

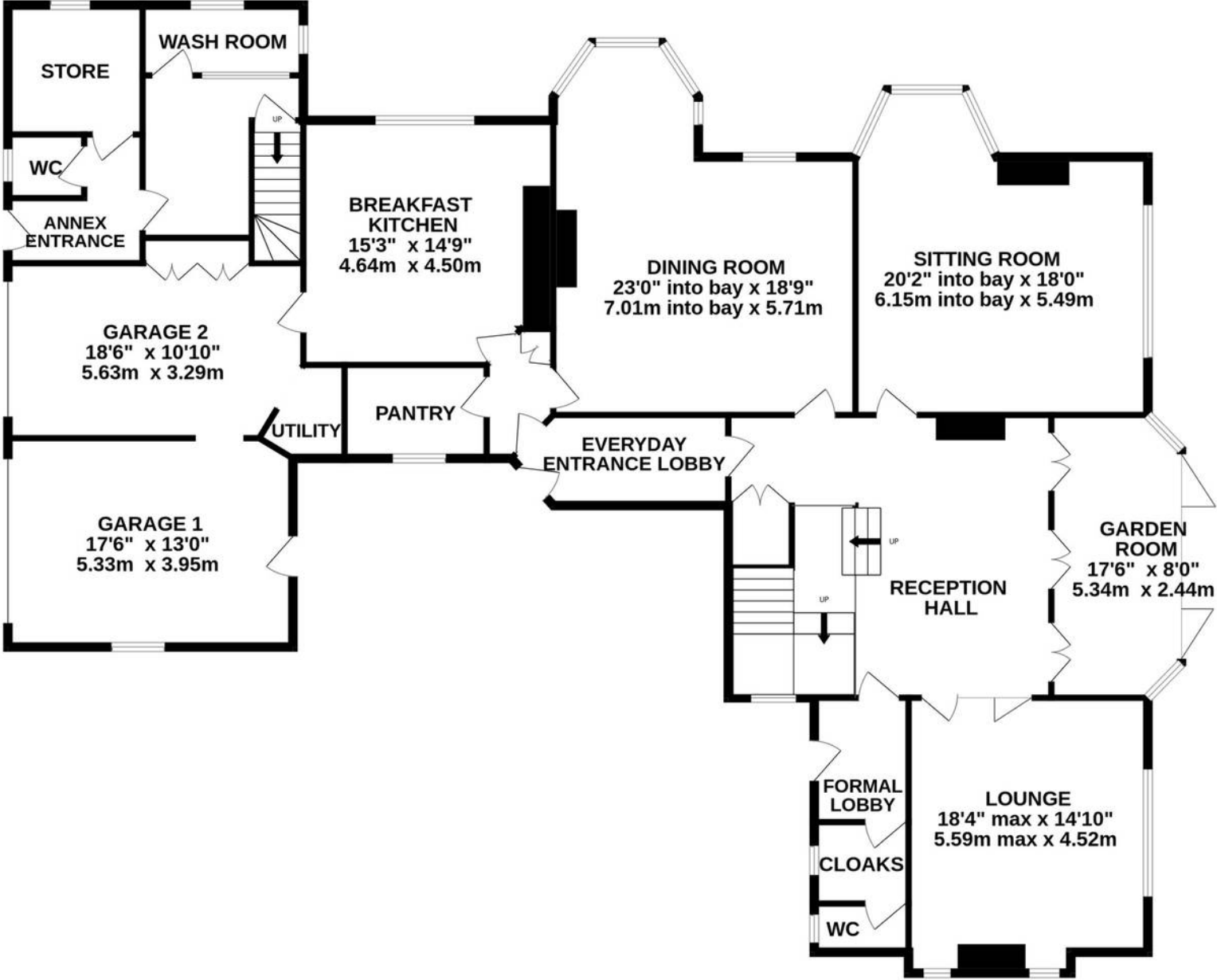


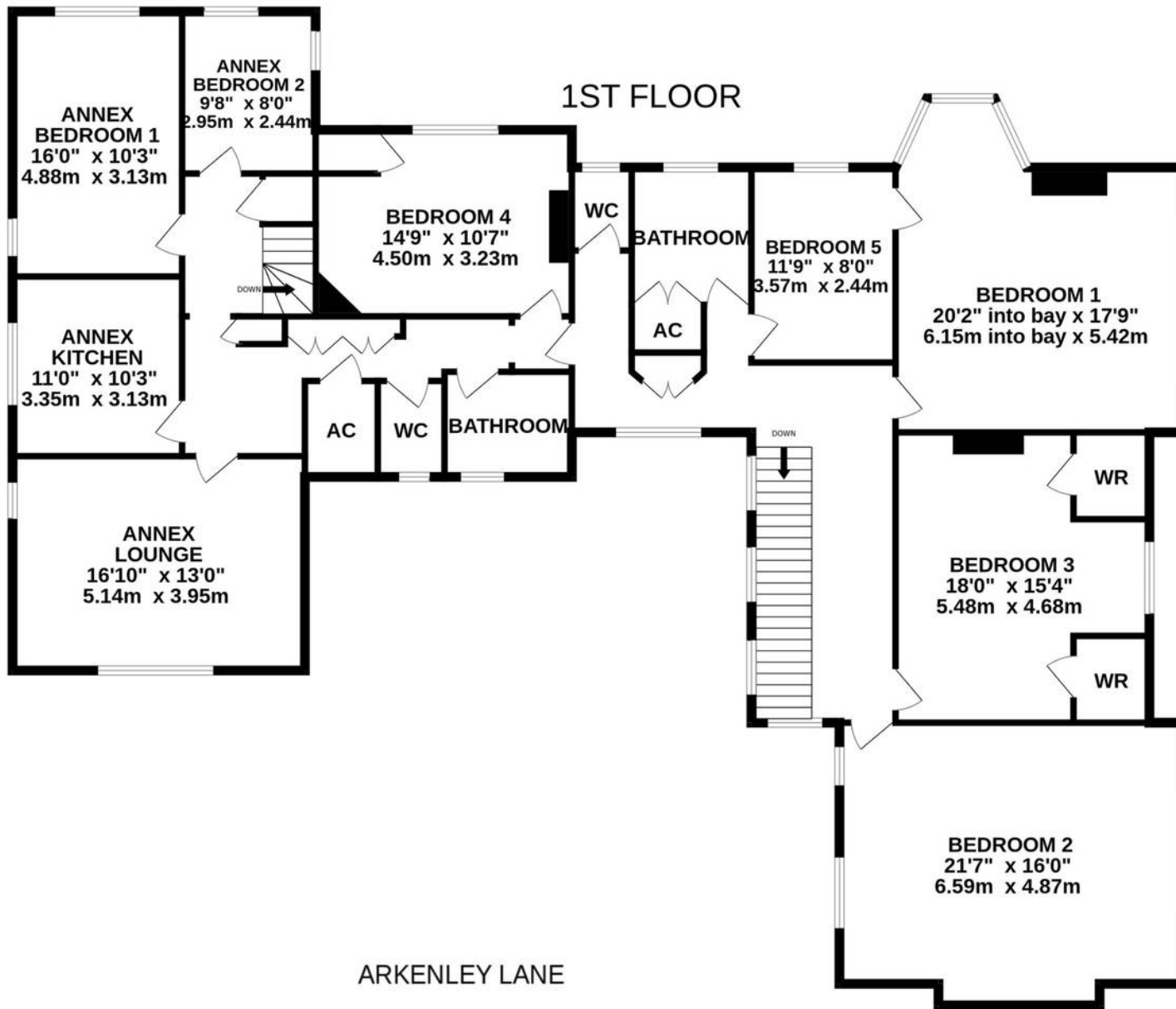
Arkenley, Arkenley Lane

Almondbury, Huddersfield, HD4 6SL

Offers in Region of **£1,650,000**

GROUND FLOOR





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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Arkenley, Arkenley Lane

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STANDING IN APPROXIMATELY 1.9 ACRES OF GARDENS AND GROUNDS, WITH A PRINCIPAL DRIVEWAY OFF ARKENLEY LANE AND A SECONDARY DRIVEWAY OFF SHARP LANE, ARKENLEY IS A MAGNIFICENT LATE EDWARDIAN HOME WHICH SITS IN DELIGHTFUL, LARGE, MATURE AND WELL-LANDSCAPED GARDENS.

