

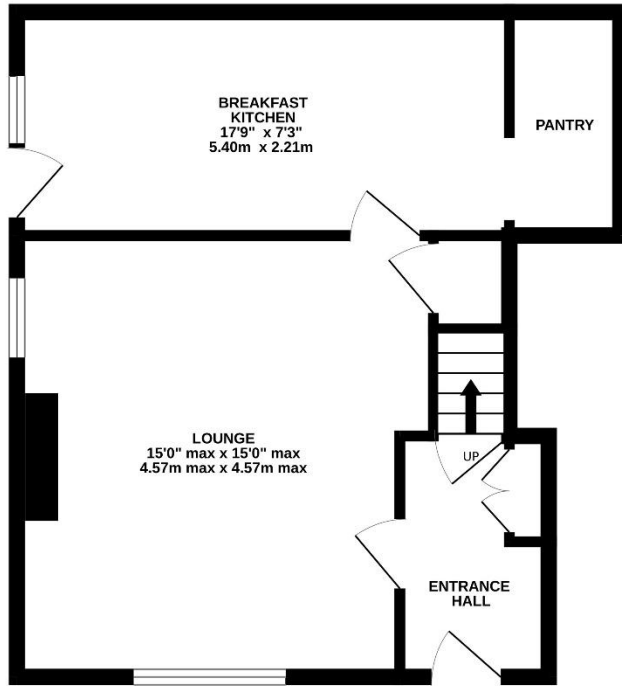
Simon Blyth

ESTATE AGENTS

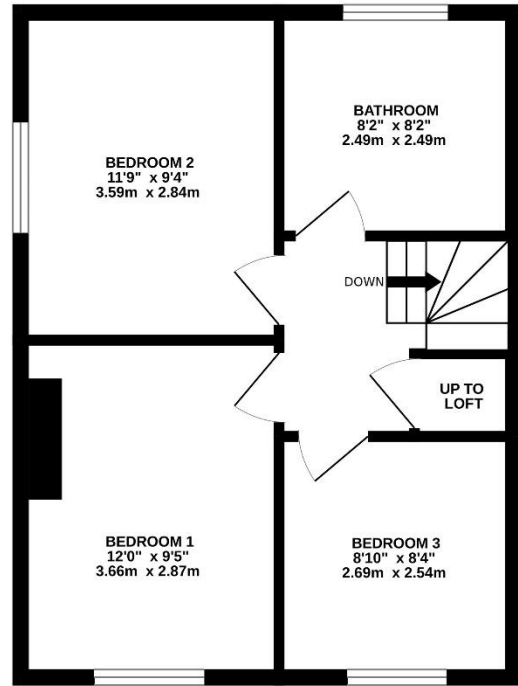


MAG BRIDGE, HONLEY, HD9 6NA

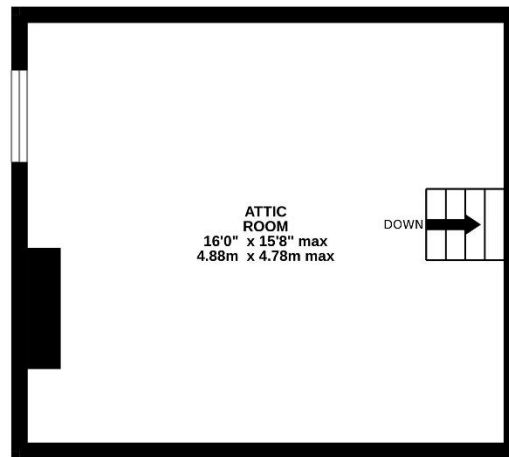
GROUND FLOOR



1ST FLOOR



ATTIC



MAG BRIDGE

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

TUCKED AWAY ON A BEAUTIFUL TREE-LINED, UNADOPTED LANE IS THIS BEAUTIFUL, PERIOD, GRADE II LISTED COTTAGE. BUTTS CROFT OCCUPIES A PARTICULARLY IMPRESSIVE PLOT, WITH GARDENS THAT EXTEND INTO PICTURESQUE WOODLAND. SITUATED IN MAGDALE, HONLEY, THE PROPERTY OFFERS A PRIVATE RETREAT FOR THE DISCERNING BUYER, WITH CHARACTER FEATURES, PLEASANT VIEWS AND WALKS. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE ACCOMMODATION AND GROUNDS ON OFFER.

The property accommodation briefly comprises of entrance hall, lounge with inglenook stone fireplace, dining kitchen and pantry to the ground floor. To the first floor there are three bedrooms and the house bathroom with access to a spacious attic room which would be an ideal playroom/ office. Externally the property is approached via an unadopted lane, there is a five-bar gate that opens into a driveway with hardstanding for a workshop/timber garage. The gardens extend into the woodland with lawn areas, mature trees and flower and shrub beds. There is a decked area ideal for alfresco dining, and hardstanding's for a greenhouse and a summerhouse.

Offers Around £395,000

ENTRANCE HALL

Measurements – 9'0" x 18'0"

Enter the property through a timber and glazed front door with obscure glazed inserts into the entrance hall. The entrance hall is brimming with both charm and character with exposed, timber beams and batons to the ceilings and beautiful, herringbone-style parquet flooring. There is a built-in cloak cupboard with drawers, a ceiling light point, and multi-panel timber doors provide access to the lounge and enclose the staircase rising to the first floor. The staircase that kite-winds to the first floor features a partly exposed, stone wall with beautiful, timber wall cladding and partly exposed timber beams and batons overhead.



