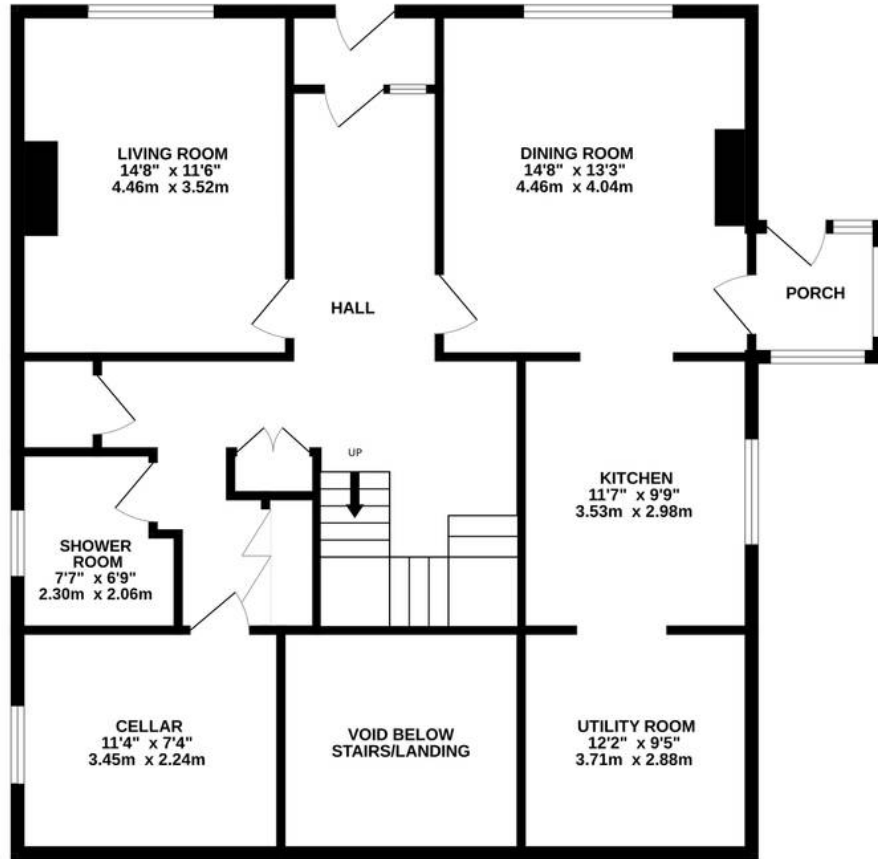




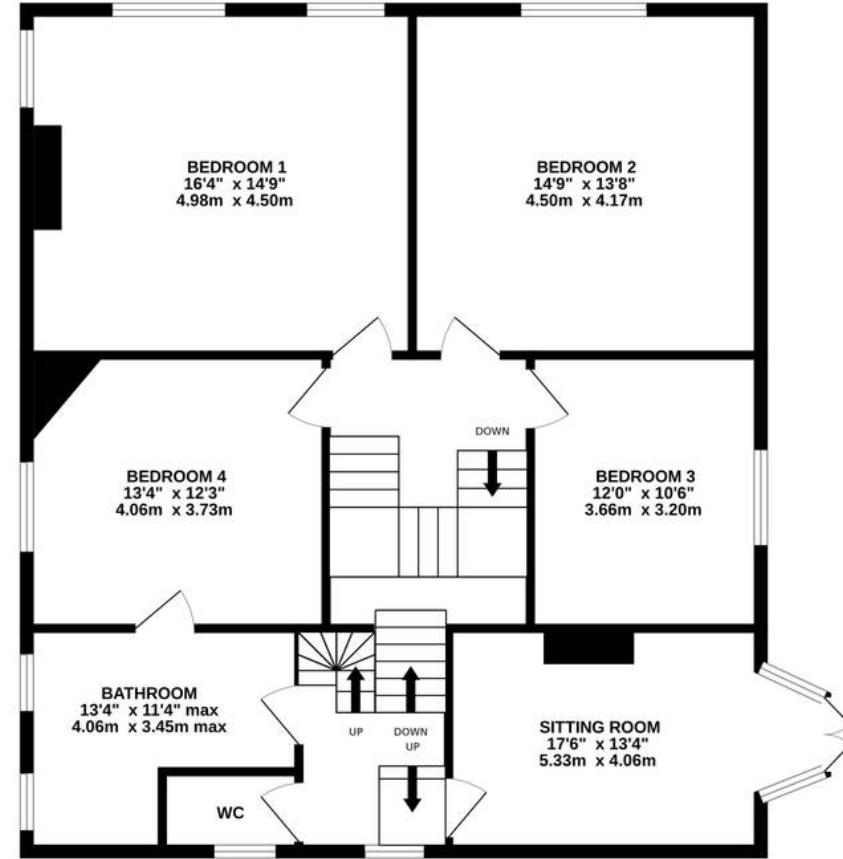
88 Lamb Hall Road, Huddersfield
Huddersfield

