

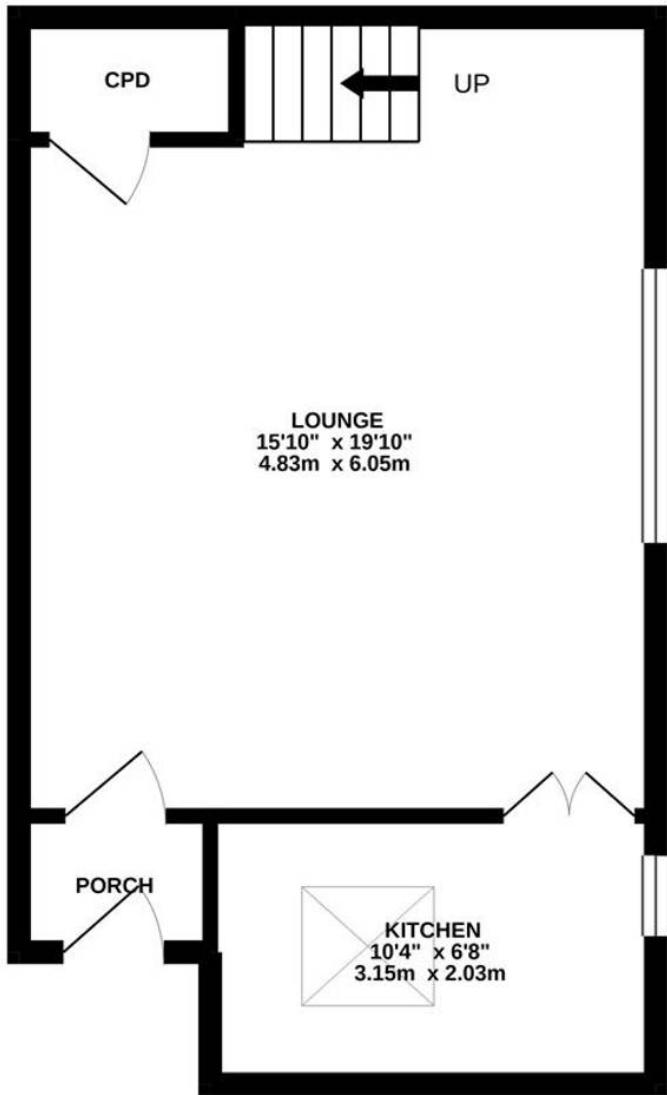


## Pickle Cottage, Lydgate, Lepton

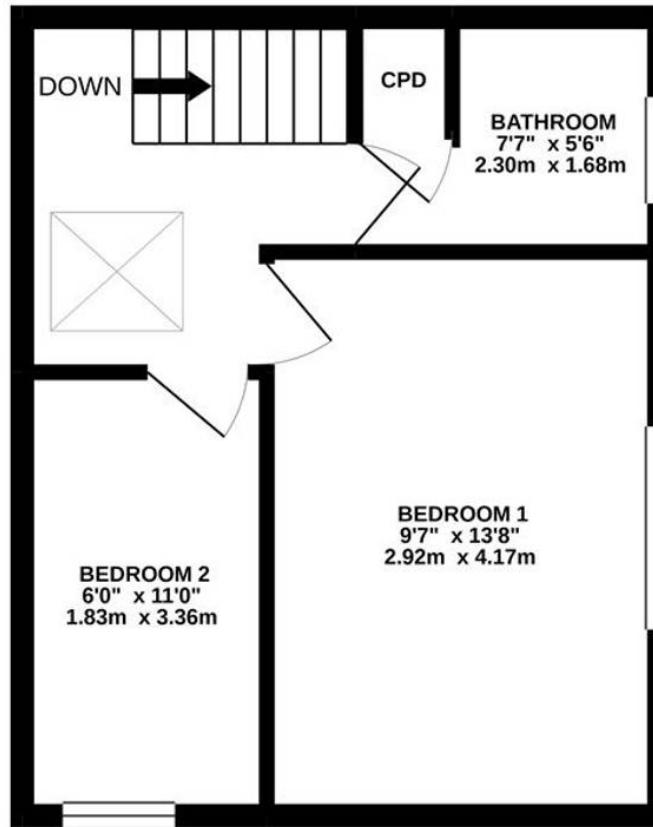
Huddersfield, HD8 0LT

Offers in Region of £250,000

## GROUND FLOOR



## 1ST 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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## Pickle Cottage, Lydgate

Lepton, Huddersfield, HD8 0LT

AN EXCEPTIONAL, CHOCOLATE BOX COTTAGE, SITUATED ON THE PRESTIGIOUS ADDRESS OF LYDGATE, LEPTON. HAVING BEEN SYMPATHETICALLY IMPROVED BY THE CURRENT VENDORS, AND BRIMMING WITH CHARM AND CHARACTER FEATURES INCLUDING EXPOSED TIMBER BEAMS, STONE STAIRCASE AND BESPOKE, HANDMADE KITCHEN. PICKLE COTTAGE HAS A STUNNING INTERIOR, COMPLIMENTED BY AN EASY TO MAINTAIN COTTAGE GARDEN TO THE FRONT. A, ABSOLUTE MUST VIEW TO TRULY APPRECIATE THE BEAUTY OF THE ACCOMMODATION ON OFFER.