OFFERING UNBELIEVABLE PRIVACY, THE HOME HAS EXCEPTIONAL PERIOD CHARM AND WAS BUILT TASTEFULLY USING HIGH-QUALITY MATERIALS, AND RESTS IN STONE UNDER A STONE SLATE ROOF.

Tenure Freehold.

EPC Rating E.

Council Tax Band G.





The property features an array of accommodation, including a spacious, multi-room, two-floor annex, enabling the property to meet virtually any requirements of family living both inside and out.

With an impressive central reception hall, the property also offers four additional reception rooms including lounge, sitting room, garden room and formal dining room, as well as a dining kitchen, pantry, and four/five bedrooms to the principal home (with bedroom five being ideal for use as an en-suite to bedroom one, subject to necessary works). The annex comprises storage, washroom and toilet to the ground floor, two bedrooms and two further rooms to the first floor, meaning two additional bedrooms could be added to the home by altering the kitchen and lounge, if required.

Boasting an integral double garage with utility area, Arkenley is served by a large, sweeping driveway, delightful gardens and grounds, and rests in a stunning location to the south side of Almondbury village with fantastic far-reaching views.





GROUND FLOOR

FORMAL ENTRANCE LOBBY

Enter into the property through a broad oak door with leaded and obscure glazing and brass door furniture. Access is providing through to the period entrance lobby, which features an original central heating radiator, high-quality flooring, a good ceiling height, and a chandelier point.

CLOAK ROOM

The cloak room features a wash hand basin, twin windows, and a door into a downstairs w.c.

DOWNSTAIRS W.C.

This room features a low-level w.c. and a window.

RECEPTION HALL

20' 0" x 17' 6" (6.10m x 5.33m)

This fabulous space offers wonderful views out over the gardens, as well as three pairs of glazed doors leading into the garden room and then direct access out to the gardens. There are three period archways, a fabulous staircase, a useful understairs storage cupboard, period oak panelling to the 3/4 height on the walls, polished oak floor, and a superb fireplace with raised hearth, open fired grate and fabulous surround.





LOUNGE

18' 4" x 14' 10" (5.59m x 4.52m)

This corner room features a bank of beautiful mullioned windows, as well as windows to either side of the chimney breast, display shelving, a picture rail, period display cabinets with cupboards beneath, a stone fireplace with inset and Cannon gas miser fire, and a continuation of the attractive oak hardwood flooring from the reception hall. Glazed doors between the lounge and the reception hall open up to create a fantastic flow through the home and an ideal space for entertaining.

GARDEN ROOM

17' 6" x 8' 0" (5.33m x 2.44m)

The garden room is a light and airy space which features high-quality ceramic tile flooring and glazed bi-fold doors with adjoining windows which lead out to the gardens.

EVERYDAY ENTRANCE LOBBY

The everyday entrance hall features an external door, twin windows, and a window seat.



SITTING ROOM

20' 2" x 18' 0" (6.15m x 5.49m)

An original panelled oak door leads through to the sitting room, which features a bay window overlooking the side gardens and a further bank of mullioned windows providing a lovely view across the front gardens. The room also features a continuation of the fabulous oak flooring, a delightful fireplace with raised hearth, marble and polished timber surround, and a gas coal-burning-effect fire. The sitting room is decorated to a high standard with central chandelier point.

DINING ROOM

23' 0" x 18' 9" (7.01m x 5.72m)

Accessed via a timber and glazed door from the reception hall, the dining room is of a particularly good size and features a bay window and further windows overlooking the impressive side gardens. There is an impressive stone fireplace, a picture rail, a variety of wall light points, and a chandelier point. A further timber and glazed door then leads into a further side lobby.





BREAKFAST KITCHEN

15' 3" x 14' 9" (4.65m x 4.50m)

The breakfast kitchen enjoys a lovely view over the property's gardens, courtesy of a broad bank of stone mullioned windows. The kitchen is fitted with a wealth of units to the high and low level, a stainless-steel sink unit, a dishwasher, space for a refrigerator, integrated stainless-steel and glazed-fronted ovens, inset spotlighting to the ceiling, and a door which provides access to the garages and utility area. Nearby is a pantry with a large amount of shelving and an original window.

