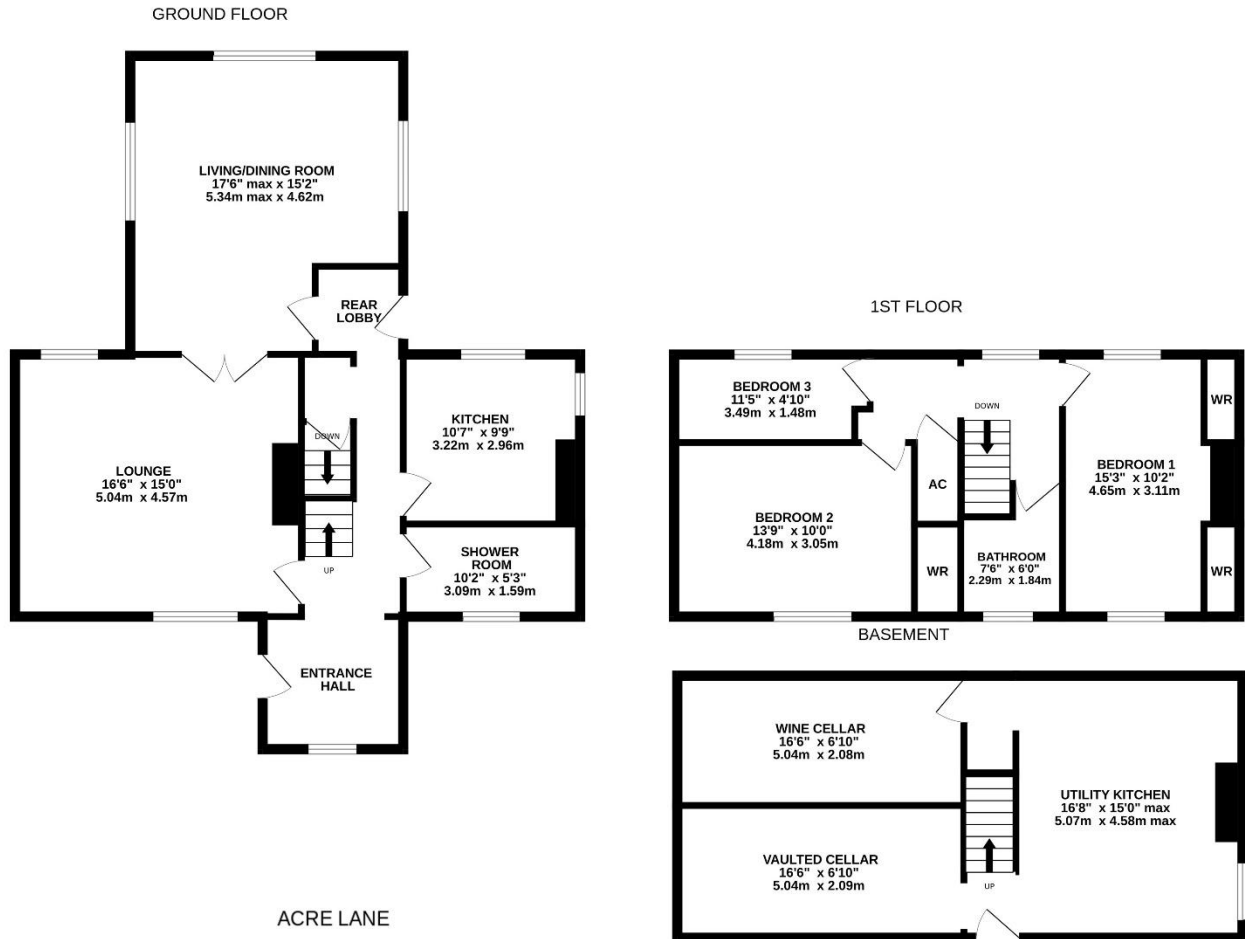


Simon Blyth

ESTATE AGENTS



ACRE COTTAGE, ACRE LANE, MELTHAM, HD9 4DH



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

STANDING IN JUST UNDER 3/4 OF AN ACRE, ACRE COTTAGE IS A BEAUTIFULLY BUILT STONE DETACHED PERIOD HOME WHICH HAS ACCOMMODATION OVER THREE FLOORS AND HAS A HUGE AMOUNT OF POTENTIAL. CURRENTLY A WELCOMING HOME, BUT WITH WORK COULD BE QUITE FABULOUS. It comprises entrance hall, large lounge, huge living / dining room with views to three directions overlooking the property's rear gardens, rear entrance lobby, kitchen, shower room / downstairs w.c., basement, utility kitchen, wine cellar and vaulted cellar, three bedrooms to the first floor and house bathroom. With driveway, garage and superb gardens.

