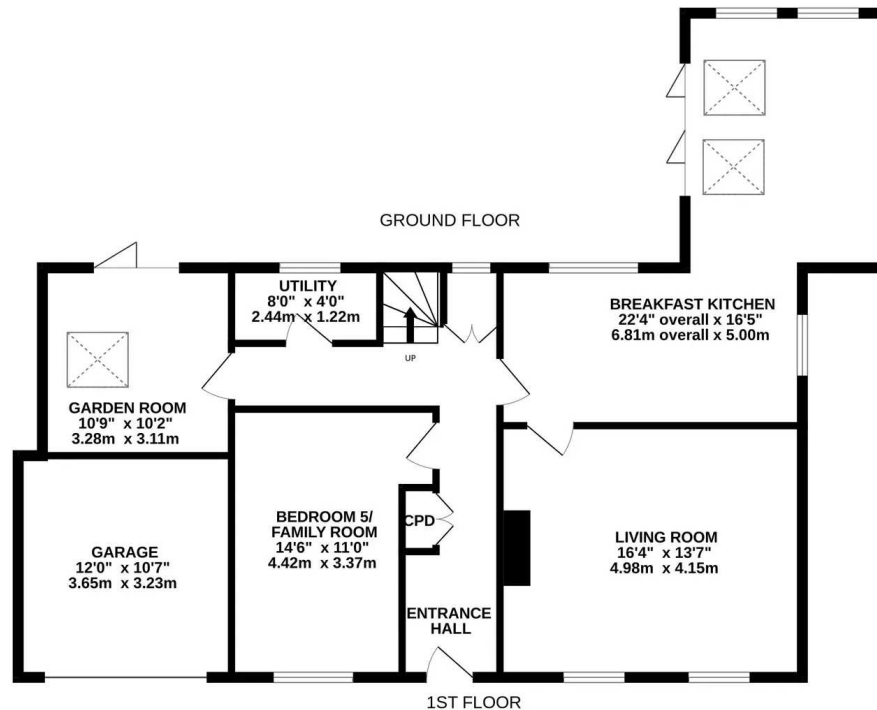




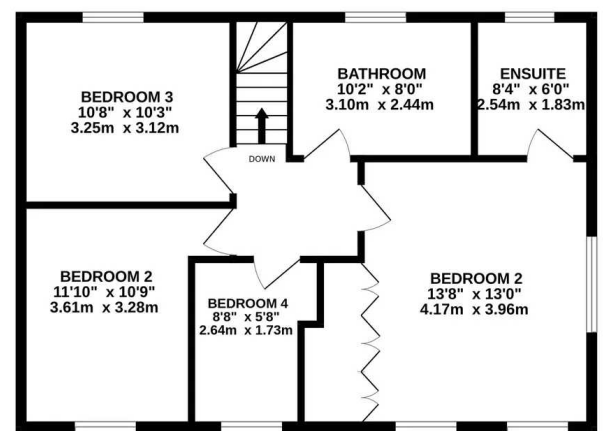
Bretton Cottage, 147 Cumberworth Lane

Lower Cumberworth, Huddersfield, HD8 8PG

Offers in Region of **£690,000**



1ST FLOOR



CUMBERWORTH LANE

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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Bretton Cottage, 147 Cumberworth Lane

Lower Cumberworth, Huddersfield

A SUPERBLY APPOINTED, DETACHED, FAMILY HOME, OCCUPYING AN ELEVATED POSITION WITH MANICURED GARDENS, FABULOUS ENCLOSED COURTYARD TO THE FRONT AND FINISHED TO AN EXACTING STANDARD INTERNALLY. SEAMLESSLY BLENDING OLD WITH NEW, THE ORIGINAL BUILDING OF 'BRETTON COTTAGE' IS OVER 100 YEARS OLD AND HAS BEEN TASTEFULLY EXTENDED AND EXTENSIVELY RESTORED, INCLUDING REWIRING, REPLUMBING, NEW BOILER AND COMPLETE RENOVATION THROUGHOUT, TO OFFER VERSATILE AND SPACIOUS ACCOMMODATION. THE PROPERTY IS SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF LOWER CUMBERWORTH, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND WITH PLEASANT WALKS NEARBY.

Simon Blyth
ESTATE AGENTS



Bretton Cottage, 147 Cumberworth Lane

Lower Cumberworth, Huddersfield

The property accommodation briefly comprises of entrance hall, lounge, breakfast kitchen, family room/ground floor bedroom, utility room/downstairs WC and garden room to the ground floor. To the first floor, there are four bedrooms and the house bathroom, the principal bedroom having en-suite facilities and fitted wardrobes.

