



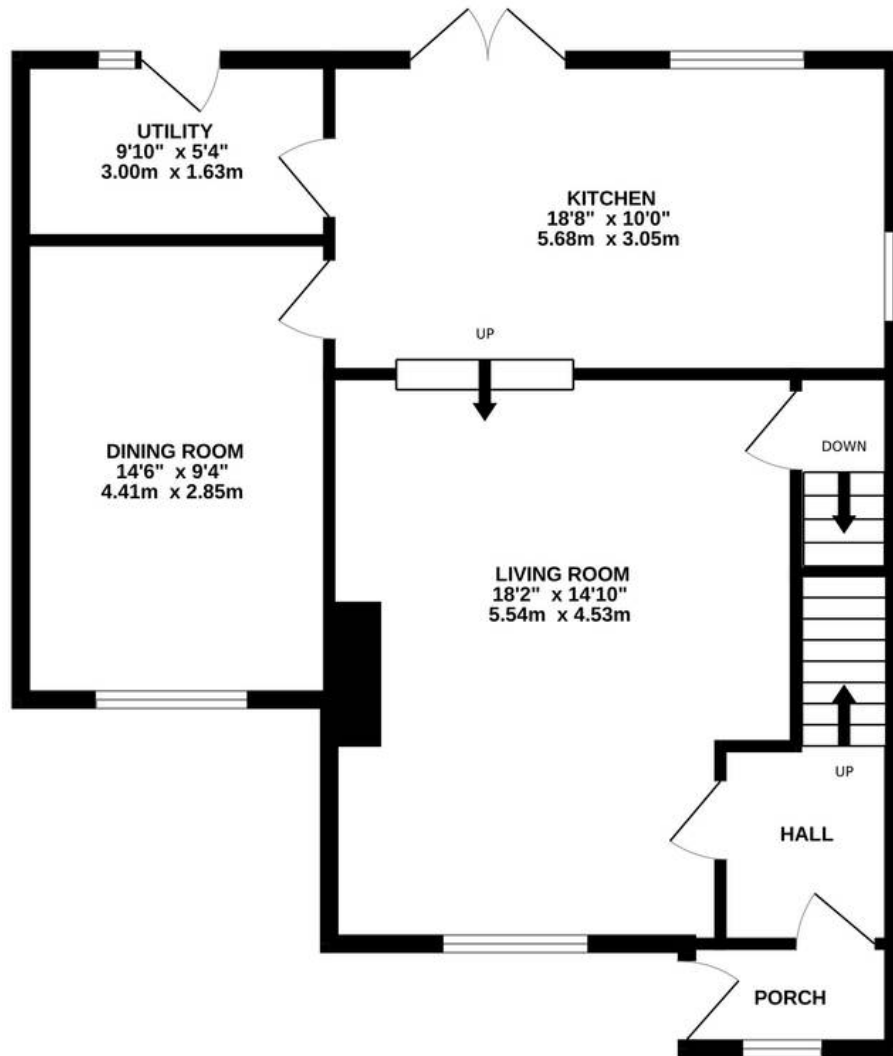
## 3 Marsh Cottages, Marsh Lane, Shepley