Offers in Region of **£675,000**

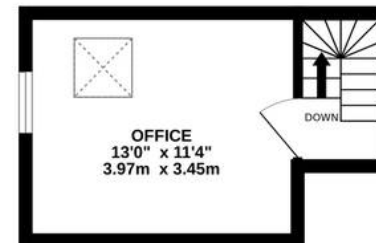
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LAMB HALL 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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Simon Blyth
ESTATE AGENTS



88 Lamb Hall Road, Huddersfield

“Longwood Edge” which has been enjoyed as a family home by the current owners, is a former textile mill owner’s residence of circa 3000 sq ft , with significant historical connections. Constructed in the early 1800’s, the property has been painstakingly and meticulously restored, combining retained original features with first class fittings, modern technology and engineering systems meeting current standards. Standing slightly elevated from the road and surrounded by mature trees guarantees almost complete privacy but means that a viewing is vital if the scope and quality of the house and its landscaped gardens are to be appreciated. Enjoying a lovely Southerly aspect with views across the Longwood valley, this is one of the most desirable and picturesque locations in the district. This Grade 2 listed house and its accompanying Coach-House (garage) circa 500 sq ft were built in the early -19th Century of hammer dressed stone and offer a generous level of accommodation, standing in circa one third of an acre of formal and natural wooded gardens. Externally, there are gardens laid out to the front, side and rear with the first floor sitting room having direct access to the side garden. The former coach House is now a tandem garage which has a useful mezzanine workshop area above. The property occupies a semi-rural location yet is within easy reach of local shops, schools and is just minutes from J23 & J24 of the M62.



GROUND FLOOR.

A timber panelled and glazed front door opens into an entrance vestibule and from here a further timber and glazed door opens into the hallway.

Entrance hallway

This has a lovely period leaded and glazed display cupboard with storage beneath. There is a large, fitted cloaks cupboard with bi-fold doors, cloaks rail and adjoining storage cupboards. There is also an inset display niche with 'floating' glass shelves and a walk in storage room with shelving. The ceiling has two oak beams, spotlights and recessed LED down lighters.

From the hallway, access can be gained to the following rooms: -

Downstairs Sitting Room (3.51m x 4.47m)

This has two mullioned vertical sliding sash windows with original painted timber panelling below and at the sides, framing views over the front garden and the Longwood valley beyond. There is an oak beamed ceiling with inset down lighters, and as the main focal point to the room, a fireplace with timber mantle and surround, floral inset tiles and a coal-effect gas fire on a tiled hearth.



Dining Room (4.04m x 4.47m)

Across the hallway from the Sitting Room, the Dining Room enjoys a similar aspect through two similar sash windows. Central heating radiators are positioned either side of the windows so that the attractive, original timber panelling is not obscured. The ceiling has two original oak beams and three lighting points. The flooring is Karndeane on timber.

The main focal point of the room is a stone fireplace with inset tiles and a Nestor Martin Stanford 13 multi-fuel stove which rests on a stone hearth. To one side, a timber and glazed door gives access to a side entrance porch (1.95m x 1.72m) with hardwood timber glazed external door, windows, and glazed pitched roof. The floor and window cills are of quarry tiles. The external door opens onto the stone flagged garden paths.