Externally, the property features a fabulous enclosed courtyard with electric gates and attractive stone wall boundaries. To the rear is a landscaped tiered garden with various lawn areas, patios and at the top of the garden is a sheltered seating area with pergola.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glass and leaded inserts into the entrance hall. There is stylish, porcelain tiled flooring, a fabulous exposed stone wall with LED ambient lighting, inset spotlighting to the ceiling, and two radiators. The entrance hall also features bespoke, fitted cloak and shoe storage with oak bench seating and fitted storage cupboards. Oak doors provide access to the open-plan dining kitchen, bedroom five/family room, downstairs w.c./utility, and the garden room. A kite winding staircase with stylish dado panelling, oak handrail, glazed balustrade, and useful understairs cupboard rises to the first floor.

LOUNGE

13' 7" x 16' 4" (4.14m x 4.98m)

The lounge is a generously proportioned, light and airy reception room which enjoys two banks of double-glazed windows to the front elevation, providing fantastic views across the property's front courtyard and the village green. There is solid oak parquet flooring, two antique cast-iron column radiators, decorative coving to the ceiling with part inset spotlighting and two ceiling light points. The lounge benefits from a decorative dado rail with stylish wall panelling beneath, and the focal point of the room is the fireplace with multi-fuel log-burning stove set upon a raised granite hearth with hand-carved limestone mantel and upstands, and bespoke fitted shelving units inset into alcoves at either side.





OPEN-PLAN DINING KITCHEN

22' 4" x 16' 5" (6.81m x 5.00m)

The fabulous porcelain tiled flooring continues through from the entrance hall into the dining area which enjoys decorative coving to the ceiling, a double-glazed window to the rear elevation, three wall light points and two ceiling light points. The dining area leads seamlessly into the breakfast kitchen area. The breakfast kitchen area features a bespoke, fixed frame, fitted kitchen with units to the high and low levels, shaker-style cupboard fronts and complementary quartz work surfaces over, incorporating a one-and-a-half-bowl stainless steel sink and drainer unit with Hansgrohe pull-out hose mixer tap and waste disposal unit. There is an additional prep sink with Hansgrohe mixer tap.

The kitchen is equipped with high-quality, built-in appliances, including a five-ring gas Bosch hob with integrated cooker hood, waist-level Bosch double oven, shoulder-level Bosch microwave oven, integrated fridge and freezer units, wine cooler, and dishwasher. There is under-unit lighting, slide-and-hide bin storage, and a butler cupboard with shelving and space for small countertop appliances. There are soft-closing doors and drawers, high-gloss brick-effect tiling to the walls, and an antiqued mirrored splashback behind the hob. There is also a fantastic breakfast island with oak breakfast bar, two double-glazed windows to the rear elevation, two skylight windows, and aluminium bi-fold doors which provide direct access to the property's gardens and a pleasant open outlook.



GARDEN ROOM

10' 9" x 10' 3" (3.28m x 3.12m)

The garden room enjoys a great deal of natural light, which cascades through the bank of double-glazed, aluminium bi-fold doors to the rear elevation, the bespoke glazed gable end, and the double-glazed skylight window to the side elevation. There is attractive tiled flooring with underfloor heating, inset spotlighting to the ceiling, and the bi-fold doors provide direct access to the property's landscaped gardens.

BEDROOM FIVE / FAMILY ROOM

11' 0" x 14' 6" (3.35m x 4.42m)

This versatile reception room can be utilised in a variety of ways. It can accommodate a double bed with ample space for freestanding furniture, but the current vendors have utilised the room as a cinema room and home office, and it features a bank of double-glazed windows to the front elevation, offering pleasant views across the property's front courtyard and the village green. There is solid oak flooring, inset spotlighting to the ceiling, decorative coving, and fitted cupboards for additional storage.





DOWNSTAIRS W.C. / UTILITY ROOM

8' 0" x 4' 0" (2.44m x 1.22m)

The attractive porcelain tiled flooring continues through from the entrance hall into the downstairs w.c./utility room. This useful space features a high-quality Duravit two-piece suite which comprises of a wall-mounted low-level w.c. with concealed cistern and Hansgrohe push-button flush and a wall-mounted wash hand basin with Hansgrohe mixer tap. There is attractive marble-effect tiling to dado height on the walls, decorative coving to the ceiling, inset spotlighting, and a double-glazed window with obscure glass to the rear elevation. The utility area features space and provisions for an automatic washing machine and a vented tumble dryer. There is a fitted granite quartz work surface with matching upstand, and there are built-in, wall-mounted cabinets.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window to the rear elevation and oak doors providing access to four bedrooms and the house bathroom. There are two wall light points, three ceiling light points, and two loft hatches which provide access to useful, full-height attic spaces.



BEDROOM ONE

13' 0" x 13' 8" (3.96m x 4.17m)

Bedroom one is a generously proportioned, dual-aspect double bedroom with ample space for freestanding furniture. The window to the side elevation provides a fantastic open-aspect view towards Emley Moor Mast and the window to the front has a pleasant outlook across the property's garden and of the village green. There is decorative coving to the ceiling, a decorative dado rail with wall panelling beneath, a ceiling light point, two reading light points, and two vertical column radiators. The room benefits from built-in wardrobes with sliding mirrored doors, hanging rails, shelving, and internal LED motion lighting, as well as en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

6' 0" x 8' 4" (1.83m x 2.54m)

The en-suite shower room features a modern four-piece suite which comprises of a low-level w.c. with push-button flush, two wall-hung broad wash hand basins with Hansgrohe chrome mixer taps and vanity cupboards beneath, and a fixed frame shower cubicle with Hansgrohe shower and glazed surround. There is attractive tiled flooring and contrasting marble-effect tiling to the walls, inset spotlighting to the ceiling, an Xpelair extraction unit, a part-obscure glass, double-glazed window to the rear elevation, an anthracite column radiator, and a vanity mirror with warming backlight.