FIRST FLOOR

FIRST FLOOR LANDING

An original oak staircase with spindles, yule posts and handrails turns and rises up from the reception hall to the fabulous first floor landing. The landing features built-in period cupboards, a number of windows providing a great deal of natural light and pleasant views out over the grounds.

BEDROOM ONE

20' 2" x 17' 9" (6.15m x 5.41m)

Bedroom one is a beautiful double room with a fabulous view over the mature gardens. There is a bay window to one side, a barrel-vaulted ceiling line, polished timber boarded flooring, original central heating radiators, and a beautiful fireplace with tiled inset and marble and timber surround. An adjoining door leads through to bedroom five.



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ESTATE AGENTS



HOUSE BATHROOM

The bathroom has been converted into a shower room in recent times. It features a fixed frame shower with chrome fittings, a pedestal wash hand basin, a w.c., a good sized storage cupboard, a chrome heated towel rail, and twin windows.

SEPARATE W.C.

There is a separate w.c. next to the house bathroom.

BEDROOM TWO

21' 7" x 16' 0" (6.58m x 4.88m)

Bedroom two is a large double bedroom with windows to two sides and a barrel-vaulted ceiling. There is an original fireplace with tile and marble inset and polished timber surround, a vanity unit, and three wall light points.

BEDROOM FIVE

11' 9" x 8' 0" (3.58m x 2.44m)

Bedroom five has been utilised as a dressing room for many years. There are windows overlooking the gardens, built-in furniture, and could be considered ideal as an en-suite.

BEDROOM THREE

18' 0" x 15' 4" (5.49m x 4.67m)

Bedroom three benefits from a central location within the property and a stunning view down the gardens. This lovely bedroom features a high ceiling height, a fireplace within a delightful surround, a vanity unit, built-in cupboards, and spotlighting.

BEDROOM FOUR

14' 9" x 10' 7" (4.50m x 3.23m)

Bedroom four is a good-sized double room. There is a period corner fireplace, a corner wash hand basin, a storage cupboard, and a high ceiling height.





ANNEX

The spacious annex is attached at the first floor level but with separate ground floor access to the rear, and adds a huge amount of flexibility to the home. The annex comprises of four good-sized rooms plus a separate w.c. and a separate bathroom. With work, the total accommodation could comprise of 8/9 bedrooms. The annex hallway features useful storage cupboards, a further large airing cupboard, original central heating radiators, and a staircase leading down to the ground floor level. The ground floor level features a large hallway, high flush w.c., a large store cupboard, and a wash room/laundry area.

ANNEX LOUNGE

16' 10" x 13' 0" (5.13m x 3.96m)

The annex lounge boasts a barrel-vaulted ceiling, a beautiful period fireplace, a bank of four mullioned windows and further twin windows.

ANNEX KITCHEN

11' 0" x 10' 3" (3.35m x 3.12m)

The annex breakfast kitchen has units to the high and low levels, a stainless-steel sink unit, and an electric cooker point. The room is of a good size and offers pleasant views.

ANNEX BEDROOM ONE

16' 0" x 10' 3" (4.88m x 3.12m)

Bedroom one is a large double bedroom with windows to two sides and featuring a pedestal wash hand basin.

ANNEX BEDROOM TWO

9' 8" x 8' 0" (2.95m x 2.44m)

The second annex bedroom features a vanity unit, twin windows overlooking the property's gardens, and a further side window.





ANNEX SEPARATE W.C.

The separate w.c. features a low-level w.c.

ANNEX BATHROOM

The annex bathroom features a fabulous, original cast-iron bath, colour period tiling to the walls, a pedestal wash hand basin, good-sized windows, a central heating radiator/heated towel rail, and period lighting.

EXTERNAL

Arkenley stands in approximately 1.9 acres of gardens and grounds, with the unusual feature of a principal driveway from Arkenley Lane plus a secondary driveway leading up to Sharp Lane. The driveways perfectly set the scene for this delightful period home with its majestic feel. The property has been superbly designed and built, needing some upgrading and rejuvenation in parts, but with exceptional stonework, chimneys and stone slate roofing. The gardens and grounds exactly match the magnitude of the property, being magnificent in terms of size, design and planting; creating beautiful, mature gardens. There are stunning trees, including copper beech and the like, together with rhododendrons and large rose beds.