Kitchen (2.97m x 3.53m)

Located to the rear of the Dining Room and open to it, it has a timber, glazed, opening window in the side elevation, above the sink. The Karndeane flooring continues through, the ceiling has recessed LED downlighters. The walk-in pantry has fitted shelving and storage drawers below. The kitchen is fitted out with a range of dove grey shaker style base and wall cupboards, drawers and an illuminated glazed display cabinet. The base cupboards support Silestone worktops and matching splashbacks. There is an inset one and a half bowl stainless steel sink with chrome mixer tap.

There is a Miele electric fan assisted oven, a Miele four ring gas hob and an Elica stainless steel extractor hood above. A built in Miele combination oven and microwave, an integrated Bosch dishwasher and an integrated Bosch fridge complete the kitchen fixed equipment. There is a range of twin socket electrical outlets round the three working sides.

To the rear of the kitchen, a door opening leads through to a barrel-vaulted utility room.





Utility Room (2.87m x 3.71m)

The Karndean flooring, shaker style cupboards and Silestone worktops continue through to the Utility room. One worktop contains a single inset stainless-steel drainer sink with chrome monobloc tap and below are an integrated Gorenje freezer, integrated Bosch washing machine, and a Worcester Bosch gas fired central heating boiler. The other L-shaped range of cupboards with Silestone worktop is used for crockery and general storage. The end wall of the utility room contains useful period stone keeping niches used for display. The room is illuminated by two LED light fittings, and it has a range of twin socket electrical outlets.

Shower Room (2.31m x 2.06m)

This has a pair of mullioned, opening timber windows with timber panelling and window seat. It has recessed downlighters, an automatic light, shaver socket and an Airflow- iCon extractor fan venting to outside. The floor is ceramic tiled, the walls are part tiled, some to full height and the room is fitted with a ladder style Zehnder Typhoon heated towel rail, with electric heating on a timer for summer operation. A glass enclosed shower cubicle (1200mm x 900mm) by Matki, contains a flush ceiling mounted 'rainwater' showerhead and separate hand spray. The digital shower by Clearwater can be operated both internally and externally, allowing the water to be turned on before entering. The suite comprises a wall hung Villeroy & Boch W.C. with concealed Grohe cistern and a wall hung Villeroy & Boch vanity unit incorporating a washbasin with chrome Hansgrohe monobloc tap. Above the washbasin is an illuminated mirror.



Ground Floor Keeping 'Cellar' (3.5m x 2.3m)

Is unheated, has a single timber glazed window with vent, stone keeping niches, stone tables and retains the original stone flagged floor. An upright freezer occupies an alcove at one end and the room is fitted out with shelving and wine racks. The lockable teak timber hinged cover of a domestic water well is set into the stone flagged floor. It no longer supplies water to the house.

Staircases to First Floor.

An initial flight of 7 stairs leads to a half landing with an original Victorian four-panel etched glass laylight ceiling admitting natural daylight to the area. To the left, a further flight leads towards a landing at the front of the house and the bedrooms.

To the right, stairs lead via an original timber panelled archway to another landing at the rear of the house flooded by natural daylight from a double-glazed pitched roof utilizing Heritage-style Patent glazing bars.

The tall window in the rear wall has sections of original blue and red coloured glass and a tiled alcove for displaying plants. There is also a staircase with useful storage beneath, rising to the office over the bathroom. From the landing access can be gained to the following;





FIRST FLOOR

Sitting Room (5.33m x 4.06m)

