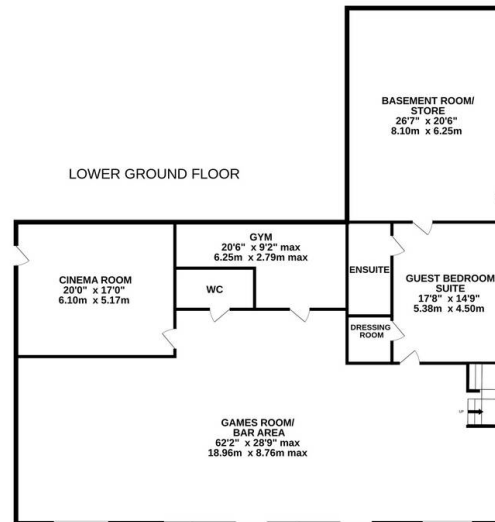
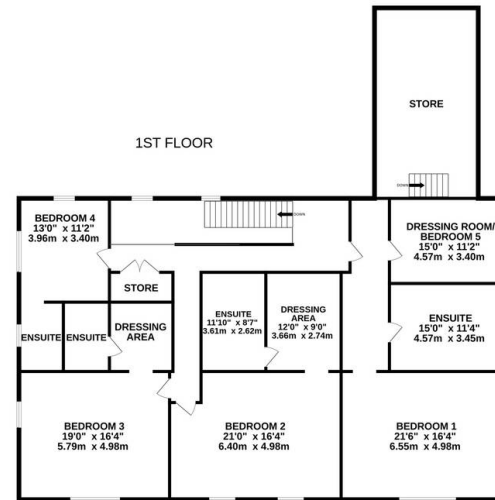
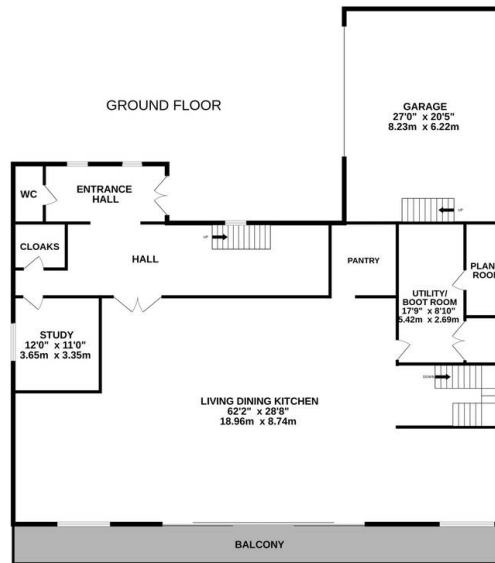




Noir House, Common End Lane

Huddersfield, HD8 0AF

Offers in Region of **£1,600,000**



COMMON END 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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Noir House, Common End Lane, Huddersfield, HD8 0AF

Tenure Freehold. EPC Rating B. Council Tax Band H.

A BESPOKE, FIVE-BEDROOM, DETACHED FAMILY HOME SET AMONGST BEAUTIFUL GARDENS AND WOODLAND, OFFERING SPECTACULAR VIEWS ACROSS THE VALLEY TOWARDS CASTLE HILL AND WOODSOME GOLF COURSE. BOASTING A WEALTH OF VERSATILE ACCOMMODATION WITH UNDERFLOOR HEATING THROUGHOUT, THIS PROPERTY HAS BEEN INDIVIDUALLY DESIGNED TO A HIGH SPECIFICATION THROUGHOUT, WHILE OFFERING NEW OWNERS AMPLE SCOPE TO MAKE IT THEIR OWN.

The generous accommodation comprises a fabulous reception entrance hall, downstairs w.c., home office, spectacularly spacious living dining kitchen, pantry kitchen, utility/boot room, and plant room to the ground floor. To the lower ground floor is a generously proportioned games rooms/bar area with access to a w.c., home gym, cinema room, guest bedroom suite with dressing room, en-suite and separate entrance, and a versatile basement room/store which could be utilised as a self-contained, two bedroom apartment. To the first floor is a galleried landing with useful store cupboard, an impressive principle bedroom suite (approx. 74m² / 800ft²) with en-suite bathroom and dressing area/bedroom 5, two double bedrooms with en-suites and dressing rooms, and a further double bedroom with en-suite. Externally, the property features a large driveway with parking for multiple vehicles and access to the attached double garage, pleasant lawn gardens, spectacular woodland, and fantastic views across the valley.

