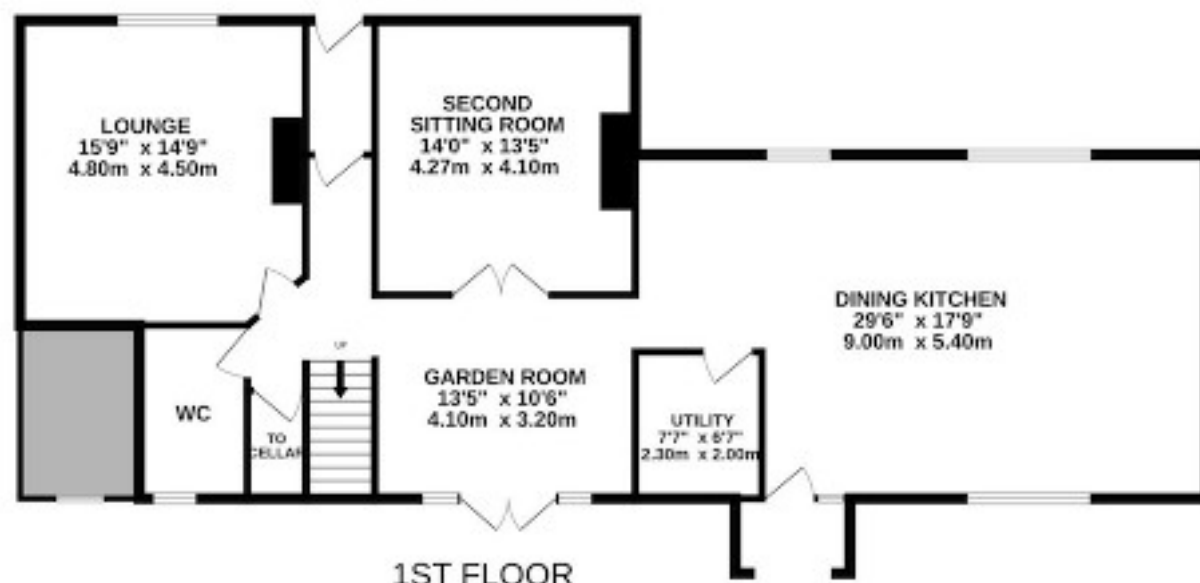




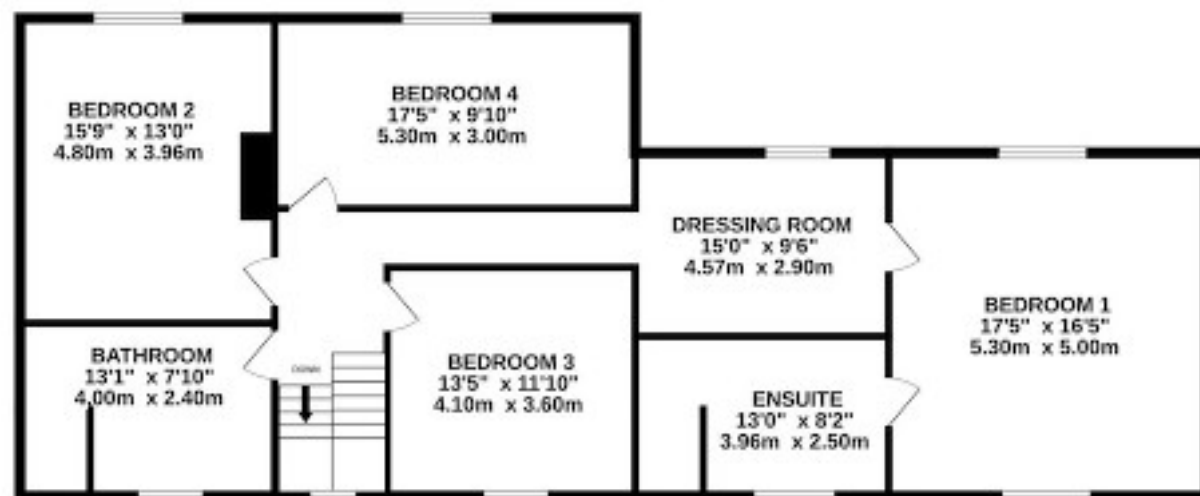
Birds Edge Farmhouse, Birdsedge
Huddersfield, HD8 8XP

