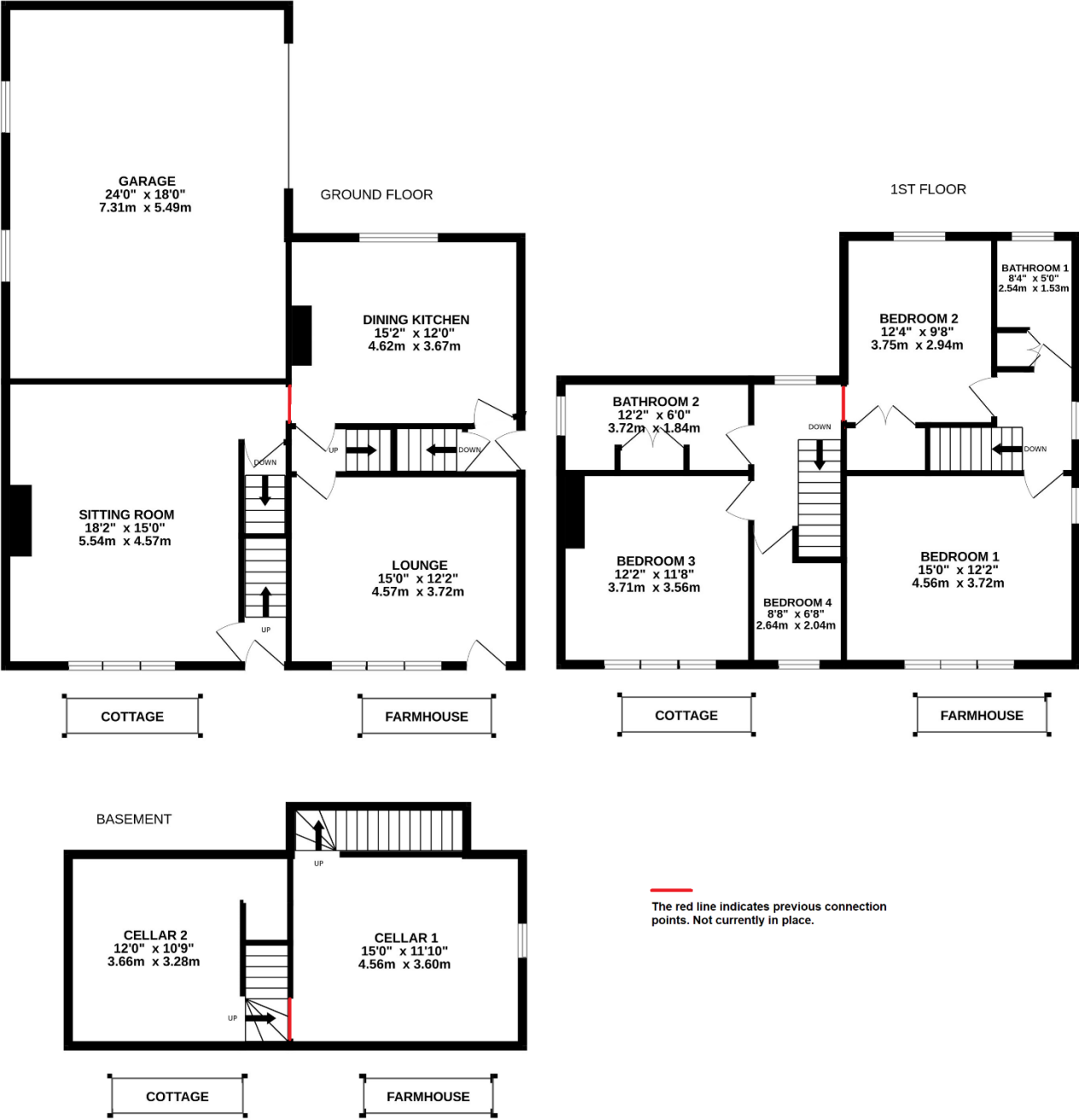


**Simon Blyth**  
ESTATE AGENTS



**CROFT BOTTOM FARMHOUSE & COTTAGE, FULSTONE, HD9 7DL**



CROFT BOTTOM FARMHOUSE AND COTTAGE

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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## PROPERTY DESCRIPTION

In the outstanding hamlet of Fulstone between New Mill and Stocksmoor it is rare to find a detached period home that requires some rejuvenation but that has also been used as two separate properties for many years and with a workshop and garage to the rear offers a huge amount of potential to create a large substantial detached home or to delightful well positioned properties. With driveway, pleasant gardens and astonishing views the property has been in family ownership for well over 55 years. It is important to view to establish how well the properties are connected and the scope which is available particularly incorporating the current garage / workshop and even the possibility of extending above, all of course subject to the necessary consent.

Please note that the property is available by the best and final offers method. All bids to be submitted to the Holmfirth office no later than Monday 22<sup>nd</sup> July 2024 at 12 noon.

**Offers Over £500,000**

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## FARMHOUSE

### ENTRANCE

Side entrance door is a timber and glazed door which gives access through to a lobby and a further timber and glazed door leads through to the dining kitchen.

### DINING KITCHEN

*Measurements – 15'2" x 12'0"*

The dining kitchen has a wonderful view out over the property's rear driveway and fabulous rural scene beyond over neighbouring farmland looking over towards Thurstonland. The room is of a good size and has a run of kitchen units with stainless steel sink unit, electric cooker point, extractor fan, appropriate decorative tiling and attractive fireplace with gas fire. This fire is also home for the gas fired boiler located behind.



