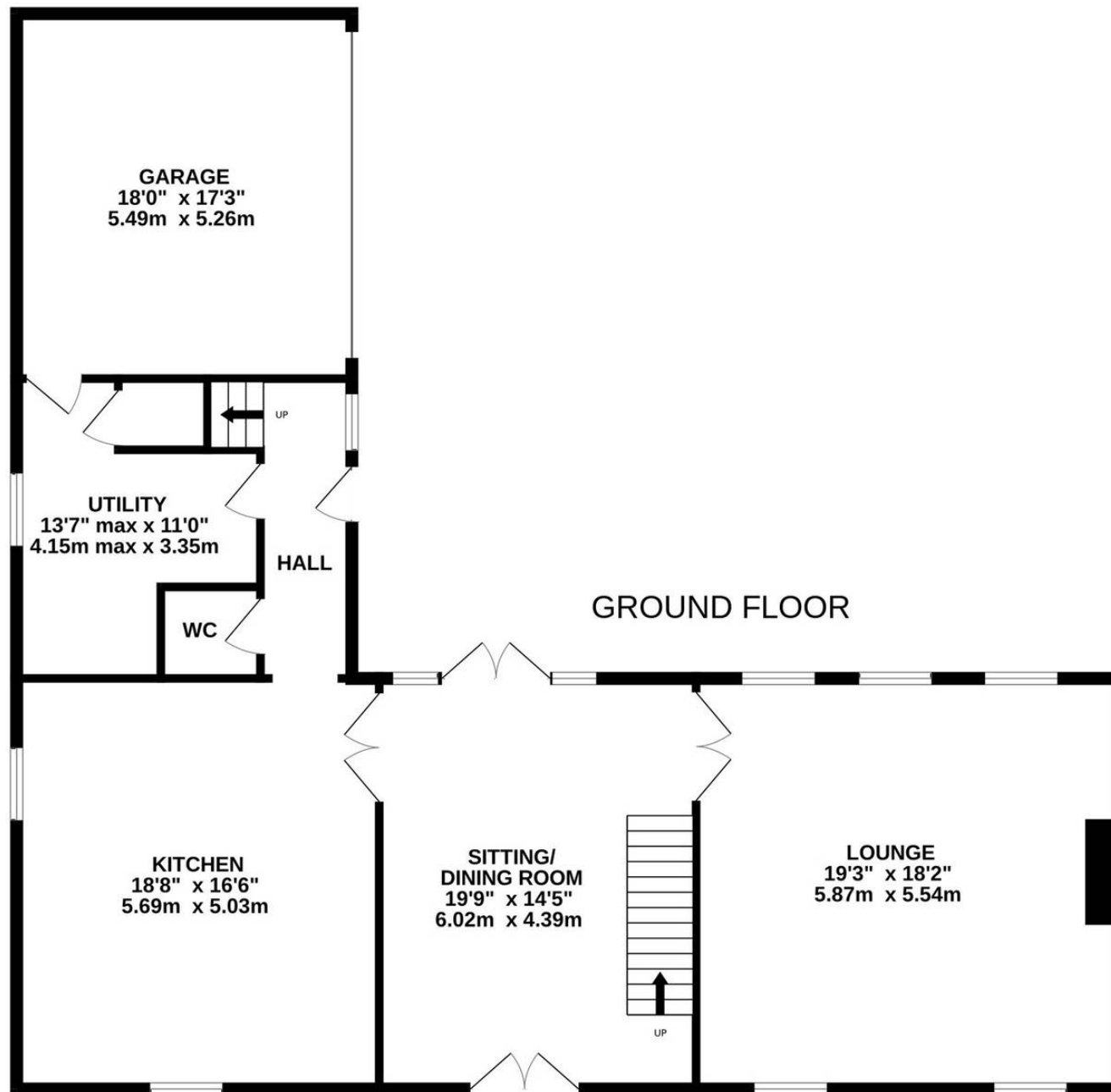


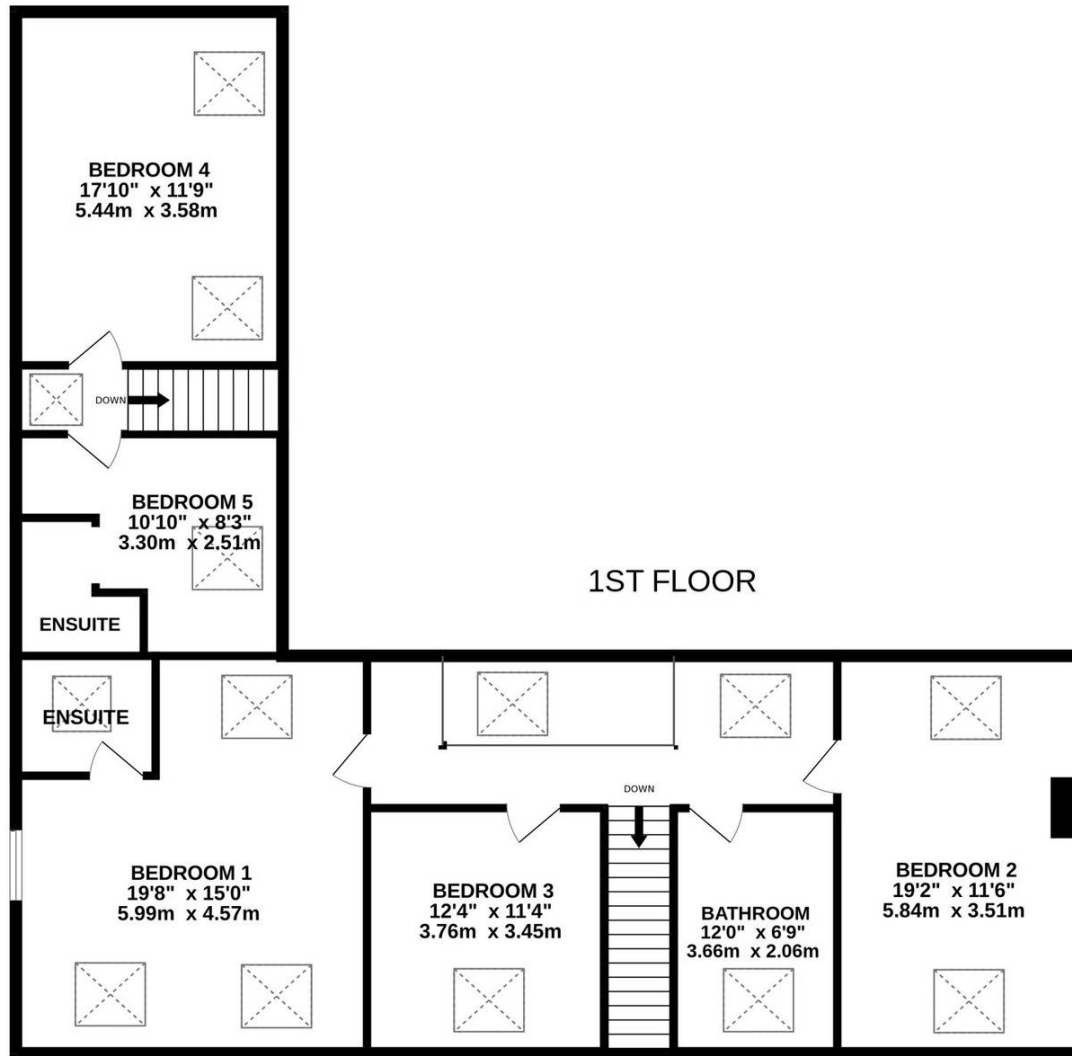


Cruck Barn, Tenter House Court, Denby Dale

Huddersfield, HD8 8QA

Offers in Region of **£700,000**





1ST FLOOR

TENTER HOUSE COURT

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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Cruck Barn, Tenter House Court, Denby Dale

Huddersfield, HD8 8QA

NESTLED IN A PARTICULARLY ATTRACTIVE HAMLET OF BARN CONVERSIONS, CRUCK BARN IS ONE OF JUST FIVE EXECUTIVE FAMILY HOMES, SITUATED IN THE SOUGHT AFTER VILLAGE OF DENBY DALE. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS, WITH THE POTENTIAL TO CREATE SELF-CONTAINED ANNEX ACCOMMODATION WITHIN THE PROPERTY. THIS FABULOUS, PARTIALLY GRADE II LISTED PROPERTY ENJOYS PLEASANT GROUNDS WHICH ADJOIN NEIGHBOURING FIELDS AND HAS FABULOUS FAR REACHING VIEWS. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING.

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





Cruck House, Tenter House Court, Denby Dale

Huddersfield, HD8 8QA

The property accommodation briefly comprises of entrance hall, utility room, downstairs WC, open-plan dining-kitchen room, sitting room/second reception room and lounge to the ground floor. To the first floor the accommodation is split into two separately accessed areas, with the principal accommodation accessed via a staircase from the sitting room, this leads to a galleried landing, and three double bedrooms, the house bathroom and en-suite shower room to the principal bedroom. The 'east-wing' is accessed via staircase from the entrance hall and this leads to two further double bedrooms with bedroom five having en-suite shower room.