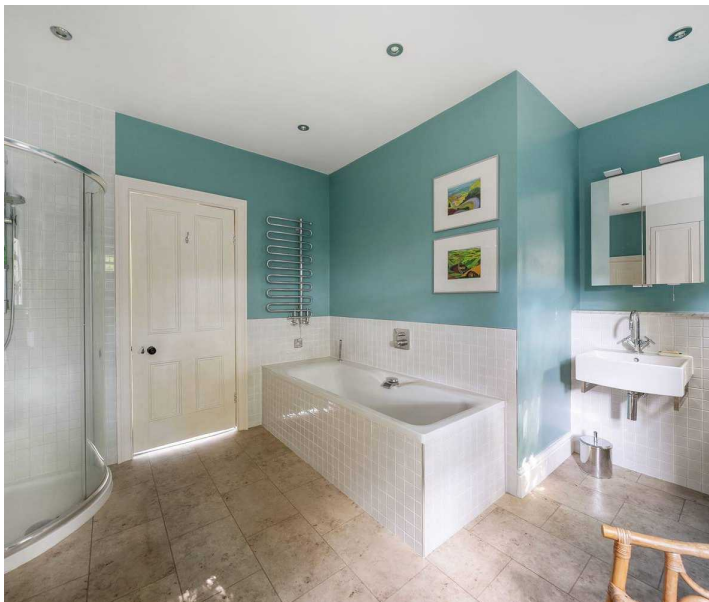
Accessed from the rear landing, the sitting room has a bay which is fully glazed, floor to ceiling, incorporating French doors opening out onto the side garden and flooding the room with natural light. The high ceiling (3.1m) has an ornate, original ceiling rose, ceiling cornicing and a picture rail. The carved, full height painted timber internal framing of the bay is original and matches the design of the carved mahogany fire surround. The tiled fireplace and hearth contain a working solid fuel open Baxi fire.

W.C. (1.1m x 1.98m)

Accessed from the rear landing it has an opening window in the rear wall, a Zehnder heated towel rail / radiator and recessed ceiling lights. The W.C. suit comprises a vanity unit incorporating a wash basin and chrome monobloc taps, and a wall hung Villeroy & Boch W.C. with concealed cistern.

Bathroom (4.06m x 3.45m)

This can be accessed either from the rear landing or bedroom 4. It has a timber vertical hung sash window with original panelling to the sides and below, lighting is by recessed ceiling downlights. The double ended steel, enamelled bath has wall recessed mixer taps and a separate hand shower. The corner shower cubicle has a chrome shower fitting and ceiling mounted extract fan, venting to outside. The wall hung Villeroy & Boch wash basin has a chrome mixer tap. The adjacent wall hung WC has a concealed cistern and Grohe flush. Above it is an illuminated, wall hung mirrored cabinet. The bathroom contains a fitted linen cupboard.



Bedroom 4 (3.73m x 4.06m)–Is a double bedroom with mullioned opening windows with timber panelling and window seat, it has a corner decorative fireplace with cast iron inset and a single ceiling light point.

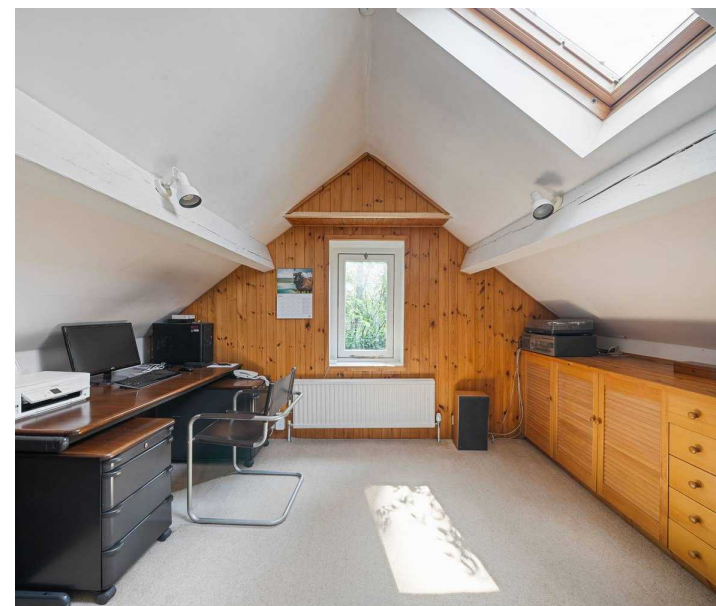
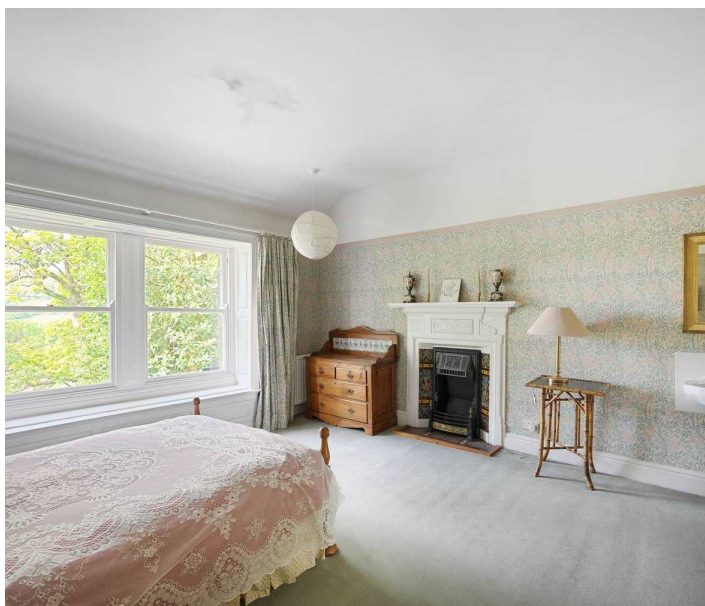
Bedroom 3 (3.66m x 3.2m)– A double bedroom with a pair of timber windows overlooking the side garden. It contains a hand wash basin with a tiled splash back mounted on a storage cupboard, a shaver socket and a single ceiling light point. A retractable aluminium ladder provides access to a load bearing, floored, loft area spanning the whole of the space above bedrooms 3 and 2 providing versatile storage space or playroom.