The gardens are principally laid to lawn with mature shrubbery, a variety of pathways and sitting out areas. The large principal lawn area is believed to have been a tennis court in the past. The rear garden features a large greenhouse, a polytunnel, and a large shed (approx. 43'0" x 19'0"). Another hidden gem amongst the gardens, which does require some rejuvenation, is the summerhouse with veranda and set upon a revolving turntable.

The secondary driveway is principally down to lawn but is used on an occasional basis, is tree-lined, well fenced, and offers good access from Sharp Lane, particularly to the rear gardens. It is believed that this access was utilised by the chauffeur and gardener in the past.





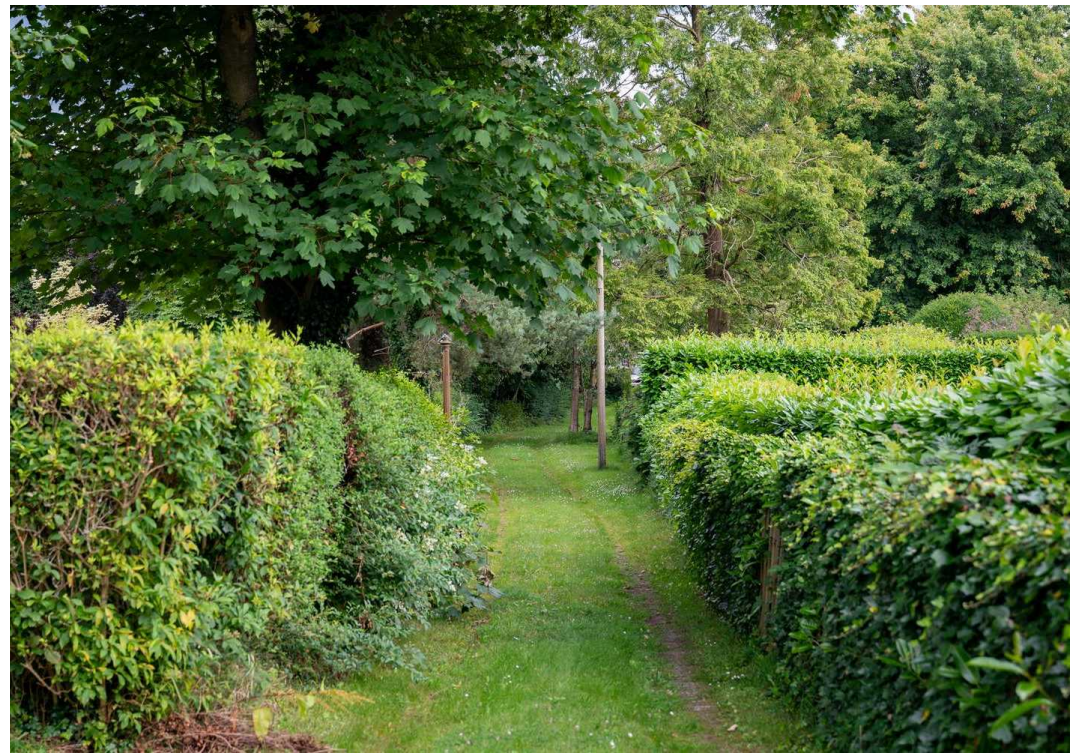
EXTERNAL CONT.

Arkenley is approached via a semi-circular entrance with shaped shrubbery and proudly displaying the property's name on the carved gatepost. Gates lead through to the driveway which in turn leads to the home itself. It is perhaps apparent that consideration could be given to building in the grounds, subject to the necessary consents, whether this be a separate dwelling, annex or supercar garage, the gardens have a huge amount of space to fulfil the majority of needs.

INTEGRAL DOUBLE GARAGE

The large double garage offers a particularly high ceiling height, broad up-and-over automatically operated doors, period-style cupboards and drawers, a personal door out to the gardens, and a further personal door providing access to the accommodation. The garage is also fitted with an inspection pit and has plumbing for an automatic washing machine and space for a tumble dryer.





ADDITIONAL INFORMATION

It should be noted that there is an under-floor area to the front of the home which features heating pipes which are known to be clad in asbestos. It is recommended that when the purchaser is upgrading the central heating system that these pipes are removed.

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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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