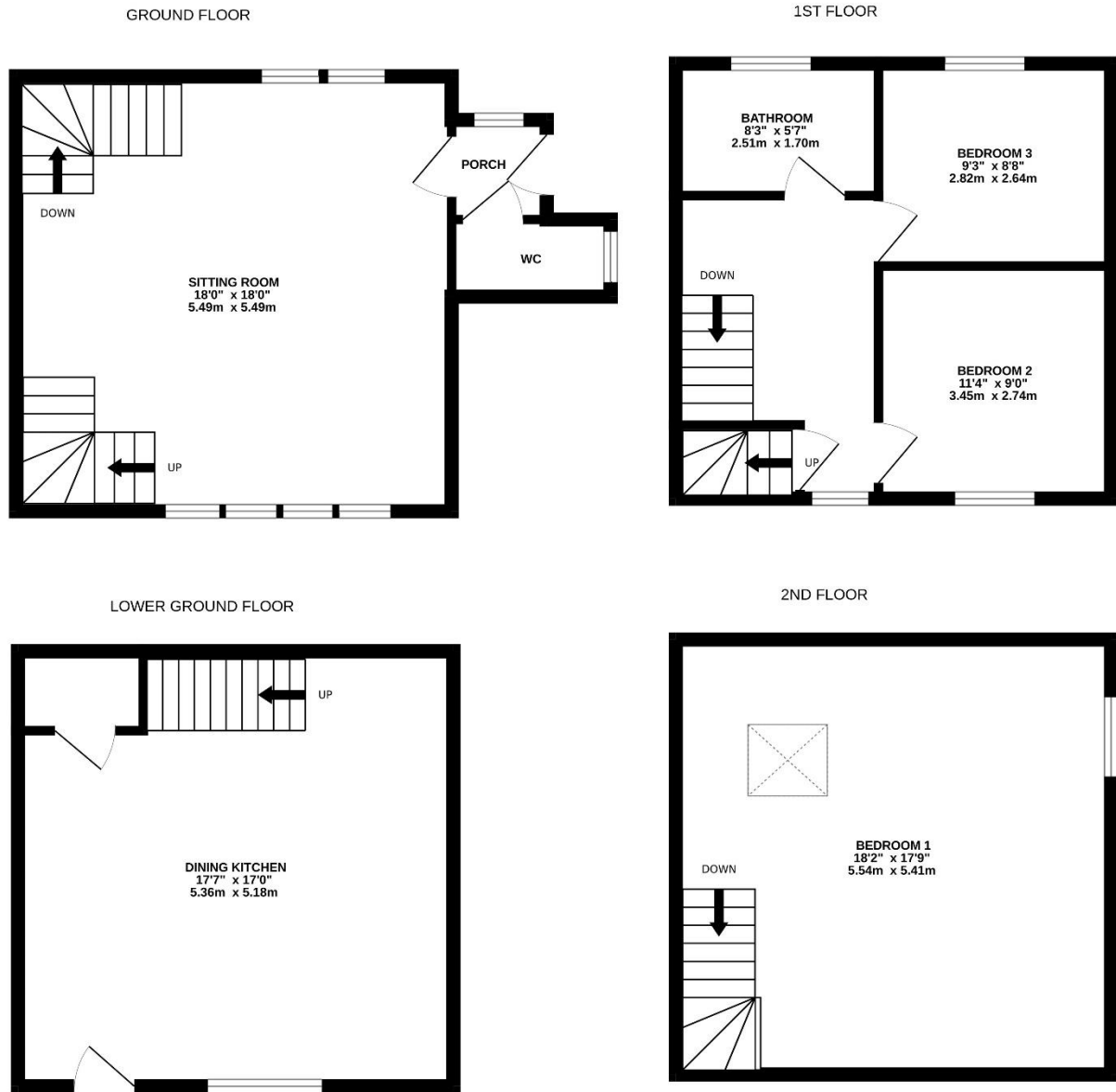


Simon Blyth
ESTATE AGENTS



LAVENDER COTTAGE, CUCKOO LANE, HD9 6AS



CUCKOO 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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PROPERTY DESCRIPTION