Bedroom 2 (4.17m x 4.67m)– A large front facing double bedroom with 2 timber sliding sash windows and original timber panelling providing panoramic views across the Longwood Valley to the Pennines beyond. There is one single ceiling mounted light point, a pedestal hand wash basin and an original decorative tiled cast iron fireplace with tiled inset hearth.

Bedroom 1 (4.98m x 4.5m)– A large front facing, double bedroom, adjacent to bedroom 2, with 3 timber sliding sash windows and original panelling provides plenty of natural light and panoramic views over the Longwood and Colne valleys. It has 6 recessed ceiling downlighters and an original highly decorated cast iron fireplace, on a tiled hearth.

SECOND FLOOR.

Office (3.45m x 3.96m)– Accessed via a timber staircase and directly above the bathroom, the Office (formally the Maid's bedroom) has a pitched ceiling, timber pivot opening window in the gable wall overlooking a lawn and a Velux roof window. It has timber roof beams and a range of timber cupboards, drawers and a timber work surface running the full length of the room. Storage shelves fill the opposite gable wall. Should the need arise, the room could be used as a bedroom again.



EXTERNAL

Front Garden

A flight of wide stone steps with wrought iron handrail gives access from the road to a stone flagged pathway leading to both the main entrance door and the side porch. The front path is bounded by barley twist edging and arrowhead wrought iron railings. It is planted with a mature holly tree, bushes and flowering shrubs.

Side Garden

The beautiful side garden is a large hidden gem accessed by a flight of 3 stone steps through a gateway with stone gate pillars. It has lawned areas, rockeries, mature trees, shrubs and flowers.

Stone steps lead to an upper area stone flagged patio with access from the Upstairs Sitting Room via French doors. A raised ornamental pond (5.5m x 1.2m av.) is stocked with Koi Carp Golden and Blue Orfe and Goldfish. The pond is equipped with an automatic filtration system and a pumped waterfall feature. Above the pond and lawn is a large, glazed greenhouse (8.96m x 2.79m) against the brick wall dividing the side garden from the formal woodland above. The greenhouse contains a mature Black Hamburg Grape vine which can provide in the region of 50 bunches of eating grapes each year. Raised and floor level beds in the greenhouse are used for growing tomatoes, flowers and other vegetables under glass. The greenhouse has doors each end, two opening windows and 5 solar powered roof ventilators. It has electric power and lighting. A paved area within provides a pleasant area to sit in and enjoy the wonderful surroundings. Integral with the greenhouse is a garden store (2.48m x 1.82m) fitted with a bench and storage for equipment etc. A second door from the store leads to a small, paved patio seating area, sheltered from the afternoon sun by mature trees.