Externally the property features a stone cobbled driveway leading to the double garage, and the gardens are laid predominately to lawn and sweep across the side and rear of the property with a flagged patio area ideal for alfresco dining and barbecuing.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a solid timber door into the entrance hall. There is a double-glazed hardwood window to the front elevation, a kite winding staircase with wooden banister and spindle balustrade rising to the first floor, and cottage-style doors with Suffolk thumb latches providing access to the utility room and downstairs w.c. Additionally, there is a ceiling light point and stone steps leading to the fabulous open-plan dining kitchen room.

DOWNSTAIRS W.C.

4' 6" x 4' 2" (1.37m x 1.27m)

The downstairs w.c. features a traditional-style, two-piece suite comprising of a low-level w.c. and pedestal wash hand basin with tiled splashback. There is high-quality flooring, a ceiling light point, and an extractor fan.

UTILITY ROOM

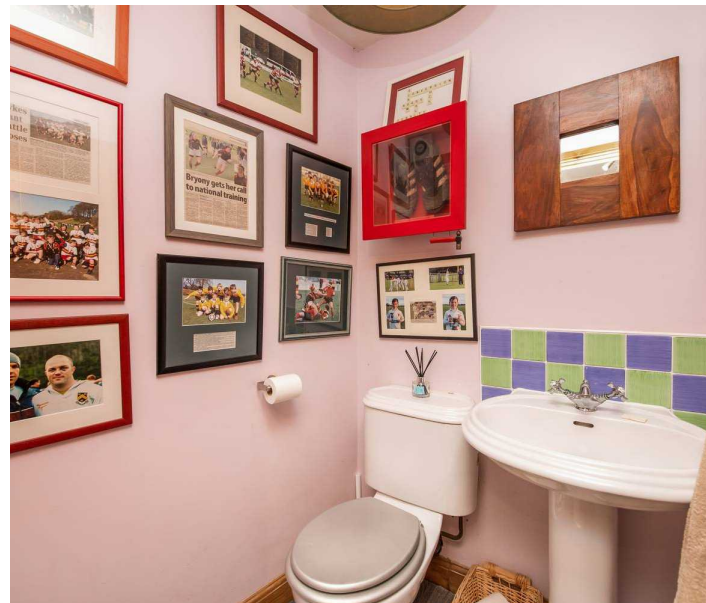
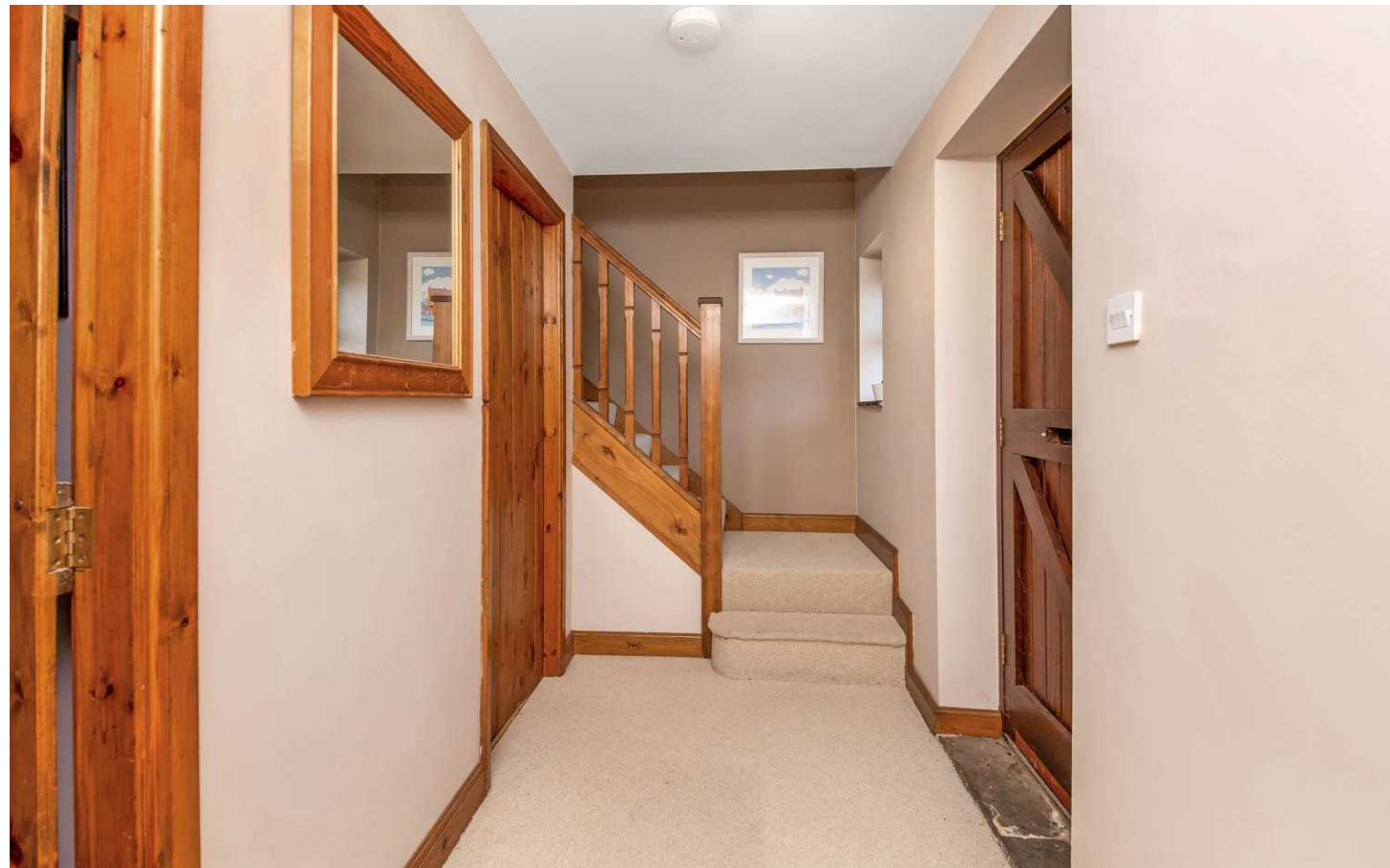
13' 8" x 11' 1" (4.17m x 3.38m)

