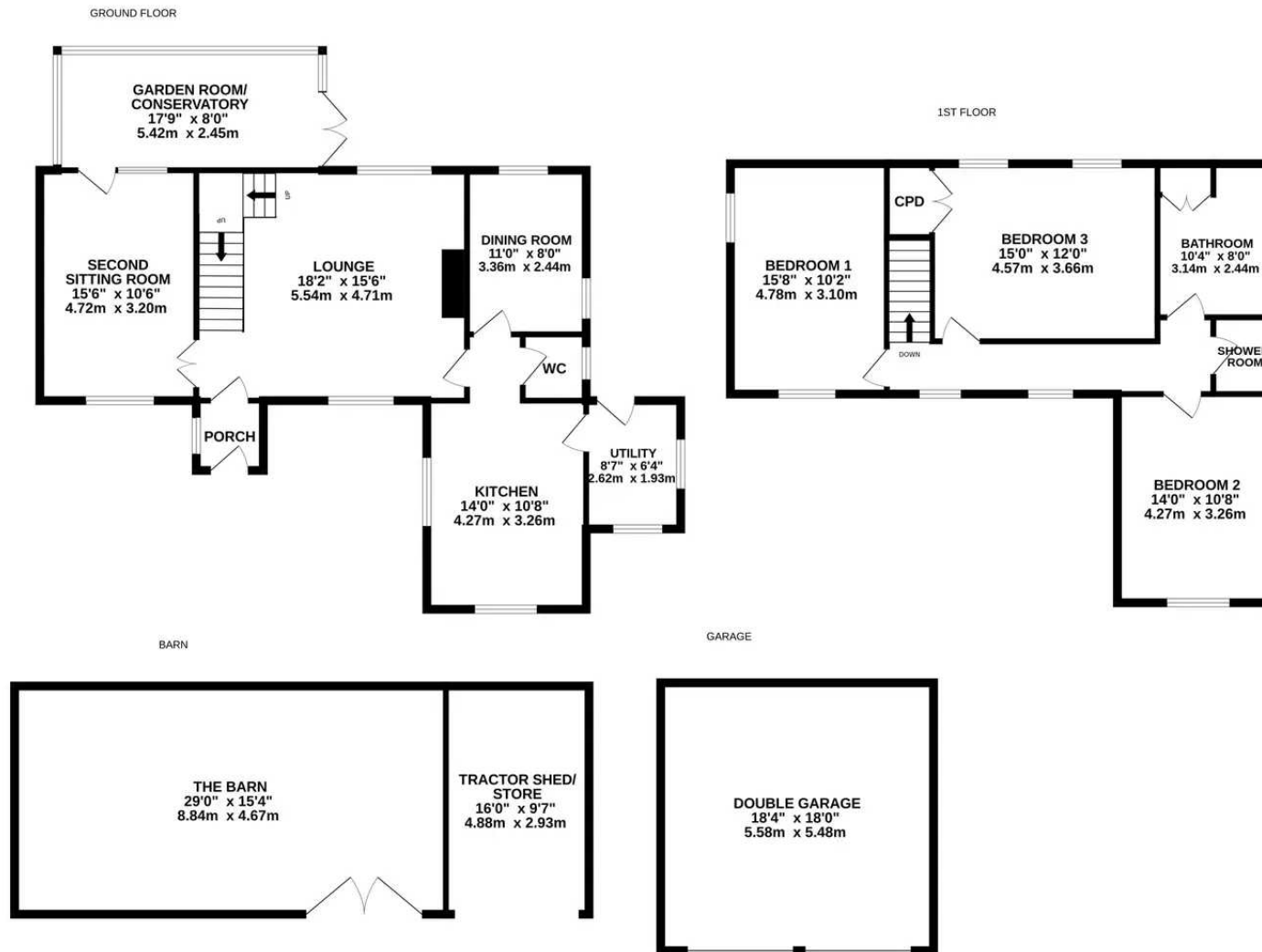




Rods Cottage

Off Pinfold Lane, Lepton, Huddersfield, HD8 0NB

Best & Final Offers Over **£580,000**



PINFOLD LANE

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**** THE PROPERTY IS OFFERED FOR SALE VIA THE BEST & FINAL OFFERS METHOD. ALL BIDS MUST BE SUBMITTED TO THE SELLING AGENT'S OFFICE NO LATER THAN 12 NOON ON THURSDAY 6TH JUNE 2024. ****