The Tandem Garage

Accessed separately from Lamb Hall Road is the former coach house and stables, now garage and workshop. Measuring 9.22m x 4.03m, this generous space can accommodate two cars one behind the other. There is a tall electric insulated sectional door at one end, a courtesy door to one side, and glazed timber windows to the two longer elevations. Fixed and mobile workbenches and storage shelves line two walls and at the far end of the garage there is a single drainer stainless steel sink with hot and cold water, together with a low flush WC.

The building has its own 3-phase electrical supply and fuse boards with plenty of single-phase electrical sockets and a good level of lighting.

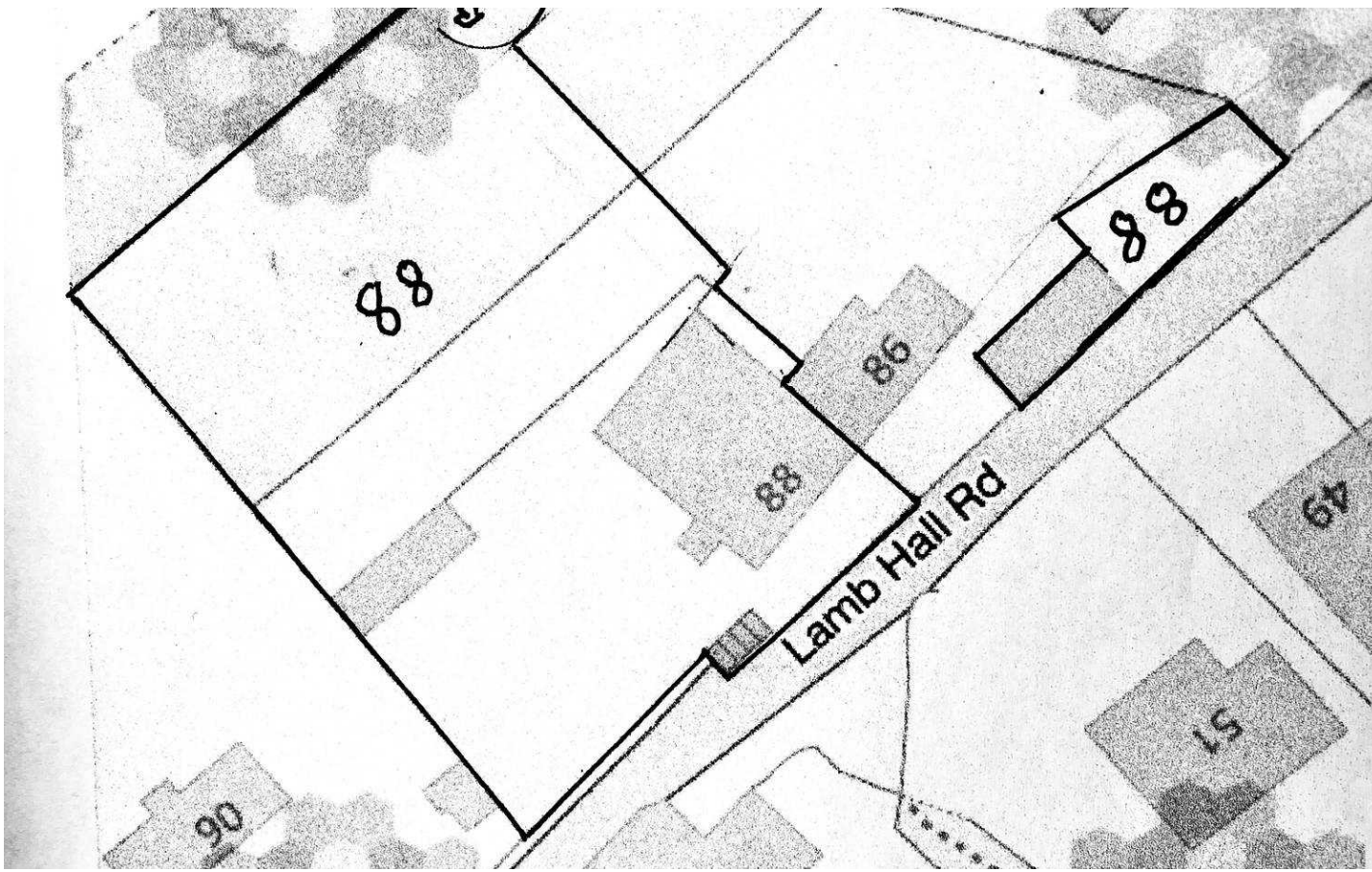
To one side, a flight of stone steps leads to a first-floor mezzanine area which measures 4.01m x 2.59m with a glazed timber, mullioned window in the gable wall. The area is fitted out with work benches and currently contains woodworking equipment. It has ample 1ph. electrical power and lighting. The 3-ph. electrical supply would provide an ideal source of power for a rapid charging point for an electrical vehicle