The property is offered for sale by the best and final offers method. Closing date for bids must be submitted by 12 noon on the 14th January 2025 to the Holmfirth office.

Offers Over £500,000

ENTRANCE HALLWAY

Attractive period style door gives access through to the entrance hallway. This large entrance hallway has a lovely window giving a super view over the property's front gardens and beyond, this is courtesy of a large window. There is coving to the ceiling and the hallway has a chandelier point, two wall light points and features the staircase. To the rear of the hallway there is a cloak room area and a rear entrance lobby. This everyday entrance lobby has a side entrance door out to the rear gardens and beyond.



LOUNGE

Measurements – 16'6" x 15'0"

With an outlook to both the front and rear this good-sized room has a high ceiling height with central ceiling light point and an attractive period style fireplace with open fired with provision for open fire. The room has twin doors that lead through to the living dining room.





LIVING / DINING ROOM

Measurements – 17'6" max x 15'2"

A large and impressive room with windows too three sides. Once again, there is a high ceiling height, four wall light points and beautiful views out over the property's extensive gardens and grounds. Timber glazed door returns through to the entrance hallway.





KITCHEN

Measurements – 10'7" x 9'9"

Once again enjoying super views out over the gardens courtesy of a large window to one side and a smaller window to the other, the room has units of both the high and low level with a large amount of working surface. With decorative tiled splash backs, in built stainless steel and glazed front to double oven, stainless steel extractor, stainless steel sink unit, electric hob and provision for a fridge. Ceramic tiling reaches up to the full ceiling height.



DOWNSTAIRS W.C. / SHOWER ROOM

Measurements – 10'2" x 5'3"

Superbly appointed and with a large window giving a pleasant outlook over the mature gardens, this room has a ceramic tile floor, ceramic tile into the full ceiling height, inset spotlighting to the ceiling, extractor fan, good sized shower with chrome fittings, concealed system w.c, vanity unit with inset, wash hand basin and storage covered beneath. There is also a combination central heating radiator / heated towel rail.



LOWER GROUND FLOOR

A staircase leads down to the lower ground floor level.

UTILITY KITCHEN

Measurements – 16'8" x 15'0" max

Here we have a utility kitchen. This has a window giving outlook over the gardens, a doorway giving direct access out to the lower gardens. The room has a huge high ceiling height, stone flagged flooring, a blocked up former stone fireplace, plumbing for an automatic washing machine, stainless steel sink unit and the wall mounted gas fired central heating boiler. This room has a huge amount of potential and could even become the house kitchen once again if so desired.

CELLARS

Measurements – 16'6" x 6'10" / 16'6" x 6'10"

Leading from the utility kitchen there are two cellars, one of which is arch vaulted and has a stone slab table and stone slab flagged flooring. The other is a wine cellar that is superbly fitted out, once again, with arched vaulted ceiling and stone flagged flooring.



FIRST FLOOR LANDING

The first-floor landing once again as a window, giving a lovely view out over the gardens and grounds. There are two chandelier points and a useful store cupboard which in fact houses a former fireplace.

BEDROOM ONE

Measurements – 15'3" x 10'2"

Lovely double room with windows on two sides giving a huge amount of natural light and delightful views. The room has a high ceiling height, bank of inbuilt wardrobes with centrally located dressing table and storage cupboards above.



BEDROOM TWO

Measurements – 13'9" x 10'0"

Once again, a double room with two windows giving a pleasant view out to the front and a bank of inbuilt wardrobes.



BEDROOM THREE

Measurements – 11'5" x 4'10"

A single room with a lovely view out of the property's rear gardens and beyond.



HOUSE BATHROOM

Measurements – 7'6" x 6'0"

The property's bathroom is fitted with a three-piece suite that comprises low level w.c., pedestal wash hand basin and bath. There is ceramic tiling to the full ceiling height, good sized mirror and storage cupboard.