Simon Blyth
ESTATE AGENTS





GROUND FLOOR

RECEPTION ENTRANCE HALL

Twin doors lead through to the impressive reception entrance hall, which features floor-to-ceiling windows, spotlighting to the ceiling, polished timber flooring, and is decorated to a particularly high standard. A doorway provides access to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. is well-appointed and features a two-piece suite comprising toilet and wash hand basin.

HALLWAY

A broad opening from the reception entrance hall leads into the fabulous, large hallway, which features a continuation of the high-quality flooring, fitted storage, a double-height feature window providing a great deal of natural light, and inset spotlighting.

LIVING DINING KITCHEN

62' 2" x 28' 8" (18.95m x 8.74m)

Twin timber doors provide access from the hallway into the living dining kitchen. This astonishingly large space features fabulous windows and double feature doors providing access to the balcony, offering superb views across the property's gardens and woodland and towards Castle Hill. There is inset spotlighting to the ceiling, fabulous flooring, a media wall with provisions for a wall-mounted television and surrounding display shelving and storage cupboards.

PLEASE NOTE - The room is finished to an exceptionally high standard and will eventually be fitted with kitchen units. At this stage, the plumbing and wiring is all in place ready for easy fitting of a kitchen between exchange and completion. The owners have decided not to fit their choice of kitchen but to allow the new home owners the opportunity to decide. The pantry that adjoins is currently used as a secondary kitchen.

PANTRY

The adjoining pantry features a range of units with work surfaces over, a Belfast double sink, display shelving, a built-in oven, a dishwasher, and inset spotlighting to the ceiling.

Please note that the worktops will be fitted to match the main kitchen.





UTILITY / BOOT ROOM / EVERYDAY ENTRANCE HALL

17' 9" x 8' 10" (5.41m x 2.69m)

A doorway from the living dining kitchen leads through to the everyday entrance hall, known as the utility/boot room. This space features a large utility cupboard, is beautifully appointed with built-in furniture, ideal for storage of coats, boots and the like, and features a cupboard which was designed to be a laundry chute. All is decorated to a high standard and features high-quality oak flooring and inset spotlighting to the ceiling.

PLANT ROOM

Adjoining the utility / boot room is a plant room which provides some extra storage space, has manifolds for the underfloor heating, two hot water cylinders, controls for the air source heat pump, and smart home technology for the Wi-Fi, alarm, CCTV, heating and lighting.

STUDY

12' 0" x 11' 0" (3.66m x 3.35m)

The ground floor level also features a study / home office, which is of a good size and features a window to the side elevation.

LOWER GROUND FLOOR

62' 2" x 28' 9" (18.95m x 8.76m)

From the living dining kitchen, an impressive staircase leads down to the huge lower ground floor level which benefits entirely from underfloor heating. There is a games room / bar area, which is used extensively by the current vendors and features fabulous flooring as well as partial artificial grass in the games space. There are large windows overlooking the property's terrace, lawns, woodland and terrific views beyond. This space could be used for a variety of purposes or even subdivided. There is also plumbing in place for a secondary kitchen.

W.C.

A doorway from the main games room provides access to the lower ground floor w.c. which features a modern two-piece suite and plumbing for shower facilities.

GYM

20' 6" x 9' 2" (6.25m x 2.79m)

Also accessed from the main games room area is the fabulous and versatile home gym.

