

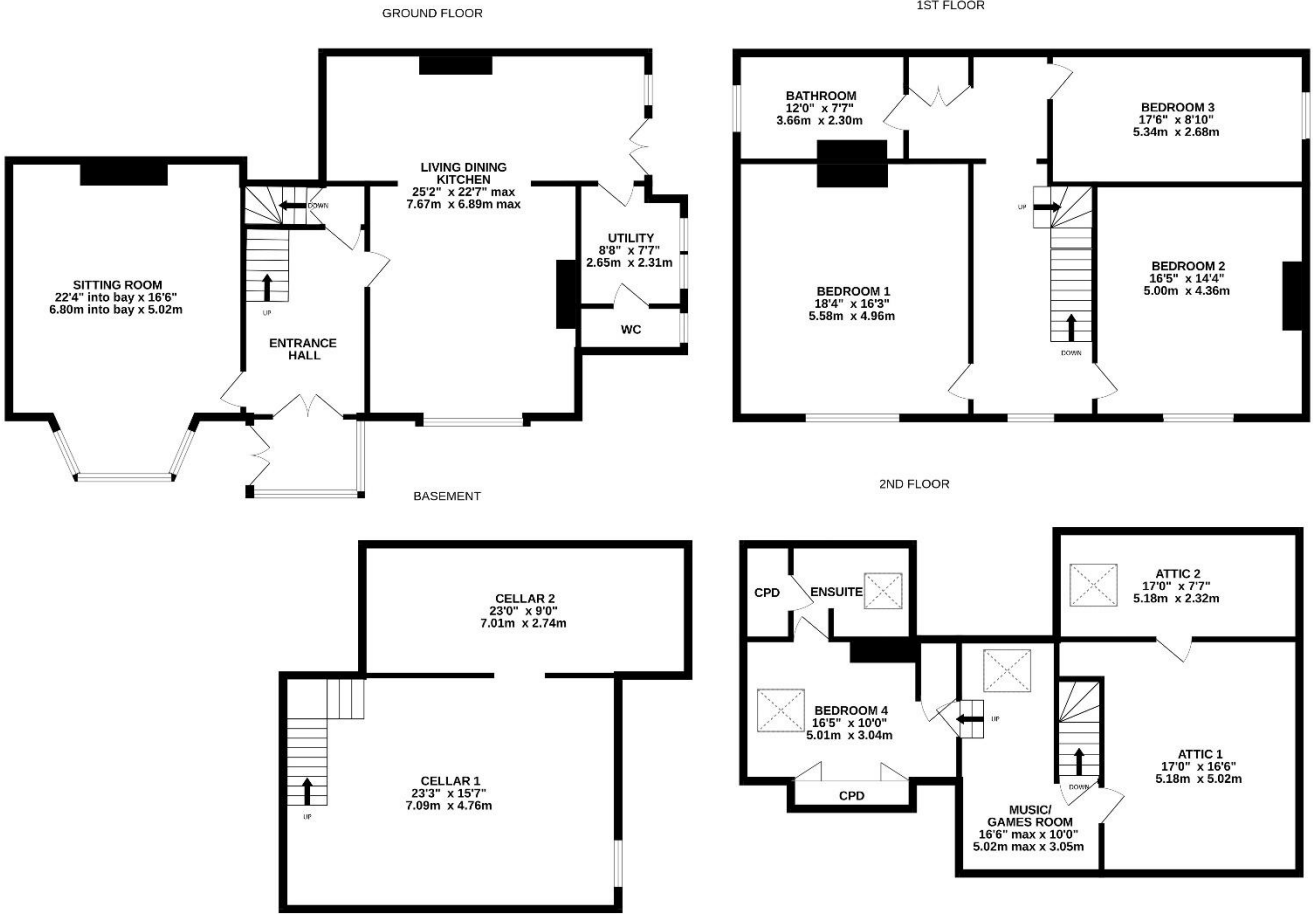


**Simon Blyth**  
ESTATE AGENTS



**ROCK HOUSE, CAUSEWAY SIDE, LINTHWAITE, HD7 5NW**





CAUSEWAYSIDE

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 BEAUTIFUL FOUR BEDROOMED, PERIOD HOME WITH ADDITIONAL SPACE INCLUDING SUPERB CELLARS AND OTHER ATTIC ROOMS. WITH A FABULOUS ASHLAR STONE FRONTED FAÇADE, THIS PARTICULARLY BEAUTIFUL, PERIOD HOME HAS HIGH CEILING HEIGHTS, IMPRESSIVE FIREPLACES AND A HUGE AMOUNT OF CHARACTER THROUGHOUT. It briefly comprises; entrance porch, grand hallway, fabulous sitting room with high ceiling height and delightful bay window, spectacular living dining kitchen with views to the front and glazed side door, utility room, downstairs w.c, extensive cellars being of a particularly good ceiling height which offers great potential, four bedrooms, all of a good size, bedroom four with ensuite, bedroom one with a beautiful window enjoying the views and spectacular fireplace, house bathroom, attic rooms, lovely gardens, long driveway and all just a short walk away from local village facilities and being positioned in this commutable location with the train station being just a short drive away.

**Offers Around £560,000**

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## ENTRANCE PORCH

Twin timber glazed doors give access through to the entrance porch. This has glazing to three sides and enjoys a fabulous view out over the property's gardens, driveway, neighbouring gardens and long-distance valley views beyond. Two large, tall, glazed doors give access through to the hallway.

## ENTRANCE HALL

This impressive galleried hallway has a very high upper ceiling height and has a beautiful period style staircase. There is fine polished timber boarded floor, and the hallway is decorated with coving to the ceiling and picture rail. A beautiful broad, period style timber door leads through to the sitting room.