The utility room features a double-glazed hardwood window to the rear elevation, providing a fabulous open-aspect view across the property's gardens and of neighbouring fields. There is a ceiling light point, a fitted work surface with space and provisions for an automatic washing machine and tumble dryer, and the utility room houses the hot water cylinder and wall-mounted boiler. There is tiling to the splash areas, laminate flooring, a cottage-style door with Suffolk thumb latch providing access to a useful understairs cupboard, and a door leading into the integral garage.

INTEGRAL GARAGE

18' 0" x 17' 3" (5.49m x 5.26m)

The garage features an electric, remote-controlled, up-and-over door, lighting and power in situ, and a double-glazed hardwood window with stone sill to the rear elevation.





OPEN-PLAN DINING KITCHEN

16' 6" x 18' 8" (5.03m x 5.69m)

The open-plan dining kitchen enjoys a great deal of natural light cascading through double-glazed, hardwood windows to the side and rear elevations, which also offer pleasant views across the property's gardens and neighbouring fields. There are exposed timber beams, beautiful Yorkshire stone flooring with underfloor heating, inset spotlighting, a ceiling light point over the dining area, and timber and glazed double doors providing access to the sitting room.

The kitchen features fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a Belfast ceramic sink unit with chrome boiling water tap over. There are built-in NEFF appliances including two fan-assisted ovens, a five-ring gas hob, a ceramic induction hob with canopy-style cooker hood over, a built-in microwave oven, a dishwasher, and provisions for a tall standing fridge freezer unit. The kitchen also benefits from pull-out pantry units, soft-closing doors and drawers, a matching granite upstand, and under-unit lighting.

SITTING ROOM / SECOND RECEPTION ROOM

19' 9" x 14' 5" (6.02m x 4.39m)

The sitting room can be utilised in a variety of ways, including as a playroom or a formal dining room. The room benefits from a wealth of natural light courtesy of a double-glazed bank of French doors with adjoining windows to the side elevation, and additional bank of French doors providing access to the side gardens. There is a continuation of the beautiful Yorkshire stone flooring, partly exposed timber beams, a fabulous stone wall with galleried landing above, inset spotlighting to the ceiling, four wall light points, and timber and glazed double doors leading into the lounge. The sitting room also features a staircase with wooden banister and spindle balustrade leading up to the first floor.

LOUNGE

18' 2" x 19' 3" (5.54m x 5.87m)

The lounge is a generously proportioned, light and airy reception room which features dual-aspect windows to both side elevations. There are exposed timber beams to the ceiling, exposed stone window sills, fabulous oak flooring, four wall light points, and underfloor heating. The focal point of the room is the inglenook stone fireplace with cast-iron, log-burning stove set upon a raised stone hearth.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the sitting room, you reach the galleried landing, which enjoys a great deal of charm and character with partly exposed timber trusses and an exposed stone wall. There are cottage-style doors with Suffolk thumb latches providing access to three double bedrooms and the house bathroom, two skylight windows, and a wooden banister with spindle balustrade over the sitting room.