CINEMA ROOM

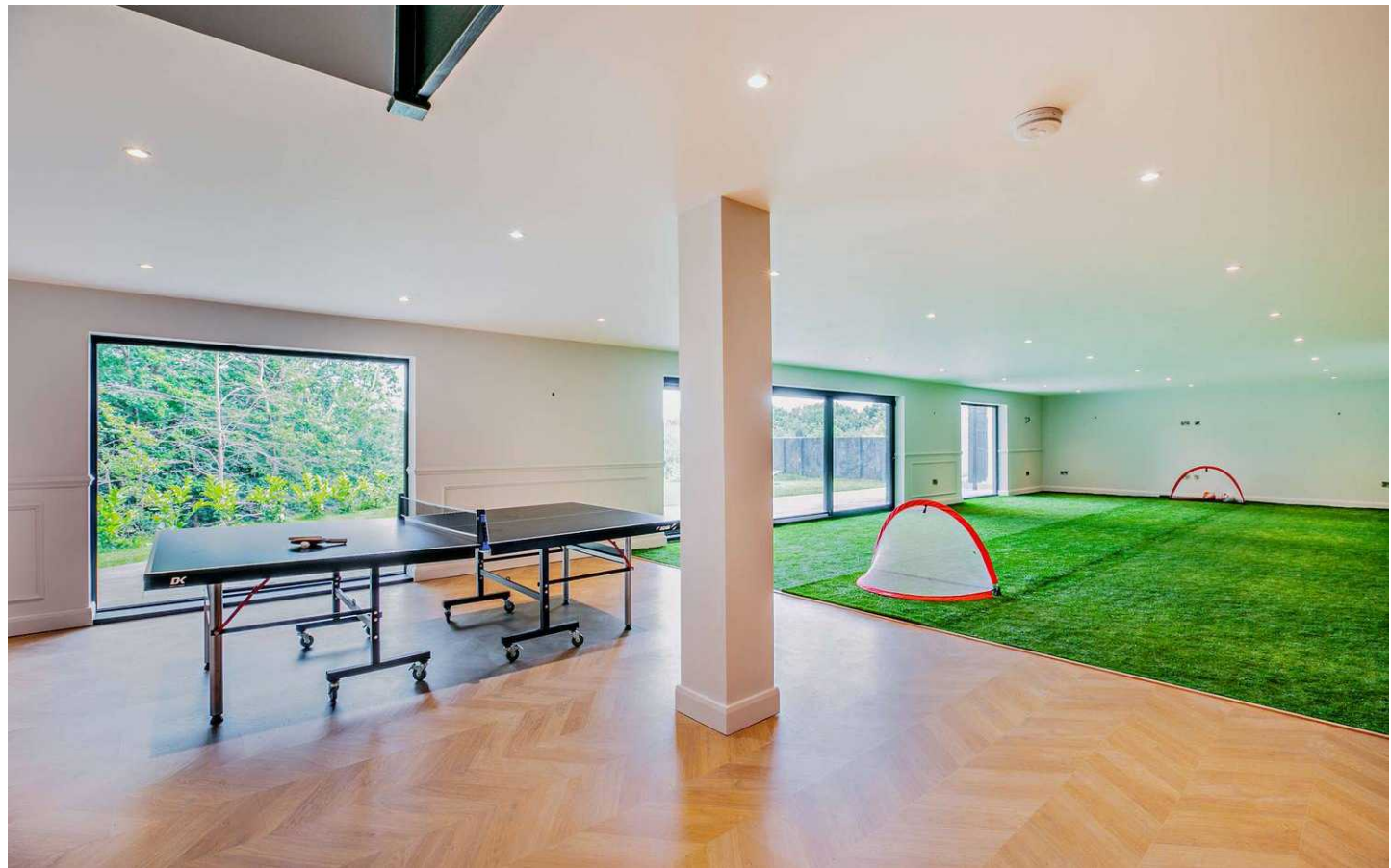
20' 0" x 17' 0" (6.10m x 5.18m)

The cinema room is of a particularly good size, superbly equipped, and features inset spotlighting to the ceiling, high-quality flooring, display shelving, and an external door leading to a large secluded flagged area which could be used for multiple purposes.

GUEST BEDROOM SUITE

17' 8" x 14' 9" (5.38m x 4.50m)

A doorway from the games area leads through to the guest bedroom suite, which is a large, impressive room with a window to the side elevation, and served by a dressing room and an en-suite.