Offers in Region of **£925,000**

GROUND FLOOR



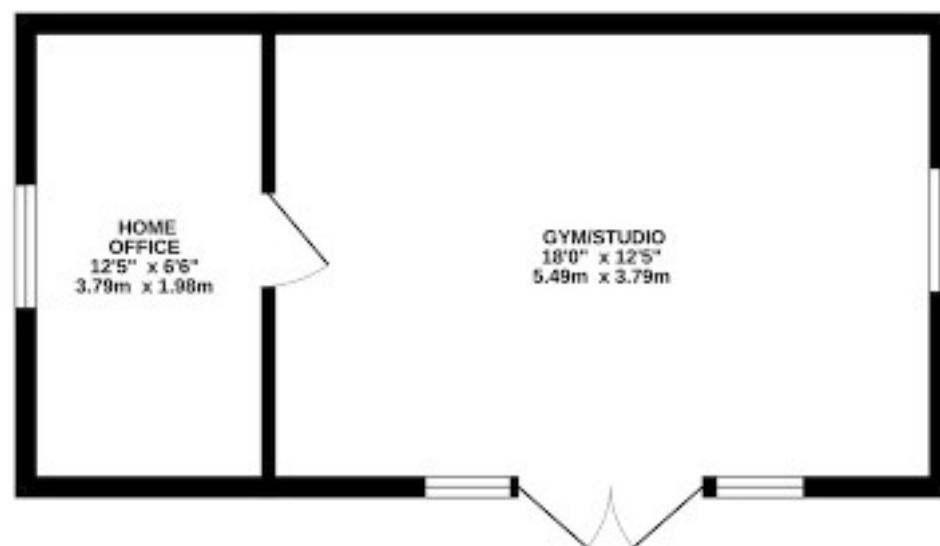
1ST FLOOR



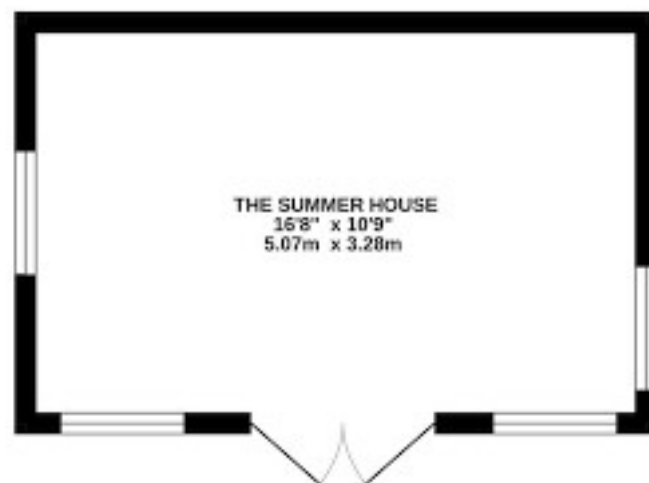
BROSEIDGE FARMHOUSE

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THE POD



THE SUMMER HOUSE



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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Birds Edge Farmhouse

Birdsedge, Huddersfield

BIRDSEDGE FARMHOUSE IS NESTLED IN A QUIET HAMLET OF EQUALLY PRETTY HOMES, SET BACK FROM THE ROAD & OCCUPYING A GENEROUS PLOT OF APPROX 0.5 ACRES. A STUNNING, PERIOD, RENOVATED FORMER FARMHOUSE BLENDING CHARACTER CHARM & A LUXURY, CONTEMPORARY INTERIOR. BELIEVED TO BE ORIGINALLY CONSTRUCTED IN 1638. LOCATED IN THE SOUGHT-AFTER VILLAGE OF BIRDSEDGE, HAVING GOOD ACCESS TO COMMUTER LINKS, A SHORT DISTANCE FROM NEIGHBOURING VILLAGES & AMENITIES WITH FANTASTIC WALKS ON THE DOORSTEP.

