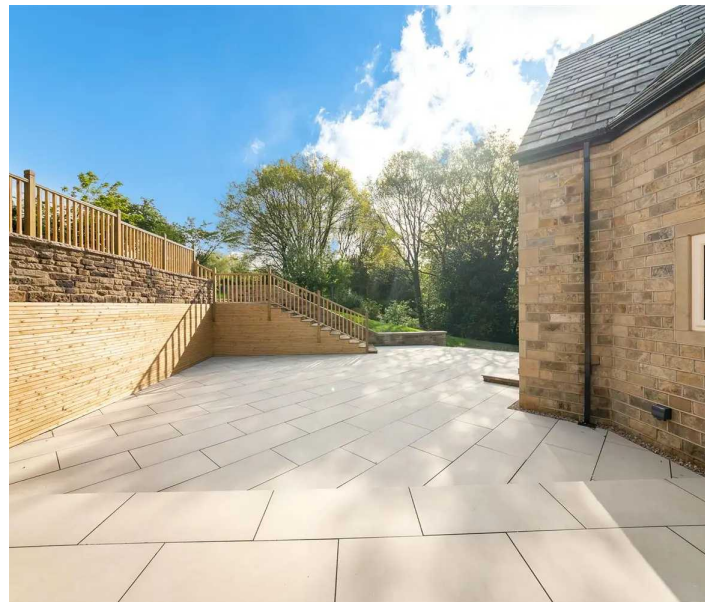
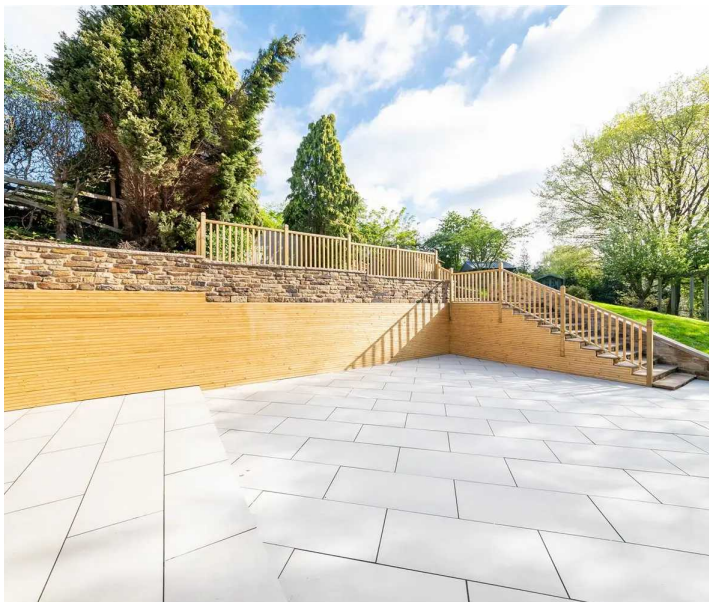
Once again, as the photographs suggest, superbly fitted out with a generous amount of ceramic tiling to the floor and walls where appropriate, fixed glazed screen shower with high quality fittings, low level W.C, wash hand basin with cabinet/mirror over.