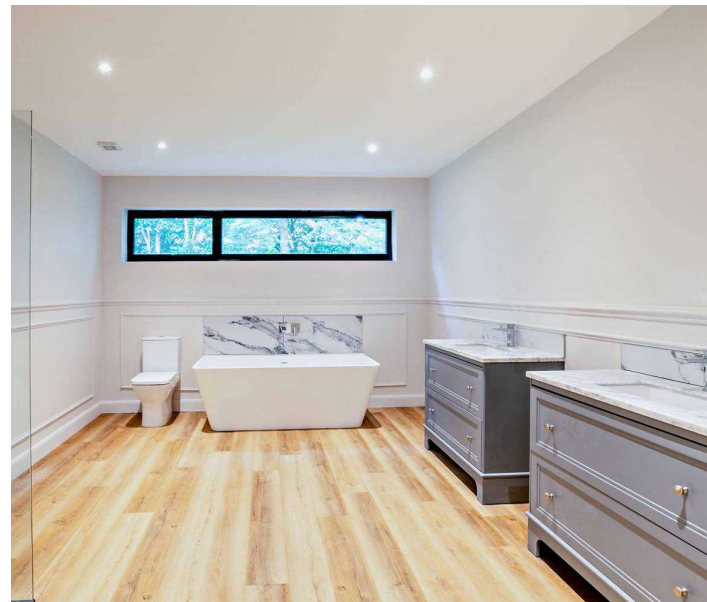
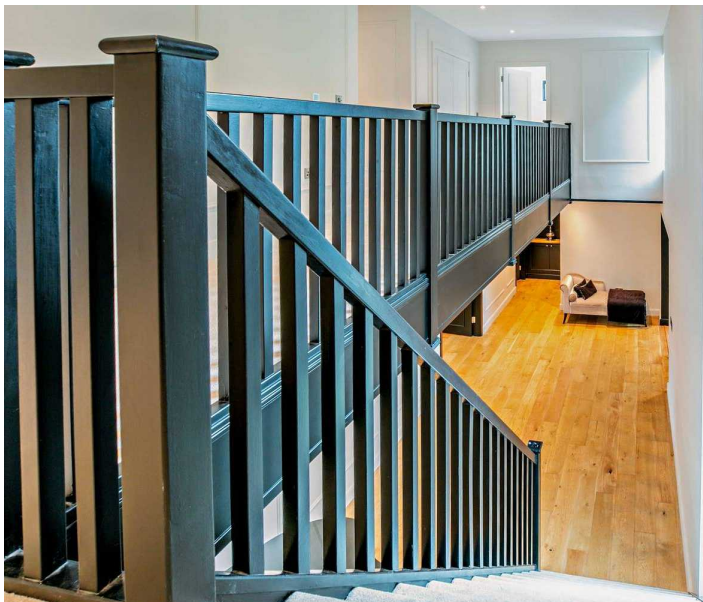


LOWER GROUND FLOOR cont.

BASEMENT ROOM / STORE

26' 7" x 20' 6" (8.10m x 6.25m)

A doorway from the guest bedroom suite leads through to a basement room/store which is another very large room which could be considered suitable as a snug or garden storage, for example, or could be separated to create a self-contained apartment. It also features an external door leading out to the garden.



FIRST FLOOR

FIRST FLOOR GALLERIED LANDING

The first floor galleried landing is particularly impressive and features a lovely view over the large entrance hallway, as well as stylish windows which give a pleasant outlook to the driveway side. The landing features a storage cupboard and doorways leading through to the principal bedroom suite, and three further bedrooms.

PRINCIPAL BEDROOM SUITE

21' 6" x 16' 4" (6.55m x 4.98m)

The principal bedroom suite comprises bedroom one, a fabulous en-suite (15'0" x 11'4"), and a large dressing room/bedroom five (15'0" x 11'2"). The combination of these three rooms, which are connected via a hallway, truly set this home apart.

BEDROOM TWO

21' 0" x 16' 4" (6.40m x 4.98m)

Bedroom two is an impressive double bedroom with views out of the gardens and beyond, and is served by a dressing area (12'0" x 9'0") and a luxurious en-suite (11'10" x 8'7").