Comprises oak-framed portico, open-plan dining-kitchen, utility room, garden room/home office, secondary reception room, formal lounge, downstairs w.c., & rear entrance to ground floor. The first floor has an impressive principal suite with dressing room & ensuite bathroom. Having three further double bedrooms and house bathroom. Externally, the property is accessed via a private lane through an electric gated courtyard providing off street parking for multiple vehicles. With double detached garage, manicured gardens, patios, summerhouse and a detached pod which provides home office & gym/studio. To the rear of the property is a beautiful enclosed, low maintenance garden.

Tenure Freehold.

Council Tax Band F.

EPC Rating D.

- Four generously proportioned bedrooms
- Detached pod providing a beautiful home office and gym/studio





GROUND FLOOR

ENTRANCE

Enter into the property through the oak and glazed portico, with pitched stone tile roof and attractive stone flag flooring. There is an oak bench seat which doubles as a log store, and a solid timber and glazed door leads into the open-plan dining-kitchen.

OPEN-PLAN DINING KITCHEN

29' 6" x 17' 9" (8.99m x 5.41m)

As the photography suggests, the most beautiful, open-plan dining-kitchen benefits from a wealth of natural light which cascades through the dual aspect banks of windows to both the front and rear elevations with remote controlled Roman Blinds. A high specification, fixed frame kitchen features fitted wall and base units with shaker style cupboard fronts and with complementary Quartz worksurfaces over which incorporate a single bowl stainless steel sink unit with Quooker boiling hot water tap. There is a matching Quartz upstand and sill to the front elevation and with bespoke window seat beneath a bank of windows to the rear of the room with useful cupboards beneath. The windows to the front elevation offer pleasant open aspect views across the manicured gardens to the front, with the rear windows enjoying an aspect of the rear garden and with far reaching views of neighbouring fields in the distance. The kitchen features inset spotlighting to the ceilings, attractive tiled flooring with underfloor heating, and a doorway proceeds to the garden room. The kitchen is well equipped with space for a range cooker, with glass splashback and integrated cooker hood above, there is a built-in microwave combination oven, space for an American style fridge-freezer and an integrated dishwasher. The focal point of the room is the breakfast island, with contrasting coloured cupboard fronts, quartz top, three pendant lights above and which offers ample space for informal dining.





UTILITY ROOM

7' 7" x 6' 7" (2.31m x 2.01m)

The utility room features a quartz worksurface which incorporates a stainless-steel sink unit with chrome mixer tap above. There is provisions and space for an automatic washing machine and space for a tumble dryer. A cupboard houses the property combination boiler.

GARDEN ROOM

13' 5" x 10' 6" (4.09m x 3.20m)

The room has been tastefully designed and boasts wall paneling to dado height and is equipped with bespoke wall-to-wall shelving units with cupboards beneath and a custom desk. This versatile space offers fabulous views across the property's front garden through the bank of French doors with adjoining windows and remote-controlled curtains to the front elevation. With inset spotlighting to the ceilings, two wall light points and the attractive tiled flooring continues through from the kitchen with under floor heating.

SECONDARY SITTING ROOM

14' 0" x 13' 5" (4.27m x 4.09m)

This pleasant room is decorated to a high standard, with a neutral finish and features a bank of double-glazed mullion windows with remote-controlled privacy blinds to the rear elevation, inset spotlighting to the ceilings and a radiator. There are custom-made low-level media units at either side of the chimney breast, and it houses the video distribution hub which provides satellite television etc. to four other rooms in the property. The focal point of the room is the beautiful, cast-iron fireplace with living flame effect gas fire which is set upon a stone hearth.



DOWNSTAIRS W.C.