BEDROOM TWO

10' 9" x 11' 10" (3.28m x 3.61m)

Bedroom two is a double bedroom with ample space for freestanding furniture. The room features decorative coving to the ceilings, a decorative picture rail, and ornate wall decorations. There is a vertical column radiator, a smart ceiling light point with remote function, and a bank of double-glazed windows to the front elevation, which provides a pleasant view across the village green and of open countryside.

BEDROOM THREE

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room features a central ceiling light point, a radiator, and a double-glazed window to the rear elevation with pleasant views across the property's gardens.

BEDROOM FOUR

8' 8" x 5' 8" (2.64m x 1.73m)

Bedroom four is a well proportioned single bedroom which could be utilised as a nursery or home office. There is a double-glazed window to the front elevation which takes full advantage of the property's position with views across the village green and over rooftops. There is decorative coving to the ceiling, a ceiling light point, and a wall-mounted electric heater.





HOUSE BATHROOM

10' 2" x 8' 0" (3.10m x 2.44m)

The house bathroom is sure to impress, with a high-quality, modern, four-piece suite which comprises of a low-level w.c. with concealed cistern and push-button flush, a broad wash hand basin with Hansgrohe chrome mixer tap and vanity cupboard beneath, a double-ended freestanding corian bathtub with chrome mixer tap and separate handheld shower attachment, and a fixed frame shower cubicle with thermostatic rainfall Hansgrohe shower and glazed surround. The suite is of Duravit manufacture and there is attractive tiled flooring and stylish marble-effect tiling to the walls, inset spotlighting to the ceiling, integrated Bluetooth sound system inset into the ceiling, and an Xpelair extraction unit. The house bathroom also features an anthracite column radiator, a shaver point, a vanity mirror with glazed shelf and LED spotlighting, and a double-glazed, part-obscure window to the rear elevation.

EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a pillared, remote controlled entrance gate which provides access to the front courtyard, where there is ample parking for multiple vehicles. There are fabulous dry stone wall boundaries with a composite gate unit and external lighting. Immediately to the front of the property are two oak raised sleeper beds with inset lighting and well-stocked with flower and shrubs, and there is a bespoke, pitched roof, oak framed porch, ceiling light point, stone flagged flooring, and Cumberworth brick detailing. There are provisions for an EV point and an external tap to the front, and there is a gate which encloses the side and rear gardens.

PARKING

3 Parking Spaces

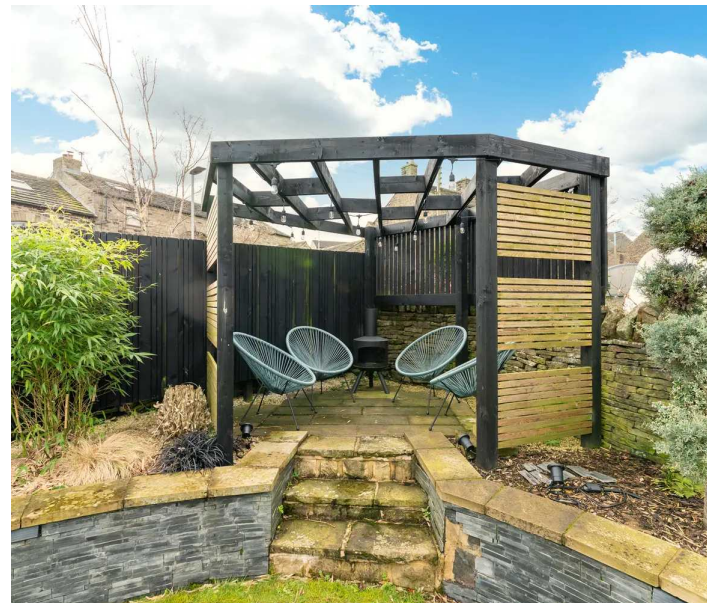
The gated front courtyard boasts ample parking for multiple vehicles.





REAR GARDEN

A stone flagged pathway proceeds down the side of the property to hard standing for a garden shed. The pathway continues to the rear garden which has been landscaped to feature various tiers of lawn garden with well-stocked flower and shrub beds. At the top of the garden is a pergola with lighting, while at the bottom of the garden is a stone flagged patio area, both of which provide ideal spaces for al fresco dining and barbecuing. There is ample external lighting, including recessed lighting to the retaining walls and flower bed lighting. There is also a double electric point, an external tap, and attractive dry stone wall boundaries.



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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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.

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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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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