BEDROOM THREE

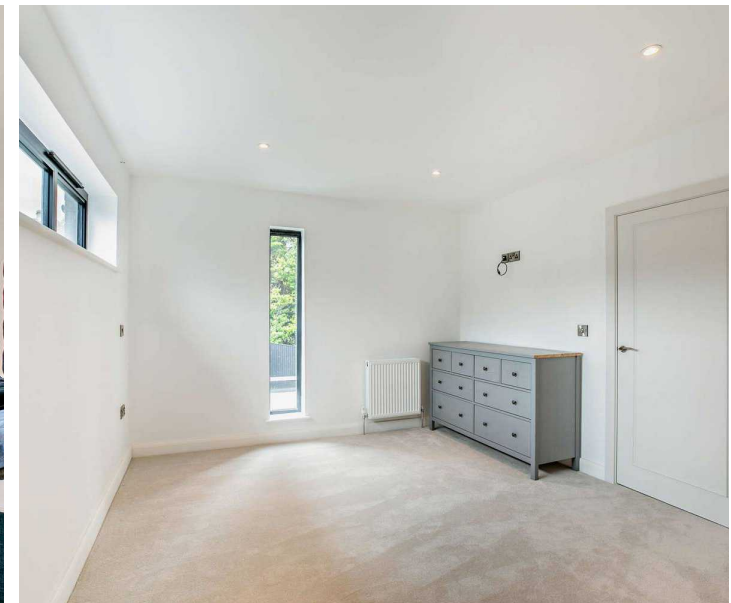
19' 0" x 16' 4" (5.79m x 4.98m)

Bedroom three is another generously proportioned double bedroom with a dressing area and a superb en-suite. Windows to the rear and side elevation offer fantastic views across the property's gardens and beyond.

BEDROOM FOUR

13' 0" x 11' 2" (3.96m x 3.40m)

Bedroom four is another double bedroom with dual-aspect windows to the front and side elevations, as well as en-suite facilities.





EXTERNAL

This property forms part of a delightful group of similarly stylish homes, each enjoying spectacular views across the valley towards Woodsome and with Castle Hill on the skyline. Situated on an enormously large plot, the property boasts impressive lawns and a woodland area to the side.

FRONT GARDEN

Automatically operated gates lead through to the property's large and enclosed driveway, which provides parking for a substantial number of vehicles and gives access to the triple garage. Access to the rear gardens is granted to the side of the garage, and there is an access road for additional woodland parking.

REAR GARDEN

The property's gardens must be viewed to be truly appreciated. Offering an astonishing view across each of the various levels, the lawns are principally down to lawn with maturing shrubbery and mature woodland to the side and lower areas.