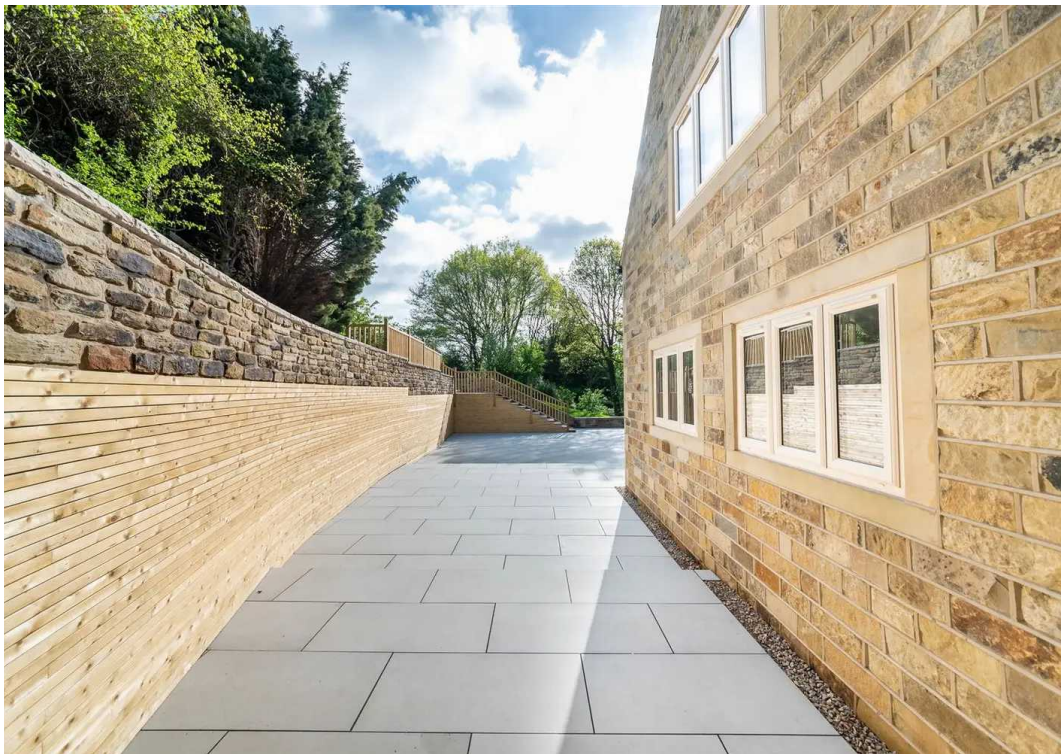




OUTSIDE

The property stands in approximately three acres of land, including gardens, woodland, and field. Across the lane there is a wooded area providing the property with external recreation space and owning its own outlook and aspect. The gardens are perhaps best demonstrated by the photographs within this brochure, beautiful landscaping has taken place including fabulous pathways, and superb flagging of external party space including large patio particularly in front of the living dining area, lawned areas, raised sitting out space, there is also a gateway leading to and from the paddock. This has a secondary driveway which proves a large amount of parking and space. High specification automatic gate gives access to the enclosed driveway, this provides parking for 2/3 vehicles and gives access to the integral double garage.





PADDOCK

It should be noted that the property sits with approximately two acres of paddock, this is delightfully enclosed and slopes gently in a southerly manner and is of a particularly good size. This once again, is served by an electric gate and gives a huge amount of privacy and security and for those requiring extra space for parties and the like, parking here is an abundance. This driveway also gives access to a large external barn/store, this twin doors and in an enclosed area to the front, there is also a stable nearby and summer house.





DOUBLE GARAGE

21' 0" x 21' 0" (6.40m x 6.39m)

This integral garage has a very high specification up and over door. The garage has decorated walls, inset spotlighting and many power sockets. There is also a cupboard to the rear of the garage being home for the pressurised hot water tank system.

ADDITIONAL INFORMATION

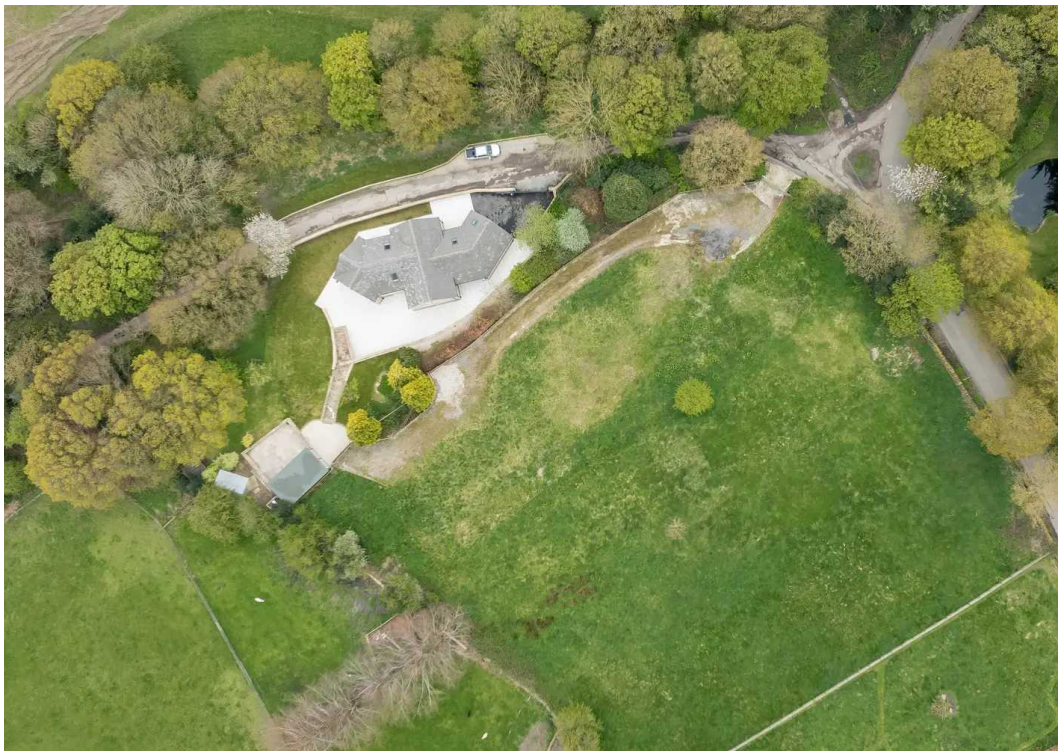
It should be noted that the home has been built to an exceptionally high standard and has very high modern specification, particularly in terms of insulation, there is underfloor heating to both the ground and first floor levels with an air source pump located to the rear of the home, there is external lighting and an alarm system.

EPC rating - B

Property tenure - Freehold

Local authority - Kirklees Council





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES -



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