## LOUNGE

*Measurements – 15'0" x 12'2"*

The lounge has an entrance door to the front, a bank of mullioned windows with the upper portion being obscured, coloured leaded glazing. There is a number of wall light points, coving to the ceiling and a pleasant view out over the properties front garden and Hamlet scene beyond.



## FIRST FLOOR LANDING

Staircase rises to the first-floor landing. This has a window giving a lovely view out to the side and a doorway leads through to bedroom one.

## BEDROOM ONE

*Measurements – 15'0" x 12'2"*

This large double bedroom also has a window to the side giving a pleasant view and a bank of mullioned windows to the front once again with a pleasant view out over the property's front gardens. There is a coloured leaded glazing of a period design of the upper portion of the windows.



## BEDROOM TWO

Measurements – 12'4" x 9'8"

Yet again a large double bedroom with a super view out over the neighbouring fields. The room has a high ceiling height and a bank of cupboards / wardrobes with further storage cupboard above.



## BATHROOM

*Measurements – 8'4" x 5'0"*

The farmhouse bathroom is fitted with a three-piece suite which comprises low level w.c., pedestal wash hand basin and bath. There is tiling to the half-height, window giving a super view, shelved cylinder airing cupboard.

From the initial entrance lobby, a doorway gives access to a staircase leading down to the cellar. This we describe as cellar one.

## CELLAR ONE

*Measurements – 15'0" x 11'10"*

Stone steps lead down to a stone flagged floor, stone slab table, beams to the ceiling. There is a blanked off window to the front, window to the side and a blanked off external door which at one time had external steps leading up to the driveway. There is also an opening which shows access given through to cellar 2 which is located beneath the cottage, details of which are to follow.



## COTTAGE

Once again, the cottage is a sizeable home, and the floor layout plan shows what we believe to be previous connection points. If it was deemed desirable to join the two together. It should also be noted that there is a substantial garage / workshop to the rear which offers further accommodation potential subject to the necessary consents and could even be extended above to create even further substantial accommodation.

## ENTRANCE

The cottage has an entrance lobby with period style front entrance door with coloured and leaded glazing. There are beams to the ceiling and a doorway leads through to the sitting room.

## SITTING ROOM

*Measurements – 18'2" x 15'0"*

Once again, the sitting room has wonderful beams and timbers on display, a broad chimney breast, a gas fire with back boiler, period style mullioned windows to the front. This room is also fitted with a kitchen area which has quarry tiled flooring, stainless steel sink unit, working surfaces, plumbing for automatic washing machine, space for a fridge and electric cooker point. Doorway gives access down to cellar number 2.







## CELLAR TWO

*Measurements – 12'0" x 10'9"*

Stairs lead down to a half landing where it is believed the doorway used to go through to the left hand side to cellar 1. Cellar 2 as the photograph suggest is an art vaulted cellar and has a stone slab table and superb stone shelving. There is also a stone flagged floor.



## FIRST FLOOR LANDING

From the entrance lobby the staircase rises to the cottage first floor landing. On the floor layout plan attached the first-floor landing has a previous connection point through to the farmhouse. There is a window to the rear which when fitted with clear glazing would give a fabulous view out to the rear. The first-floor landing has a loft access point and beam on display.

## BEDROOM THREE (BEDROOM ONE OF THE COTTAGE)

*Measurements – 12'2" x 11'8"*

The bedroom is a large double room with beams and timbers on display. A broad bank of mullioned windows giving a pleasant outlook to the front.



### **BEDROOM FOUR (BEDROOM TWO OF THE COTTAGE)**

*Measurements – 8'8" x 6'8"*

A single room with an outlook to the front.

### **BATHROOM**

*Measurements – 12'2" x 6'0"*

The bathroom is of a particularly good size and has a window to the side. The bathroom comprises low level w.c., pedestal wash hand basin and bath with shower and glazed screen over. There is also a bank of inbuilt storage cupboards / airing cupboard with shelving.



## **GARAGE / WORKSHOP**

This which is attached principally to the rear of the cottage but also adjoins the farmhouse has a stone flagged floor, exposed stonework on the attached walls showing previous locations for windows and it has a good ceiling height. With high quality up and over door, windows to the rear and it offers a huge amount of scope but also acts as a particularly good garage and workshop.



## EXTERNAL

The property has to the side and rear a large tarmacadam driveway providing parking for four / five vehicles. To the front of the home there is a lovely shaped well-maintained lawn with privet hedging, dry stone walling and impressive tree. A pathway running along the front of both properties and pedestrian wrought iron gate. To the side there is a delightful lawn which enjoys a huge amount of privacy due to mature shrubbery and trees. It overlooks the fabulous parkland scene beyond and has flowering beds and borders.











### **ADDITIONAL INFORMATION**

In summary we have two characterful properties that were originally built to be two separate dwellings which at one time have been amalgamated into one and then brought back to be two separate dwellings. Interested parties should view the floor layout plan carefully and establish whether they would require:-

A - an extension

B – amalgamation of the two

C – to use as two independent properties

In this wonderful location and with stunning views it is rare to find a home that requires some rejuvenation with so much potential. It should be noted that the property has gas fired central heating and is majority double glazing.

The property is not listed.

Carpets, curtains and certain other extras may be available by separate negotiation.

Please note that the property is available by the best and final offers method. All bids to be submitted no later than Monday 22<sup>nd</sup> July at 12 noon.

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### **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **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 16:30

Sunday - 11:00 to 16:00

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