**SITING ROOM**

*Measurements – 22'4'' into bay x 16'6''*

A fabulous room with a particularly high ceiling height, delightful, polished timber boarded floor, beautiful broad bay window giving stunning views out over the gardens and valley scene beyond. The room has particularly decorative coving, ceiling rose with chandelier point, raised hearth being home for a wood burning stove in cast-iron with glazed door with a delightful period surround incorporating a mirror.







### DINING LIVING KITCHEN

Measurements – 25'2" x 22'7"

A spectacular space with windows to two sides out over the property's gardens and fabulous long-distance views to the west beyond. There is a very tall ceiling height, chandelier point, picture rail, beautiful period fireplace with tiled hearth and inset and all being home for a multi-fuel burning stove. Once again, the room has polished timber boarded flooring in pine and a huge amount of natural light is gained through to the room.





## KITCHEN AREA

The kitchen area has a ceramic tiled floor with a now redundant range style fireplace and oven with delightful surround. There are in-built kitchen units at both the high and low level with a large amount of attractive working surfaces incorporating a breakfast bar with seating for two in-built Bosch ovens, broad five ring stainless steel gas hob above, inset one and a half bowl stainless steel sink unit with mixer tap over, housing area and plumbing for American style fridge freezer, integrated microwave and integrated dishwasher. Twin glazed doors give access out to the stone flagged patio area and further gardens beyond.





### UTILITY ROOM

Measurements – 8'8" x 7'7"

Once again with a high ceiling height with inset spotlighting, twin windows, a run of work surface with stainless steel sink units, cupboards beneath, plumbing for automatic washing machine and provision for a dryer. Doorway leads through to a downstairs w.c.



### DOWNSTAIRS W.C

With concealed cistern w.c and wash hand basin. There is a high-level cupboard being home for the gas fired central heating boiler.

### CELLARS

Off the hallway, a doorway gives access to a lobby. From here, twin doors give access to extensive cellars.

### CELLAR ONE

Measurements – 12'3" x 15'7"

With a particularly high ceiling height, has a window and stone flagged floor. It also has a stone slab table and opening gives access to cellar two.





## CELLAR TWO

Measurements – 23'0'' x 9'0''

Once again providing a huge amount of storage space.

## FIRST FLOOR LANDING

From the entrance hall, staircase with polished timber handrail turns and rises up to the impressive first floor landing. Once again, the staircase rises up from here. The first-floor landing has polished timber boarded floor and a window giving a fabulous long-distance view. The landing has two chandelier points, in-built storage cupboards and picture rail.





**BEDROOM ONE**

Measurements – 18'4" x 16'3"

A very impressive, large double bedroom with beautiful timber boarded flooring, exceptionally broad windows providing a lovely view across the valley, broad chimney breast with fabulous marble fireplace, delightful decorative tiled hearth and cast-iron and tiled inset. The room has coving to the ceiling, chandelier point and picture rail.



**BEDROOM TWO**

Measurements – 16'5" x 14'4"

A similar size room, once again with wonderful, polished timber boarded floor and fabulous marble fireplace with decorative tiled hearth and backcloth and copper canopy. The room has coving to the ceiling, central ceiling light point, picture rail and a broad bank of windows giving a spectacular long-distance view.





### BEDROOM THREE

*Measurements – 17'6" x 8'10"*

With an outlook to the side, bedroom three is once again a double room and has a ceiling light point, picture rail, coving and polished timber boarded floor. Please note, there is an access point temporarily covered up to the attic level (further details of which are to follow).



### HOUSE BATHROOM

*Measurements – 12'0" x 7'7"*

The property's house bathroom is of a good sized and has polished timber boarded floor, ceramic tiling around the bath/shower area, there is a stylish double ended bath, pedestal wash hand basin and low level w.c. There is a good-sized window giving a pleasant outlook over the adjoining and neighbouring gardens.





## TOP FLOOR/ATTIC LEVEL

Measurements – 16'6" max x 10'0"

Staircase turns and rises up to the top floor/attic level. Here there is an interesting combination of four room, central of which is a music/games room with large Velux window. It is well appointed and has a doorway leading through to bedroom four.



## BEDROOM FOUR

Measurements – 16'5" x 10'0"

This double bedroom has in-built robes, Velux window, high angled and beamed ceiling and doorway leads through to the ensuite.





## ENSUITE

This is fitted with a four-piece suite comprising of bidet, low level w.c, pedestal wash hand basin and panel bath. There is appropriate decorative tiling and storage cupboard.



## ATTIC STORE

Measurements – 17'0" x 16'6"

Further door from the music/games landing gives access to the attic store. This is a very unusual arrangement. It has beams and timbers on display, a good amount of floor space and a particularly high and interesting ceiling line. A doorway gives access through to a further attic (17'0" x 7'7") which has a Velux window, very good ceiling height and was at one time planned to have a spiral staircase leading down to bedroom three.





## OUTSIDE

The property has a long driveway leading up from Causeway Side. This driveway is shared by, in its initial part, with its immediate neighbour. The sole usage driveway is particularly long and provides a good amount of parking and turning space. The garden is so designed that there is additional parking area for caravan, motorhome or the like.

## GARDEN

Stone steps and sloping pathway lead up to a higher level where there is a fabulous sitting out area and beautiful stonework to the front entrance steps. The pathway continues around too the rear/side door where there is once again a stone flagged sitting out space and portico covering the decorative stone around the rear entrance door. The garden is principally to lawn with mature hedging and trees and the garden takes full advantage of the delightful views across the valley, across towards Slaithwaite/Marsden. There is also an additional area of land/woodland which runs along the length of the driveway back towards Causeway Side.









### **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

### **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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**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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