A BEAUTIFULLY LOCATED AND FULLY RENOVATED FOUR STOREYS PARTICULARLY LARGE THREE-BEDROOM COTTAGE WITH TWO PARKING SPACES AND AN UNUSUAL GOOD-SIZED GARDEN WITH TREMENDOUS FEATURES INCLUDING STONE FLAGGED FLOORS, BEAMED CEILINGS, MULLIONED WINDOWS AND A STUNNING ARCHED VAULTED LIVING DINING KITCHEN WITH DOOR OUT TO THE GARDENS. THIS HOME TRULY HAS MUCH MORE TO OFFER THAN MIGHT FIRST BE APPRECIATED WITH A DRIVE BY. LOCATED VERY CLOSE TO THE VILLAGE AMENITIES BUT IN A QUIET BACKWATER THE COTTAGE HAS AN ACCOMMODATION THAT MUST BE TRULY SEEM TO BE FULLY APPRECIATED. There is an entrance hall, downstairs w.c., large sitting room with stone flagged floor, beautiful fireplace, beams and mullioned windows. Lower ground floor has a dining living kitchen with a range of appliances to the newly installed kitchen, three bedrooms including a very large bedroom one on the top floor level with fabulous, mullioned windows and beams and timbers on display, house bathroom, good sized gardens, two parking spaces and served by gas fired central heating and double glazing.

Offers Around £375,000

ENTRANCE

Stylish entrance door with obscure and leaded glazing gives access through to the entrance hall. This has inset spotlighting to the ceiling, is decorated to a high standard and has a concealed central heating radiator and window giving a pleasant outlook. A doorway leads through to the downstairs w.c.

DOWNSTAIRS W.C.

Fitted with a low-level w.c with polished timber seat, obscure glazed window, inset spotlighting to the ceiling and wash hand basin. Doorway leads through to the sitting room.

SITTING ROOM

Measurements – 18'0" x 18'0"

A fabulous large room which as the photograph and floor layout plan suggests is particularly spacious and has many features including wonderful beams and timbers on display, mullioned windows to both the front and rear, four mullioned windows to the view side give a stunning view out over the property's good-sized gardens and village scene beyond with the fields and moors above Honley on the skyline. There is inset spotlighting to the ceiling, beautiful stone flagged floor, concealed central heating radiators, stunning stone chimney breast with stone fireplace, all home for a cast iron glass fronted stove which has gas fired log burning effect fire within. The room is of a particularly pleasant size with two wall lights and a staircase leading to the first floor but also a delightful staircase leading down to the living dining kitchen.





DINING LIVING KITCHEN

Measurements – 17'7" x 17'0"

With particularly high arched stone barrelled vaulted ceiling the living dining kitchen is a spectacular feature to the home. It is extremely rare to find such a large room particularly with such a lofty ceiling height and having mullioned windows and glazed door out to the property's gardens. Once again, the room has a stone flagged floor, some walls of exposed stonework, superb industrial style lighting being particularly effective with spotlighting and chandelier points above the dining area. There is a wealth of units at both high and low level with fabulous working surfaces and decorative tiled splashback, inset one and a half bowl high quality ceramic sink unit with mixer tap over, integrated dishwasher, washer and dryer. A cupboard houses the combination gas fired central heating boiler, stainless steel glazed fronted oven, four ring gas hob, stainless steel extractor fan above, integrated fridge and freezer. All is presented to a high standard. There are two concealed central heating radiators and a useful and good-sized store and cupboard.





FIRST FLOOR LANDING

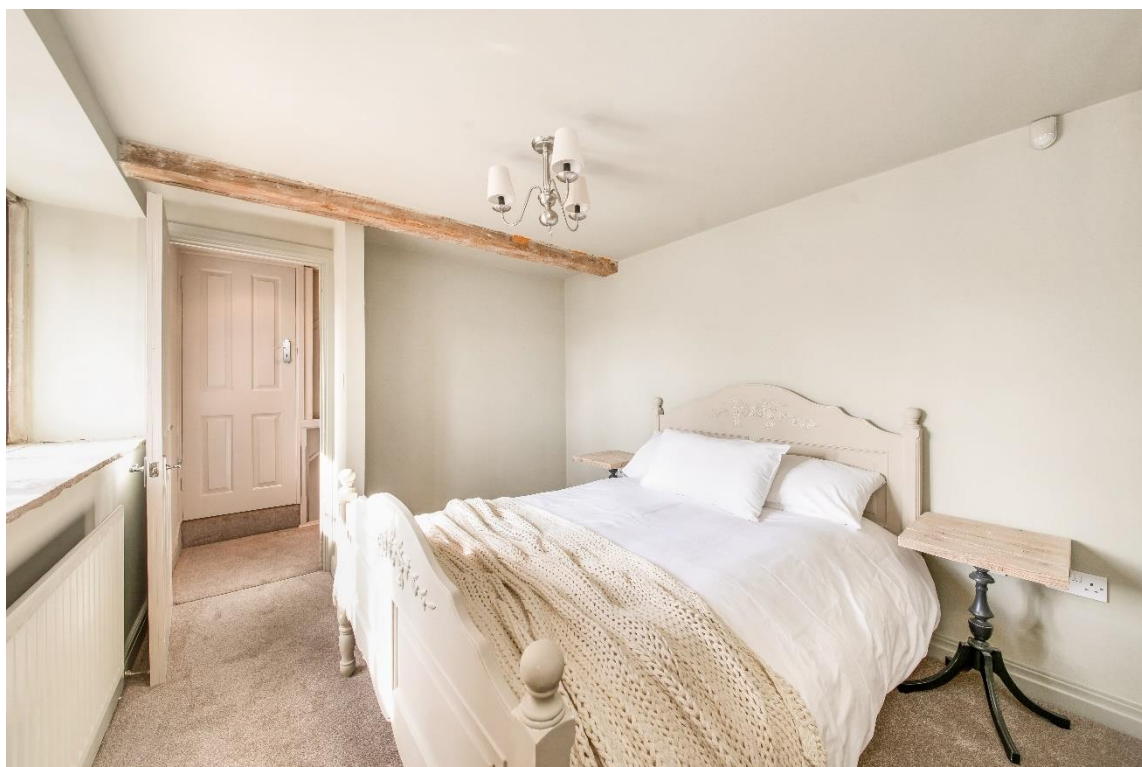
Staircase as previously mentioned from the sitting room rises to the first-floor landing. This once again is particularly characterful and has inset spotlighting to the ceiling, a window giving a long-distance view, concealed central heating radiator. A doorway leads through to bedroom two.