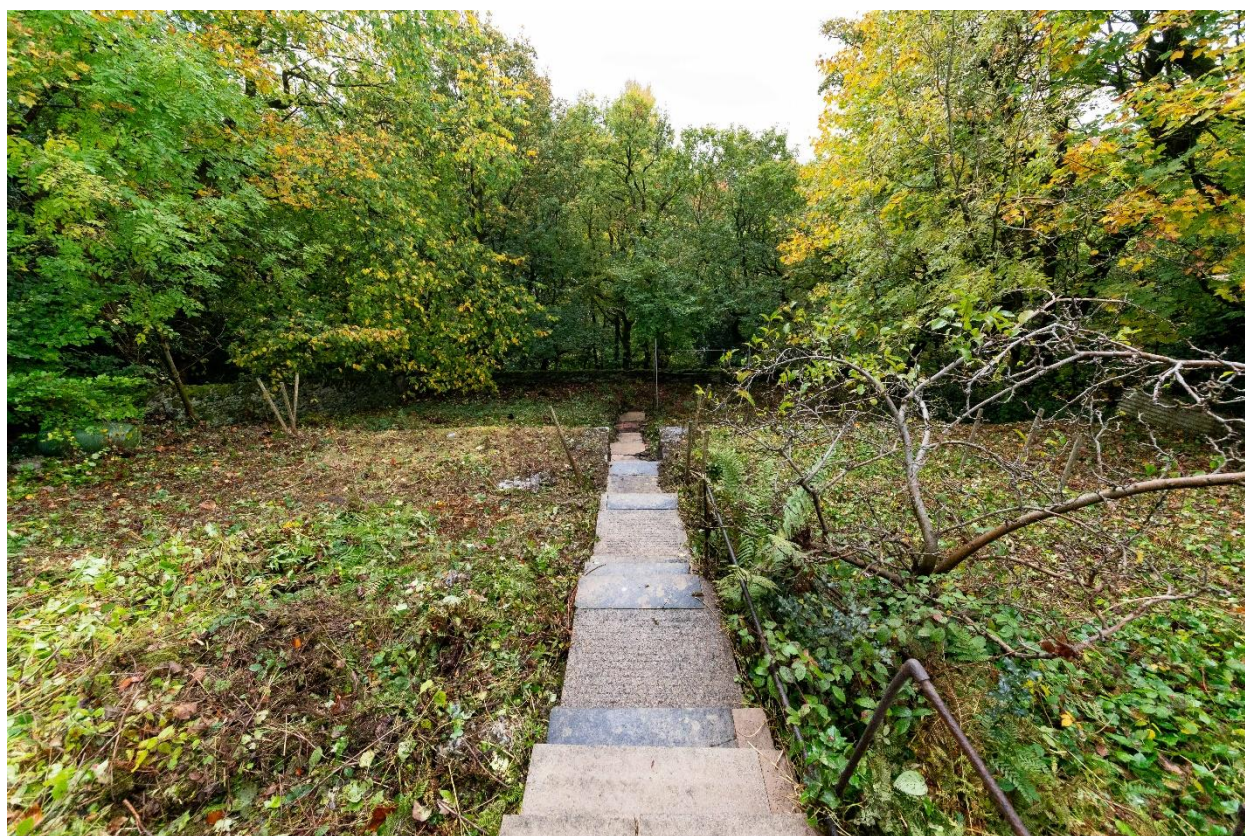
EXTERNAL

The gardens and grounds extend to just a little short of 3/4 of an acre. They are fabulous grounds that due to the longevity of ownership within the family have been extremely well planted with a delightful array of trees and shrubbery. The front garden, which has wrought iron railings and attractive sitting out space has a beautiful Magnolia. Steps lead down to the side garden, here there is a greenhouse and a variety of levels, all of which were planted as a beautiful vegetable garden in past times. There's a lower-level garden with attractive stone walling and all has the delightful, wooded backdrop of neighbouring land. To the rear this is where most of the gardens are to be found. They are overlooked by the property itself and have meandering pathways through the grounds. All landscaping hard landscaping has been done to a high standard with impressive walls steps, gateways and the like. Such steps lead up to the driveway. The driveway is positioned to the rear of the home, directly off Acre Lane, provides parking, and gives access to a detached garage.











DETACHED GARAGE

This, which has an up and over door, has a blocked up personal door and blocked up windows. The garage is of an equally period design and could easily be converted into home office space if so desired. There is ample room for further garaging and a larger driveway if so required. Once again, the rear garden is superbly presented with fabulous mature trees and shrubbery as the photographs within this brochure clearly demonstrate.



ADDITIONAL INFORMATION

It should be noted the property has gas fired central heating and double glazing.
Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – Kirklees
Council tax band – F

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 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



MAIN CONTACTS

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