The downstairs w.c. features a modern contemporary two-piece suite which comprises of a low-level w.c. with concealed cistern and push button flush and a broad wash hand basin with bespoke vanity cupboard beneath and chrome mixer tap. There is attractive tiled flooring, wall paneling to dado height, a window to the front elevation and a ceiling light point.

FORMAL LOUNGE

15' 9" x 14' 9" (4.80m x 4.50m)

The formal lounge is brimming with both charm and character with exposed timber beams and batons on display. The room features a bank of mullion windows to the front elevation with window seat - from here, there are pleasant, far-reaching views. The focal point of the formal lounge is the cast iron open fireplace, with tiled inset and ornate timber mantle surround.





FIRST FLOOR

FIRST FLOOR LANDING

A stone staircase with central carpet runner proceeds to the first floor landing, there is a wooden banister with spindles over the stairwell head, a window to the front elevation, and partly exposed timber beams on display.

BEDROOM ONE

17' 5" x 16' 5" (5.31m x 5.00m)

Bedroom one is a most impressive, dual aspect, double bedroom with banks of mullion windows to both the front and rear elevations. From which there are fantastic views across the gardens and with open aspects of neighbouring fields and rolling countryside. There are two radiators, inset spotlighting to the ceilings and remote-controlled Roman Blinds to both windows. The room can accommodate a Super King size bed and with ample space for freestanding furniture.

BEDROOM ONE EN-SUITE BATHROOM

13' 0" x 8' 2" (3.96m x 2.49m)

As depicted in the photography the en-suite bathroom features a luxurious suite which includes an inset, double ended bath with chrome mixer tap and pull-out hose attachment, a broad Quartz top with wall mounted chrome taps and twin ceramic sinks with bespoke vanity unit beneath and a wet room style shower with thermostatic rainfall showerhead and with separate handheld attachment and a low-level w.c. with push button flush. The en-suite bathroom features a bank of mullion windows with obscure glass and remote-controlled roman blind to the front elevation, attractive tiled flooring with tiling to the splash areas, inset spotlighting to the ceilings and a chrome ladder style radiator. There is a shaver point, wall mounted television by the bath and a wall vanity light.





BEDROOM ONE DRESSING ROOM

15' 0" x 9' 6" (4.57m x 2.90m)

The dressing room provides access to bedroom one and has been carefully designed with high quality bespoke storage which include floor-to-ceiling shelving for shoes, floor-to-ceiling and wall-to-wall fitted wardrobes with hanging rails and shelving in situ and further display shelving, drawer units and custom window seat with cupboards beneath. The dressing room features inset spotlighting to the ceilings, a remote-controlled roman blind, and proceeds to the bedroom suite.

BEDROOM TWO

15' 9" x 13' 0" (4.80m x 3.96m)

Bedroom two is a generous proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullion windows to the rear elevation with window seat, inset spotlighting to the ceilings, a radiator, and the focal point of the room is the decorative stone fireplace.

BEDROOM THREE

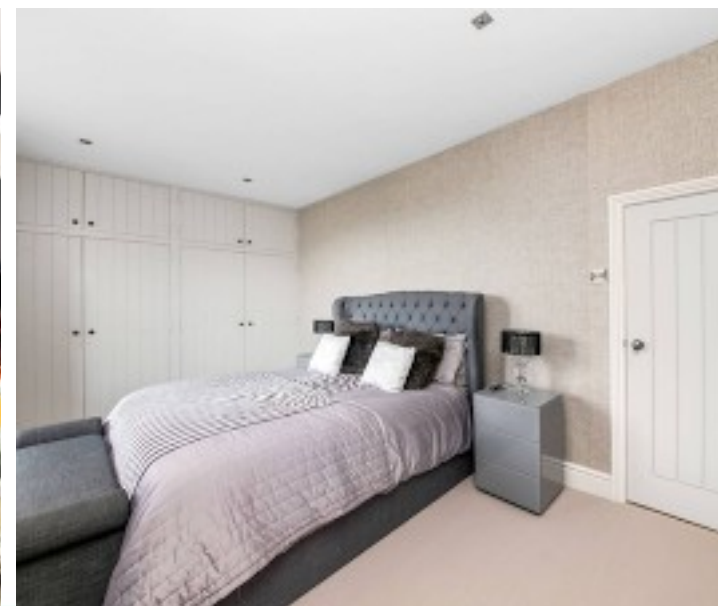
13' 5" x 11' 10" (4.09m x 3.61m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture and benefitting from wall-to-wall fitted wardrobes with hanging rails and shelving in situ. There is inset spotlighting, wall paneling to dado height, a radiator, and a bank of windows with remote-controlled blackout blind to the front elevation, which offer pleasant views across the front lawn.