Huddersfield, HD8 8AY

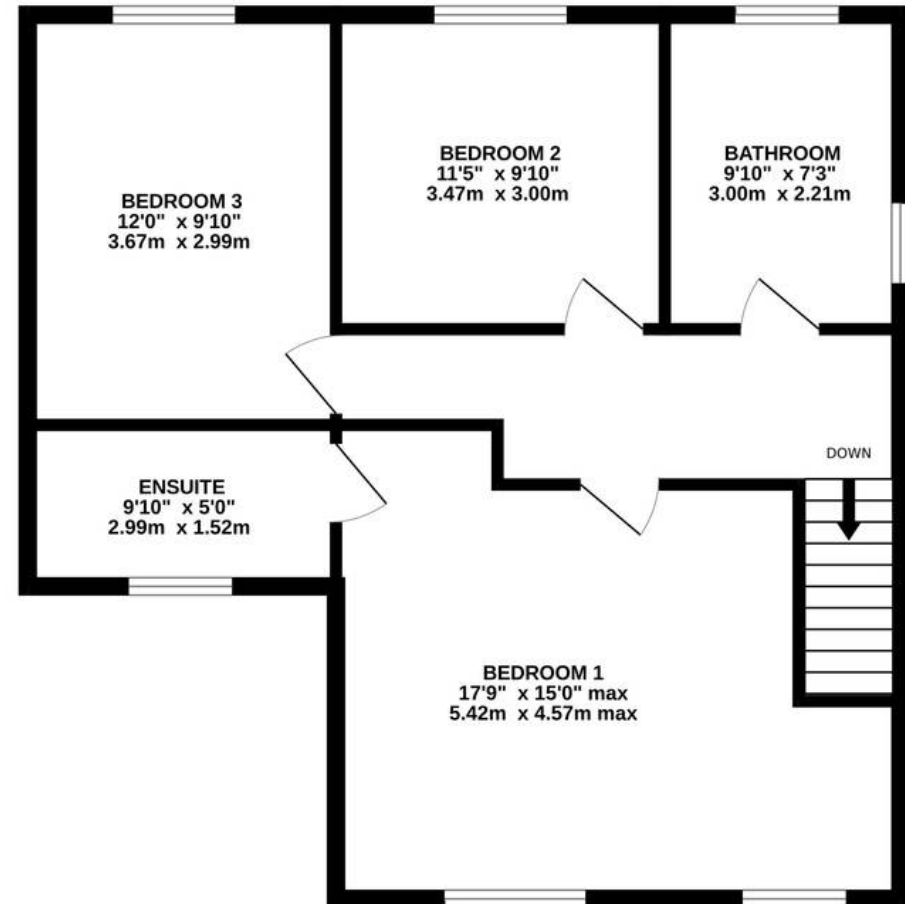
Best & Final Offers Over **£500,000**



## GROUND FLOOR



## 1ST FLOOR



## MARSH COTTAGES

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### 3 Marsh Cottages

Marsh Lane, Shepley,  
Huddersfield, HD8 8AY

A MOST RARE OPPORTUNITY TO ACQUIRE A PERIOD COTTAGE IN AN EXCEPTIONAL POSITION, NESTLED IN A PLEASANT HAMLET OF CHARACTER COTTAGES IN THE DESIRABLE VILLAGE OF SHEPLEY.

THE PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION, THREE DOUBLE BEDROOMS (WITH AMPLE SPACE TO CREATE A FOURTH BEDROOM IF REQUIRED) AND COMPLIMENTED BY GENEROUS GARDENS AND ADJOINING Paddock APPROX. 0.75 ACRES INCLUDING STABLES AND STORAGE/TACK ROOM, IDEAL FOR EQUESTRIAN USE.

THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.





The property accommodation briefly comprises of entrance porch, inner hallway, lounge with inglenook fireplace, second reception room/formal dining room, open-plan dining-kitchen and utility room to the ground floor. To the first floor there are three double bedrooms and the house bathroom, the principal bedroom having en-suite shower room facilities. Externally there is a hardstanding providing off street parking to the front with a detached garage and timber shed. To the rear is a flagged patio, spacious lawn, impressive bespoke treehouse, a pond, vegetable garden and the adjoining 0.75 (approx.) paddock with stables and storage, with electric and water supply and with separate gate access onto Marsh Lane.

Tenure Freehold.  
Council Tax Band E.  
EPC Rating E.









## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a solid timber door into the entrance porch, which features a ceiling light point, natural slate tiled flooring, and an attractive exposed stone wall with a multi-panel timber and glazed doors providing access to the inner hall. There is also a double-glazed window to the front elevation with terracotta tiled sill, which takes full advantage of the fabulous open-aspect views towards Emley Moor.

### INNER HALLWAY

The inner hallway is brimming with charm and character, courtesy of a partly exposed timber beam to the ceiling and exposed Yorkshire dressed stone walls. There is a carpeted stone staircase with wooden banister which rises to the first floor, a radiator, a ceiling light point, and a multi-panel timber door providing access to the lounge.