RODS COTTAGE IS A SUPERBLY LOCATED, DETACHED, THREE/FOUR-BEDROOM FAMILY HOME WITH AN ARRAY OF ROOMS, A SMALL BARN, A DOUBLE GARAGE AND OTHER OUTBUILDINGS, SET IN APPROXIMATELY 3.5 ACRES AND DOWN A LONG COUNTRY LANE, OFFERING SECLUSION, PRIVACY AND STUNNING RURAL SURROUNDINGS. JUST A FIVE-MINUTE DRIVE FROM THE MAIN ROAD LINKING HUDDERSFIELD TO WAKEFIELD, RODS COTTAGE IS A FORMER MILL, HAVING BEEN RENOVATED AND EXTENDED OVER THE YEARS AND BOASTING A VERY LARGE FORMER MILL POND, MOST OF WHICH HAS NOW GONE BACK TO NATURE BUT OFFERING A GREAT DEAL OF POTENTIAL TO EITHER RECREATE THE POND OR CREATE PADDOCKS. THE GARDENS AND GROUNDS ARE SIMPLY SUPERB AND THE HOME MUST BE VIEWED TO BE FULLY APPRECIATED.





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The property accommodation briefly comprises of entrance porch, lounge, second sitting room, garden room/conservatory, dining room/study, downstairs w.c., breakfast kitchen, utility room, three double bedrooms (one of which could be easily divided into two), a house bathroom, and a shower room. Externally, there is a double garage, a barn, open store, further store, and superb gardens and grounds.

Tenure Freehold.

Council Tax Band A.

EPC Rating F.



GROUND FLOOR

ENTRANCE PORCH

Enter into the property through an impressive door with iron furniture into the entrance porch, which features ceramic tiled flooring, a timber boarded ceiling, exposed stone wall, and a window to the side elevation. A timber and glazed door leads through to the property's accommodation.

LOUNGE

This lovely family room features windows to both the front and rear elevations. The window to the rear is of a particularly good size and offers a lovely view of the property's woodland and magnolia tree, while the window to the front features a pleasant window seat beneath and offers a long-distance view down the property's front gardens, of the lovely trees and shrubbery, and the stream passing by. The lounge features a central ceiling light point, a staircase leading up to the first floor level, and a beautiful exposed stone chimney breast and fireplace with stone flagged hearth, exposed stone backcloth, and stone cheeks; all of which is home to a multi-fuel burning, cast-iron stove.





SECOND SITTING ROOM

Twin doors lead through to the second sitting room from the lounge. This room features a window to the front, a lovely view out over the rear, a central ceiling light point, three wall light points, and a fireplace with raised marble hearth, attractive timber surround and is home for a gas, cast-iron stove with log-burning effect. A glazed door with glazed surround gives access through to the garden room, again with a pleasant outlook to the rear.

GARDEN ROOM / CONSERVATORY

The garden room/conservatory offers a pleasant outlook to the rear courtesy of glazing to all sides and a glazed roof. It is of a good size, has ceramic tiled flooring, an exposed stone wall, and twin glazed doors out to the rear gardens.

INNER LOBBY

From the lounge, a doorway leads through to an inner lobby. Here, access is gained to the downstairs w.c., dining room, and kitchen.

DOWNSTAIRS W.C.

The downstairs w.c. features an obscure-glazed window, a low-level w.c. with push-button flush, and a wash hand basin.



BREAKFAST KITCHEN

The breakfast kitchen features a wealth of units to both the high and low level, a large amount of working surfaces with decorative tiled splashbacks and incorporating an inset one-and-a-half-bowl, stainless steel sink unit with mixer tap over. The kitchen also features a built-in NEF electric oven, a built-in NEF electric hob with canopy-style extractor fan over, space for a fridge freezer, a breakfast bar, inset spotlighting to the ceiling, and a vast number of windows to two sides offering lovely views out over the gardens and beyond. A doorway then leads through to the utility room.

UTILITY ROOM

The utility room features plumbing for an automatic washing machine, units to both the high and low level with working surfaces and a stainless-steel sink unit, dual-aspect windows, and an external door.

DINING ROOM / STUDY

The dining room/study features dual-aspect windows providing pleasant views over the property's rear gardens and beyond, and there is a ceiling light point.





FIRST FLOOR

FIRST FLOOR LANDING

A staircase rises from the lounge to the first floor landing, which is of a good size, features two windows with lowered window seats beneath and providing a pleasant view out over the property's front gardens, wall light points, and has doors providing access to three bedrooms, the house bathroom, and a shower room.

BEDROOM ONE

Bedroom one is a good sized double bedroom with dual-aspect windows providing pleasant outlooks and a ceiling light point.

BEDROOM TWO

Bedroom two is another good sized double bedroom with characterful, dual-aspect windows providing views to two sides, and two ceiling light points.



BEDROOM THREE

Bedroom three is another double room with a built-in cupboard and twin windows. Please note that it is believed that this room was at one time divided in two, which could easily be done so again to provide bedrooms 3 and 4. Both rooms would be good sized single bedrooms.

HOUSE BATHROOM

The house bathroom features a three-piece suite which comprises of a panel bath, a pedestal wash hand basin, and a low-level w.c. with handle flush. There are useful built-in storage cupboards and a bank of obscure glazed windows.