BEDROOM ONE

19' 3" x 15' 1" (5.87m x 4.60m)

Bedroom one is a generously proportioned, light and airy double bedroom with an impressive vaulted ceiling, exposed timber beams and batons on display, double-glazed skylight windows, and a double-glazed window to the rear with stone sill providing a fabulous open-aspect view across neighbouring fields. The room can accommodate a double bed with ample space for freestanding furniture and features exposed timber flooring, two ceiling light points, a radiator, a partly exposed stone wall, and a cottage-style door with Suffolk thumb latch leading into the en-suite shower room.



BEDROOM ONE EN-SUITE

5' 1" x 6' 6" (1.55m x 1.98m)

The en-suite shower room features a three-piece suite comprising of a quadrant-style, multi-jet shower with separate handheld attachment, a low-level w.c., and a broad pedestal wash hand basin with chrome mixer tap. There is tiling to the splash areas, inset spotlighting to the ceilings, a radiator, an extractor fan, and a double-glazed skylight window to the side elevation.

BEDROOM TWO

11' 6" x 19' 2" (3.51m x 5.84m)

Bedroom two is a similarly impressive double bedroom with fabulous, vaulted ceiling, featuring exposed timber beams and truss on display. The room can accommodate a double bed with ample space for freestanding furniture, and enjoys a great deal of natural light courtesy of the skylight windows and the double-glazed window to the front elevation. There is exposed timber flooring, a radiator, and two ceiling light points.

BEDROOM THREE

11' 4" x 12' 4" (3.45m x 3.76m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is a beautiful, vaulted ceiling with partly exposed timber trusses and beams on display, a double-glazed skylight window, a fabulous exposed stone wall, a radiator, a ceiling light point, and exposed timber flooring.





HOUSE BATHROOM

11' 11" x 6' 9" (3.63m x 2.06m)

The house bathroom features a modern, traditional-style, four piece suite comprising of a freestanding clawfoot, roll-top, double-ended bath with showerhead mixer tap, a low-level w.c. with raised cistern, a broad pedestal wash hand basin, and a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is attractive tiling to the walls and splash areas, tiled flooring, a ceiling light point, a chrome ladder-style radiator, and a double-glazed skylight window to the side elevation. Additionally, there are partly exposed timber beams to the ceiling and wall, an extractor fan, and a fabulous vaulted ceiling.

EAST WING - FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the landing of the east wing of the property. There is a ceiling light point, a double-glazed skylight window, and cottage-style doors with Suffolk thumb latches providing access to two bedrooms.

BEDROOM FOUR

17' 10" x 11' 9" (5.44m x 3.58m)

Bedroom four is a generously proportioned double bedroom with ample space for freestanding furniture. There are two double-glazed skylight windows to the front elevation, a ceiling light point, a radiator, and ample storage available under the eaves.

BEDROOM FIVE

10' 10" x 8' 3" (3.30m x 2.51m)

Bedroom five can accommodate a double bed but is currently utilised as a snug/home office. There is a double-glazed skylight window to the front elevation, a ceiling light point, a radiator, and en-suite facilities.

BEDROOM FIVE EN-SUITE

5' 11" x 6' 7" (1.80m x 2.01m)

The en-suite features a three-piece suite comprising of a fixed frame shower cubicle with tiled surround, a low-level w.c., and a pedestal wash hand basin. There is a wall light point, an extractor fan, and an additional light point attached to the beam.





EXTERNAL

FRONT GARDEN

Cruck Barn is situated in a beautiful hamlet of similarly characterful, stone-built properties. The subject property features a stone cobbled driveway providing off-street parking for multiple vehicles and leading to the integral double garage. The front garden is laid predominantly to lawn with a stone flagged pathway which leads to the front door and continues down the side of the property to a gate which encloses the side and rear gardens. There are external light points and beautiful stone retaining walls.

REAR GARDEN

Externally to the side and rear, the property enjoys beautiful, wrap-around gardens which are laid predominantly to lawn but also feature various patio and gravelled hardstandings for alfresco dining, barbecuing and entertaining. A stone flagged pathway travels down the side of the property and sweeps across to the rear, where there are fabulous open-aspect views across neighbouring fields and far into the distance. There are well-stocked flower and shrub beds and an external tap.



GARAGE

Double Garage

DRIVEWAY

2 Parking Spaces



ADDITIONAL INFORMATION

This property is partly Grade II listed.

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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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