BEDROOM TWO

Measurements – 11'4" x 9'0"

A delightful double room with beam on display, chandelier point, bank of three mullioned windows with a fabulous long distance view out over the village and beyond.



BEDROOM THREE

Measurements – 9'3" x 8'8"

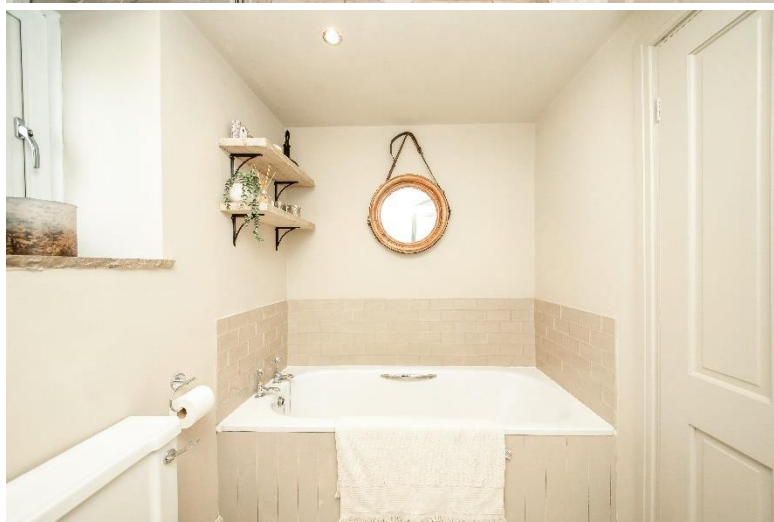
Yet again a good-sized room with a window to the village side, beam on display and chandelier point.



HOUSE BATHROOM

Measurements – 8'3" x 5'7"

Superbly appointed with a four-piece-suite shower cubicle with chrome fittings, pedestal wash hand basin, w.c., bath with appropriate panelling. With decorative tiling and inset spotlighting to the ceiling, extractor fan, combination central heated radiator / heated towel rail, obscure glazed window and ceramic tiled flooring.



PRINCIPAL BEDROOM

Measurements – 18'2" x 17'9"

A doorway gives access to a staircase which rises to the top floor bedroom. This principal bedroom is a staggeringly beautiful room. It has wonderful beams and timbers on display to its high angled ceiling. The room is tastefully decorated, has mullioned windows giving a view down towards the centre of the village.



EXTERNAL

The property occupies a remarkable location close to the village centre but away from the busy main road traffic. Cuckoo Lane is a relatively quiet one-way street which leads into the heart of the village or towards the local village school. The property has a pleasant forecourt area to the front and driveway which provides parking for at least two vehicles. Attractive steps lead to the side and the rear down to the property's huge gardens. Huge in terms of the relative size for the usual gardens in Honley. The gardens have been exceptionally well landscaped and tendered. They are enclosed by high quality fencing and have a good degree of mature shrubbery and trees. There is a specific herb and lavender garden area providing the property with its name. The four-storey house has double glazing throughout, gas fired central heating and an alarm system. The property occupies a lovely location and truly must be seen to be fully understood and appreciated.









ADDITIONAL INFORMATION

The four-storey house has double glazing throughout, gas fired central heating and an alarm system. The property occupies a lovely location and truly must be seen to be fully understood and appreciated.

The neighbouring cottage has a pedestrian right of way to the rear.

ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

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

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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.

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



MAIN CONTACTS

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