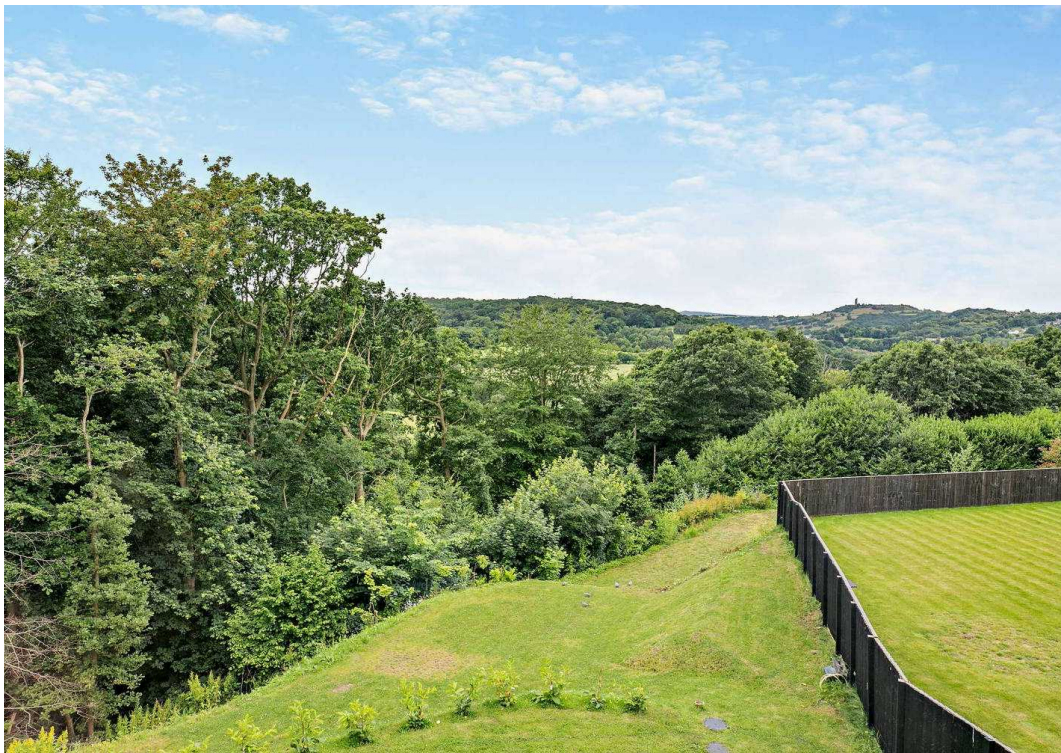
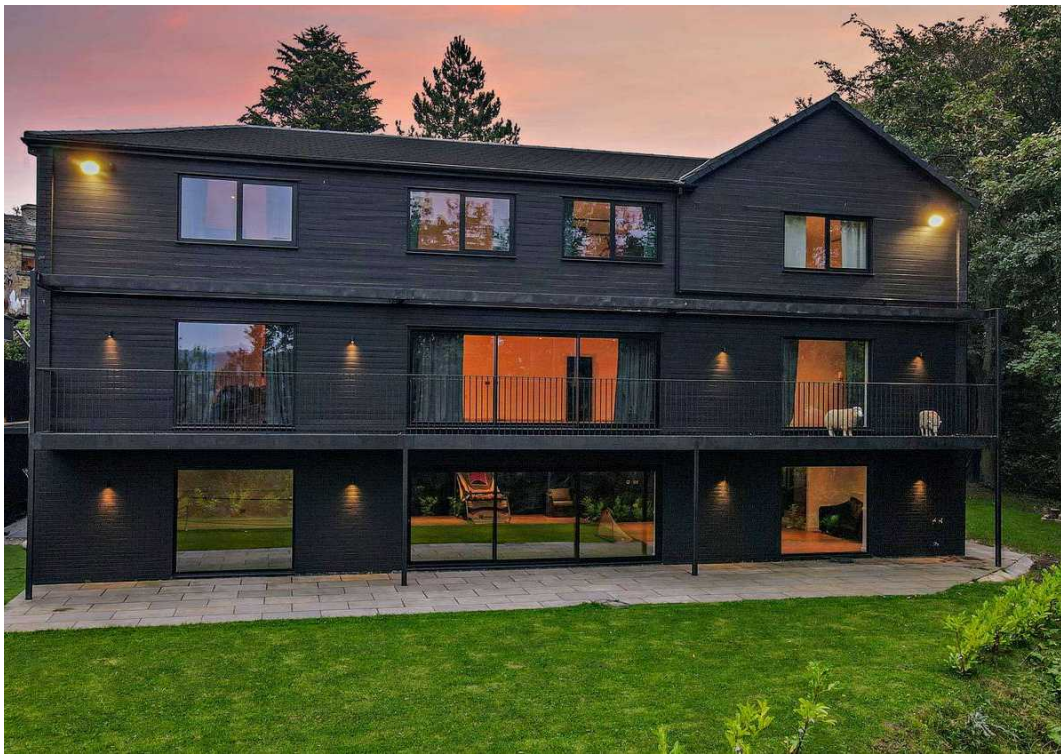
GARAGE

27' 0" x 20' 5" (8.23m x 6.22m)

The property is served by a triple garage with a large electric door, a basement/store beneath (as previously described) and an additional store area above.

DRIVEWAY

4 Parking Spaces





The area in red is for sale as per the asking price listed on this brochure. The area in blue may be available via separate negotiation. The area in yellow may be available via separate negotiation with a 30%, 30-year uplift clause for future development potential.



KITCHEN MOCKUPS - At this stage, the plumbing and wiring is all in place ready for easy fitting of a kitchen between exchange and completion. The current vendors have decided not to fit their choice of kitchen but to allow the new home owners the opportunity to decide.

Additional Information

The property is served by mains water, electricity, drainage via a septic tank, and air source central heating. The property has been finished to a high standard, providing an astonishing amount of accommodation with a huge amount of flexibility, and is covered by a 10-year builders warranty.

On the attached plan, the area outlined in red is for sale with the property and within the asking price, the area outlined in blue may be available via separate negotiation, and the area outlined in yellow may be available via separate with a 30% 30-year uplift clause for future development potential.

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.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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MORTGAGE ADVICE

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 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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