### LOUNGE

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the front elevation, offering fabulous open-aspect views across neighbouring fields and towards Emley Moor Mast. There are exposed timber beams to the ceiling, a central ceiling light point, two wall light points, and two radiators. Additionally, there is a stone archway which provides access to the open-plan dining kitchen and a multi-panel timber door which conceals a useful understairs cupboard and staircase descending to the lower ground floor. The focal point of the room is the inglenook stone fireplace with cast-iron Clearview multi-fuel burning stove set upon a raised stone hearth.





## OPEN-PLAN DINING KITCHEN

The open-plan dining kitchen enjoys a great deal of natural light which cascades through the dual-aspect banks of windows to the rear and side elevation. There are exposed timber beams and batons, double-glazed French doors with adjoining windows providing access to the rear garden, tiled flooring and skirting, a ceiling light point, inset spotlighting, a radiator, and multi-panel timber doors providing access to the utility room and the second reception room / formal dining room. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over which incorporate a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. There is space for a five-ring range cooker with canopy-style cooker hood over, and space and provisions for a dishwasher. There are glazed display cabinets, a plinth heater, and under-unit lighting.





## **SECOND RECEPTION ROOM**

This versatile space can be utilised in a variety of ways, including a home office, playroom, or formal dining room. There is a bank of double-glazed mullioned windows to the front elevation, again taking advantage of the lovely open-aspect views, and there are four wall light points and a radiator.

## **UTILITY ROOM**

The tiled flooring continues through from the open-plan dining kitchen into the utility room, which features space and provisions for an automatic washing machine and a tumble dryer. There is also fitted shelving, a ceiling light point, an extractor fan, a radiator, and an external door with adjoining double-glazed window to the rear elevation which provides access to the gardens. The utility room also houses the property's wall mounted boiler.



## FIRST FLOOR

### FIRST FLOOR LANDING

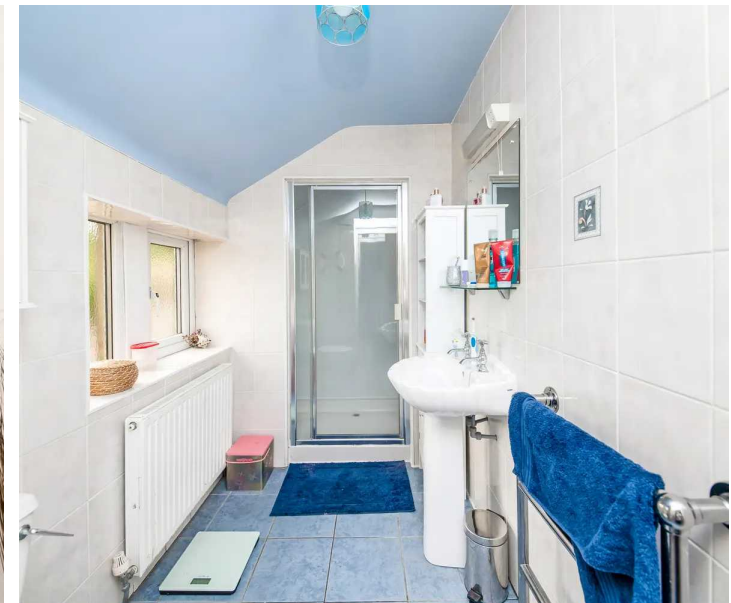
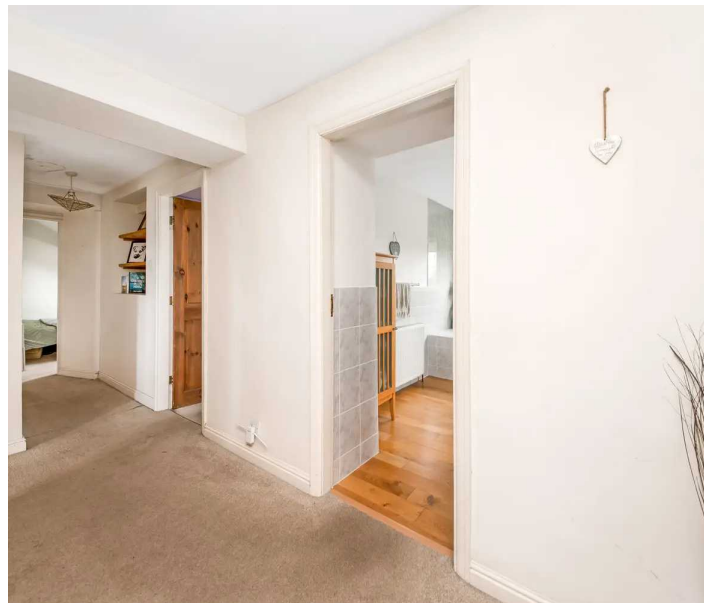
Taking the staircase from the entrance hall which rises to the first floor landing, there is a continuation of the beautiful exposed Yorkshire dressed stone wall. The landing features multi-panel timber doors providing access to three bedrooms and the house bathroom, two ceiling light points, a radiator, and recessed display shelving with oak shelves.

### BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two ceiling light points, two radiators, useful storage built in over the bulkhead for the stairs, and two banks of double-glazed windows to the front elevation which offer panoramic views across the valley and towards Emley Moor. A multi-panel timber door provides access to the en-suite shower room.

### BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a white three-piece suite which comprises of a fixed-frame shower cubicle with thermostatic shower, a pedestal wash hand basin, and a low-level w.c. There is tiling to the walls and floors, a ceiling light point, a chrome ladder-style radiator, a shaver point, an extractor fan, and a bank of double-glazed windows with obscure glass and tiled surround to the front elevation.







## BEDROOM TWO

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer fantastic open-aspect views across the rear gardens and of the paddock. There is a ceiling light point, a radiator, a pedestal wash hand basin with tiled splashback, and a loft hatch providing access to a useful attic space.

## BEDROOM THREE

Bedroom three is another double bedroom with ample space for freestanding furniture. There is inset spotlighting to the ceilings, a radiator, a central ceiling light point, and a bank of double-glazed windows to the rear elevation which take advantage of the property's semi-rural position.







#### HOUSE BATHROOM

The house bathroom features a modern, white, three-piece suite which comprises of a double-ended inset bath with tiled surround and showerhead mixer tap, a circular wash hand basin set upon a freestanding vanity unit with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is oak flooring, tiling to dado height and the splash areas, dual-aspect windows with obscure glass, and a ceiling light point.



## EXTERNAL

### FRONT GARDEN

The property is accessed via a private road which is nestled between Marsh Lane and Penistone Road. Externally to the front, the property features a flagged hard standing which could be utilised as parking. There is a log store shed and a stone flagged pathway leading to the front door. A gate encloses a further pathway leading to the rear garden, and there is a raised lawn area which proceeds to a chicken coop. Across the private road, there is a further gravelled hard standing which provides off-street parking for multiple vehicles. There is a timber double garage with lighting and power in situ, a further timber-clad shed for garden storage, and to the side of the garage is a concrete base which could be utilised as additional off-street parking or perhaps for a summerhouse or garden office. There are pleasant open-aspect views across the valley and towards Emley Moor.

### OFF STREET

3 Parking Spaces







## REAR GARDEN

Externally to the rear are gardens which are laid predominantly to lawn and are sure to impress. There is a private stone flagged patio which provides an ideal space for al fresco dining and barbecuing, well-stocked flower and shrub beds, and a super bespoke treehouse providing a fantastic recreational space for the family. The garden continues to a pond, a further stone flagged patio, and a raised decked area. From here, there are gates which provide access to the vegetable garden, which comprises of two raised beds and a shelter for a potting shed, and to the stables and hay store. The field (approx. 0.75 acres) features part-dry stone wall and part-post and rail boundaries, creating an ideal space for equine facilities. There are pleasant open-aspect views from the rear gardens of neighbouring fields and open countryside.









**\*\* 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 WEDNESDAY 31ST JULY 2024. \*\***

#### **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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#### **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**

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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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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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