The accommodation briefly comprises of entrance porch, open-plan living/dining room with a bank of mullioned windows with window seat beneath, and a light and airy kitchen with bespoke, handmade kitchen. To the lower ground floor is a vaulted ceiling keeping cellar. To the first floor there are two bedrooms and the bathroom. Externally there is an enclosed low maintenance flagged garden to the front.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.

**Simon Blyth**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a timber and glazed front door with obscure glazed inserts into the entrance porch. There is a wood panelled ceiling with ceiling light point, a hardwood window to the side elevation, and a timber and glazed door with obscure glazed inserts which provides access to the open-plan living dining room.

### OPEN-PLAN LIVING DINING ROOM

15' 10" x 19' 10" (4.83m x 6.05m)

The open-plan living dining room is a fabulous space, brimming with charm and character, with exposed timber beams and batons to the ceiling, exposed timber floorboards, and a bank of lovely stone mullioned windows with plantation shutters and window seat beneath. There is decorative wall panelling, a stone staircase rising to the first floor, a staircase descending to the lower ground floor, two radiators, and twin doors providing access to the kitchen. The focal point of the room is the inglenook stone fireplace with multi-fuel stove set upon a raised stone hearth with exposed stone backcloth.





## KITCHEN

10' 4" x 6' 8" (3.15m x 2.03m)

The kitchen enjoys a great deal of natural light cascading through the double-glazed skylight window to the front elevation and the additional double-glazed window with plantation shutter to the side elevation. The exposed timber floorboards continue through from the open-plan living dining room and there is a wood panelled ceiling with exposed timber trusses, two ceiling light points and a radiator. The kitchen features a handmade, fixed frame, reclaimed timber kitchen which includes fitted base units with solid wood work surfaces over, incorporating a one-and-a-half-bowl, cast iron sink and drainer unit with brass mixer tap. There is a beautiful glazed display cabinet, fitted shelving for additional storage, space and provisions for a five-ring range cooker and an automatic washing machine, and a recessed area with space for a tall standing fridge freezer unit.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the stone staircase from the living dining room, you reach the first floor landing. This space is also brimming with charm and character, and features decorative wall panelling, a plate rail, exposed timber floorboards, and a wood panelled ceiling with ceiling light point. There is a double-glazed skylight window providing a great deal of natural light, cottage-style doors with Suffolk thumb latches giving access to two bedrooms and the house bathroom, a useful fitted cupboard at the top of the stairs, and a wooden banister with ornate cast-iron balustrade over the stairwell head.

### BEDROOM ONE

9' 7" x 13' 8" (2.92m x 4.17m)

Bedroom one is a most charming double bedroom with ample space for freestanding furniture. There is a partly exposed timber beam to the ceiling, wood panelling, a ceiling light point, a radiator, exposed timber floorboards, and a decorative cast-iron fireplace with stone hearth beneath. The principal bedroom also benefits from a bank of hardwood, double-glazed, stone mullioned windows with plantation shutters and window seat beneath, which provide pleasant open-aspect views far into the distance.

### BEDROOM TWO

6' 0" x 11' 0" (1.83m x 3.35m)

Bedroom two is a generously proportioned single bedroom with ample space for freestanding furniture. There is a bank of double-glazed hardwood windows with plantation shutters to the side elevation, exposed timber floorboards, a radiator, a ceiling light point, a wood panelled ceiling, and a fabulous, partly exposed timber beam. This room could also be utilised as a home office or nursery.





#### HOUSE BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

The house bathroom features a white three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a traditional pedestal wash hand basin with chrome taps, and a low-level w.c. There is tile-effect vinyl flooring, wood panelling to the splash areas, a timber clad ceiling with inset ceiling light points, and a double-glazed window with obscure glass to the side elevation.

Additionally, there is a decorative plate rail, a radiator and a useful bulkhead storage cupboard for toiletries and towels.

#### LOWER GROUND FLOOR

A timber door with Suffolk thumb latch encloses a staircase descending to the lower ground floor. There is a stone kite-winding staircase providing access to a fabulous, vaulted ceiling cellar which features lighting and power in situ and Yorkshire stone flagged flooring.

## GARDEN

Externally, the property features low maintenance, enclosed, flagged front garden with a raised gravel area, part-wall and part-fence boundaries, and mature shrubbery. The property also features a low maintenance side garden which is flagged and runs the length of the property.





**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

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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:

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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.

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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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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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