LOUNGE

Measurements – 15'0" x 15'0"

The fabulous herringbone-style parquet flooring continues through from the entrance hall into the lounge, which enjoys a great deal of natural light, cascading through the dual-aspect windows to both the front and side elevations. Again, there are fabulous, period features, with exposed timber beams and batons to the ceilings and beautiful, timber cladding to the walls. To the front elevation there is a beautiful, exposed stone wall with a bank of stone mullioned windows with window seat beneath. The lounge features a door leading to the dining kitchen and a cottage-style door encloses a useful, understairs cupboard. The focal point of the room is the Inglenook, stone fireplace with a multi-fuel, cast-iron, Clearview Stove which is set upon a raised, stone hearth. Additionally, there are two wall light points with central ceiling light point and two radiators.





DINING KITCHEN

Measurements – 17'9" x 7'3"

The dining kitchen room features fixed-frame units with shaker-style cupboard front units to the low level with complementary work surfaces over, being part-timber work surface and part granite with bevelled drainer over. There is a Belfast sink unit with tiling to the splash areas and space for a five-ring, range cooker. The kitchen features an exposed, timber beam to the ceilings, a beautiful, exposed, stone wall and there is a timber-clad ceiling with three ceiling light points and natural, slate-tiled flooring. The kitchen area features a double glazed, timber, stable-style door with adjoining window to the side elevation and there is a doorway which leads to the pantry. Additionally, the dining kitchen room features a bespoke, fitted, display cabinet with shaker-style cupboard under, granite top, which incorporates a two-ring gas hob.





PANTRY

Measurements – 8'0" x 4'0"

The pantry has lighting and power in situ, terracotta tiled flooring and a particularly interesting brick, arched vestibule which has timber boards above, creating a space for additional work surface and food preparation.

FIRST FLOOR LANDING

Taking the kite-winding staircase from the entrance, you reach the landing which has multi-panel doors providing access to three bedrooms and a multi-panel timber and glazed door with obscure glazed inserts leads to the bathroom. There is a ceiling light point and a cottage-style door with Suffolk thumb-latch encloses the access to the attic room.

BEDROOM ONE

Measurements – 12'0" x 9'5"

Bedroom one is a beautiful, double bedroom which has ample space for free-standing furniture. It features a bank of stone-mullioned windows to the front elevation which have a fantastic woodland outlook and with window seat beneath. There is a ceiling light point, a cast-iron, column radiator and the focal point of the room is the exposed, brick chimney breast with a decorative, cast-iron fireplace with stone surround. There is a bespoke, timber bedhead-surround, recessed into the alcove and to the other side there are original, in-built cupboards.



BEDROOM TWO

Measurements – 11'9" x 9'4"

Bedroom two can accommodate a double bed with ample space for free-standing furniture. There is a bank of stone mullioned windows to the side elevation which has splendid views across the property's garden and woodland. There are two wall light points, a cast-iron column radiator, laminate flooring and a cupboard which houses the wall-mounted, combination boiler and provides additional hanging rail and storage.



BEDROOM THREE

Measurements – 8'4" x 8'10"

Bedroom three has beautiful, exposed timber floorboards and a bank of stone mullioned windows to the front elevation, taking full advantage of the pleasant, open-aspect views. There is a ceiling light point, a window seat beneath the mullioned windows and a radiator.



HOUSE BATHROOM

Measurements – 8'2" x 8'2"

The house bathroom features a traditional-style, white three-piece suite which comprises of a claw-foot, double-ended, roll-top bath with shower head mixer tap over, a pedestal wash handbasin and a low-level WC with raised cistern. There is a ceiling light point, a beautiful, exposed stone wall, high-gloss, brick-effect tiling to the splash areas and a radiator. Additionally, there is a multi-panel, timber and glazed window to the rear elevation and a chrome, ladder-style radiator.



ATTIC ROOM

Measurements – 16'0" x 15'8" max under eaves

A cottage-style door with Suffolk thumb-latch encloses a bulkhead with a timber, open-tread staircase that leads to a useful attic room. The attic room has beautiful, exposed timber beams and a partly exposed, timber truss to the ceiling. There is a window with stone sill to the side elevation which provides a fantastic view across the property's gardens and woodland and there are various light points and plus points in situ and storage available under the rafters.

EXTERNAL

As the plans suggest, the property occupies a particularly generous plot with fabulous gardens and woodland.

The property is approached via a shared lane which leads to a five bar, timber gate and pedestrian access gate enclosing the driveway / courtyard. The gravelled hard standing offers off street parking for multiple vehicles and there is an electrical EV point, external security lighting and stone steps which descend to the side door. There is a hardstanding for a timber garage which has lighting and power in situ and the gardens are truly impressive. They extend into the woodland providing a great deal of space and privacy. There are fabulous lawns that meander around mature trees and well-stocked flower and shrub beds, with a raised, decked area, ideal for al fresco dining and barbecuing. There are pleasant outlooks across the valley with a tree-lined outlook. The gardens extend further into the woodland, with beautiful, dry-stone boundaries. There are various hard standings, with space for a greenhouse and a summer house.















ADDITIONAL INFORMATION

There is a pedestrian access across the pathway leading to the front door where there is an external light and stone wall boundary. Please note that there are pedestrian rights of access for neighbouring properties across this pathway.



ADDITIONAL INFORMATION

EPC rating –

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

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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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

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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

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259