BEDROOM FOUR

17' 5" x 9' 10" (5.31m x 3.00m)

Bedroom four is again a bright and spacious double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullion windows to the rear elevation with window seat beneath. The room features built-in wardrobes with cupboards above, inset spotlighting to the ceilings and a radiator.





HOUSE BATHROOM

13' 1" x 7' 10" (3.99m x 2.39m)

The house bathroom features a luxurious five-piece suite which comprises of a low-level w.c. with push button flush, an inset double ended bath with chrome tap, shower head mixer tap and quartz top, a broad quartz top with twin sink units and vanity unit beneath and a walk-in shower with thermostatic rainfall shower and with separate handheld attachment. There is attractive tiled flooring and tiled walls to the splash areas, inset spotlighting to the ceilings, two wall mounted vanity lights and a chrome ladder style radiator. The bathroom has a window to the front elevation with quartz sill.

EXERNAL

FRONT GARDEN

Birdsedge Farmhouse is situated in a delightful, rural hamlet, set back from the road and offering fantastic views across neighbouring fields and open countryside. The property is accessed via a private lane and through electric remote-controlled gates. The courtyard provides off street parking for multiple vehicles and there is a double garage. The gardens are fully secured by drystone walls and a newly installed timber fence and have been extensively and meticulously designed to offer an ease of maintenance and maximum usage, with attractive stone flag patios which offer fantastic space for sheltered al fresco dining, barbecuing and entertainment. The front garden is laid predominately to lawn and features well stocked and mature flower, tree and shrub beds and with a separate area with raised vegetable beds. The principal lawn is a great space for the growing family and is enclosed with manicured box hedging of which there is a further space beyond to the tree line.

REAR GARDEN

To the rear of the property is a pleasant, low maintenance garden area, accessed via the courtyard, with Yorkshire stone flag pathways which meander through gravelled areas, shrub borders and part-hedged and part-dry stone wall boundaries.





THE POD

A recent addition to the home, this beautifully constructed, handmade, timber clad pod is of very high-quality manufacture. It has an overhang to the side with illuminator spotlighting above, stone flagged sitting out space and this is home for the hot tub (available by separate negotiation) Twin glazed doors with windows to either side gives access through to the interior. This beautifully finished interior comprises of two rooms, gym/studio with fabulous inset spotlighting, delightful flooring and delightful view over the gardens. This large gym has a variety of windows and electric heating, there is also provision for wall mounted tv. A doorway leads through to the home office with a window to the side, inset spotlighting, once again continuation of the attractive flooring, it has a hard-wired feed fibre optic broadband which is separate from the house, but on one supply. The home office is well equipped for modern day requirements.



THE SUMMERHOUSE

16' 8" x 10' 9" (5.08m x 3.28m)

The super addition to the home and to the gardens, this detached summerhouse is of timber construction and enjoys a lovely view out over the gardens as the raised, decked sitting out area before it and canopy up above. Twin glazed doors give access to the good-sized room, which has a total of four windows, and all is presented to a high standard as the photographs suggest.

Double Garage

The property benefits from a large double, detached, timber garage with a slate roof and two electrically operated up and over garage doors. The garage has lighting, power and eaves storage. Outside of the garage, behind an electric gate, the driveway provides ample parking for additional vehicles.







Additional Information

Please note that some of the photography was taken at an earlier stage.

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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