The mezzanine area provides access to a further load bearing, illuminated floored area in the roof space (7m x 4m). Used for storage.

Additional Parking

Stone gateposts lead off Lamb Hall Road to a stone studded driveway which provides access to the main garage door and separate access to No. 86 Lamb Hall Road. The area is owned by No. 88, the owners of No. 86 have access across it, the right to park 2 cars in the yard and are obliged to share the cost of maintenance. There is parking for one car in front of the garage door and storage for wood fuel against the roadside wall.





TECHNICAL STUFF.

Central Heating—A gas fired Worcester Bosch Greenstar condensing central heating boiler with a rated output of 40.8 kW (136,500 BthU /hr) is installed in the downstairs utility room. The heating system has 3 separate switched zone valves, enabling one or more heating zones to be operational simultaneously and 1 domestic hot water zone valve, all are operated via a Nest programmable thermostatic controller and a smartphone app. The central heating boiler was last serviced on 05.06.2024.

Smoke Alarms— Ceiling mounted Nest smoke and CO alarms are fitted in the kitchen, the downstairs hallway and the upstairs stairwell. The Nest system self-checks, monthly.

Wi-Fi —The router is fitted in the upstairs lounge. The supply is copper from the telephone network. Because of the thickness of the walls, Wi-Fi signals are distributed through the house by a Devolo Local Area Network utilising the property's electrical distribution system.

Fenestration— The "atrium" style glazing above the rear staircase consists of 'Heritage' glazing bars by The Standard Glazing Co with 'Dual-Seal' double glazing units. The 4 Victorian Laylights above the front staircase have 4 double glazing units mounted in timber frames directly above them, to minimise heat loss. Windows in habitable rooms have double glazing units in timber frames.

Gas— Mains natural gas is supplied to the house via a meter located in a kitchen cupboard. In addition to the CH boiler referred to above, a gas fire in the downstairs sitting room is also supplied. CH boiler and fire were serviced and tested on 05.06.2024.

Electricity — The electricity meter for the house is in an externally accessible meter box behind the porch. The distribution board is wall mounted in the downstairs utility room. The distribution board was renewed in March 2022 when the entire distribution system was inspected and tested, the next test is due in March 2027. The garage has a separate metered 3ph electrical supply and distribution fuseboard located in a ground floor cupboard. The 1ph fuses supply lighting circuits and 2 RCCD protected 13A ring circuits. The 3ph fuse ways are not currently used but would be capable of supplying a rapid electrical vehicle charging point or other high current equipment such heavy duty workshop tools.

Water — Mains water is metered to the property, the meter is in the road adjacent to the flight of steps Isolation by a Surestop remote stop cock located in a kitchen cupboard. There is an excavated well inside the house, in the floor of the downstairs keeping cellar. The well water is not used but as a precaution, the water level is maintained by a float operated submersible pump, discharging to a sewer drain outside.

Effluent Drainage —The house and garage are on combined rainwater / sewage systems, discharging individually into the sewer in the road.

Security Systems— See Agent for details. Alarms were last serviced and tested on 10.08.2022.

Size Of Property

(Calculated by summing the internal dimensions of individual rooms and circulation areas)

Ground Floor: 131 sq. m. (1410 sq. ft.)

First Floor: 133 sq. m. (1432 sq. ft.)

Second Floor: 13.7 sq. m. (147 sq. ft.)

TOTAL: 278 sq. m. (2989 sq. ft.)

Garage: 47.6 sq. m. (512.4 sq. ft.)

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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 - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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