SHOWER ROOM

The shower room features a two-piece suite comprising of a pedestal wash hand basin and a fixed frame shower cubicle with thermostatic shower. There is tiling to the walls and an obscure glazed window to the side elevation.





EXTERNAL

Externally, Rods Cottage stands in approximately 3.5 acres and is approached via long, rural lane, which affords a huge amount of privacy and seclusion. The property's driveway is entered via a broad timber gate, is gravelled, and provides a huge amount of parking and turning space. Viewing this property will establish just how special this location is, with footpaths from the lane providing easy access to wonderful rural walks, including to Whitley Willows, and with Lepton village being a relatively short walk away. Offering fantastic commutability, the property also has good access to the motorway network and to the fast mainline train to London from Wakefield.

While out in the gardens, one can usually hear the gentle babbling brook passing through. The gardens are exceptional and have been superbly planted and maintained over the years to offer a delightful, mature setting with lawn areas, beds and borders, and a huge amount of mature shrubbery and trees. To the rear and side of the home are additional paved areas and a greenhouse to the rear of the garage. To the side of the property is a former railway carriage/store, which is an attractive timber and iron building used for general storage purposes but could also make an ideal home office. Here, you will also find an orchard with mature fruit trees.

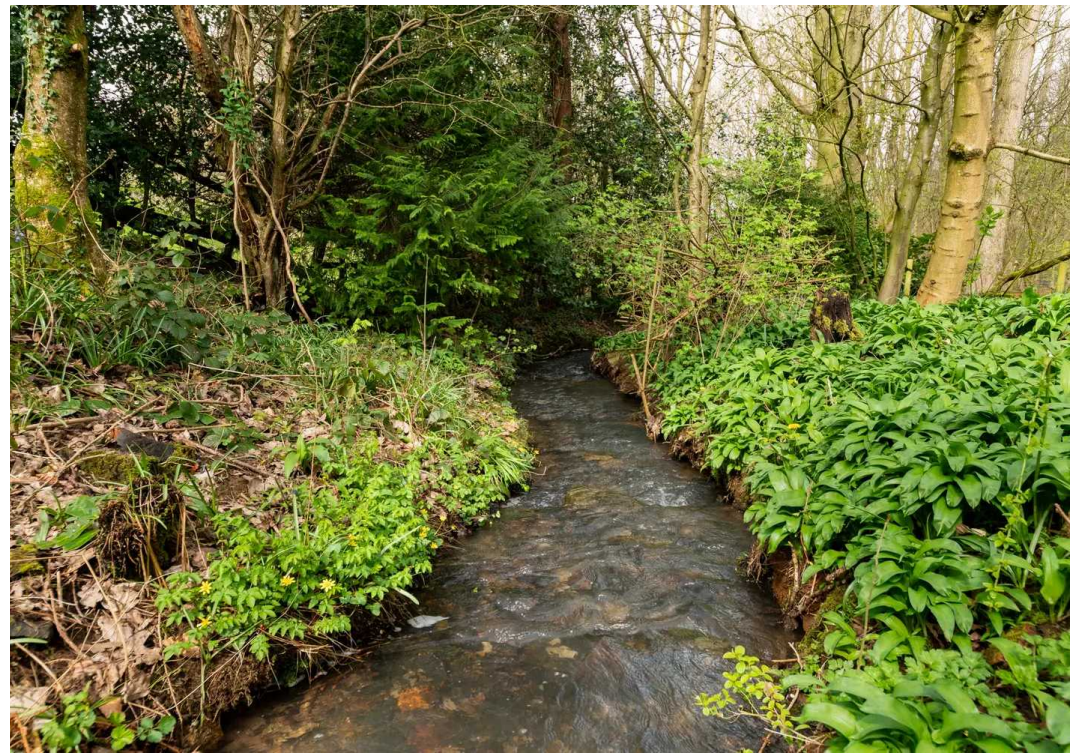
The remaining land is quite simply superb and was at one time a large mill pond, due to the property itself being an old mill. The pond was drained many years ago and, over time, the space has been taken hold by trees and shrubbery, but could be reinstated as a fishing/recreational pond, turned into paddock land, or a combination of the two. There is an enclosed vegetable garden, and the gardens as a whole provide a fabulous haven for wildlife. Only by viewing can one fully appreciate the size, beauty and tranquillity of this location. Time (and suitable footwear!) are required to fully enjoy.

DETACHED BARN

The detached barn has been used for a variety of purposes and could be easily converted to stabling if so desired. There are workshop-style doors which give a broad access to the good sized barn, with particularly high ceiling light and roof lights within. The barn is of a particularly good construction and has concrete flooring. Adjoining the barn is an open-fronted tractor shed/store.









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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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