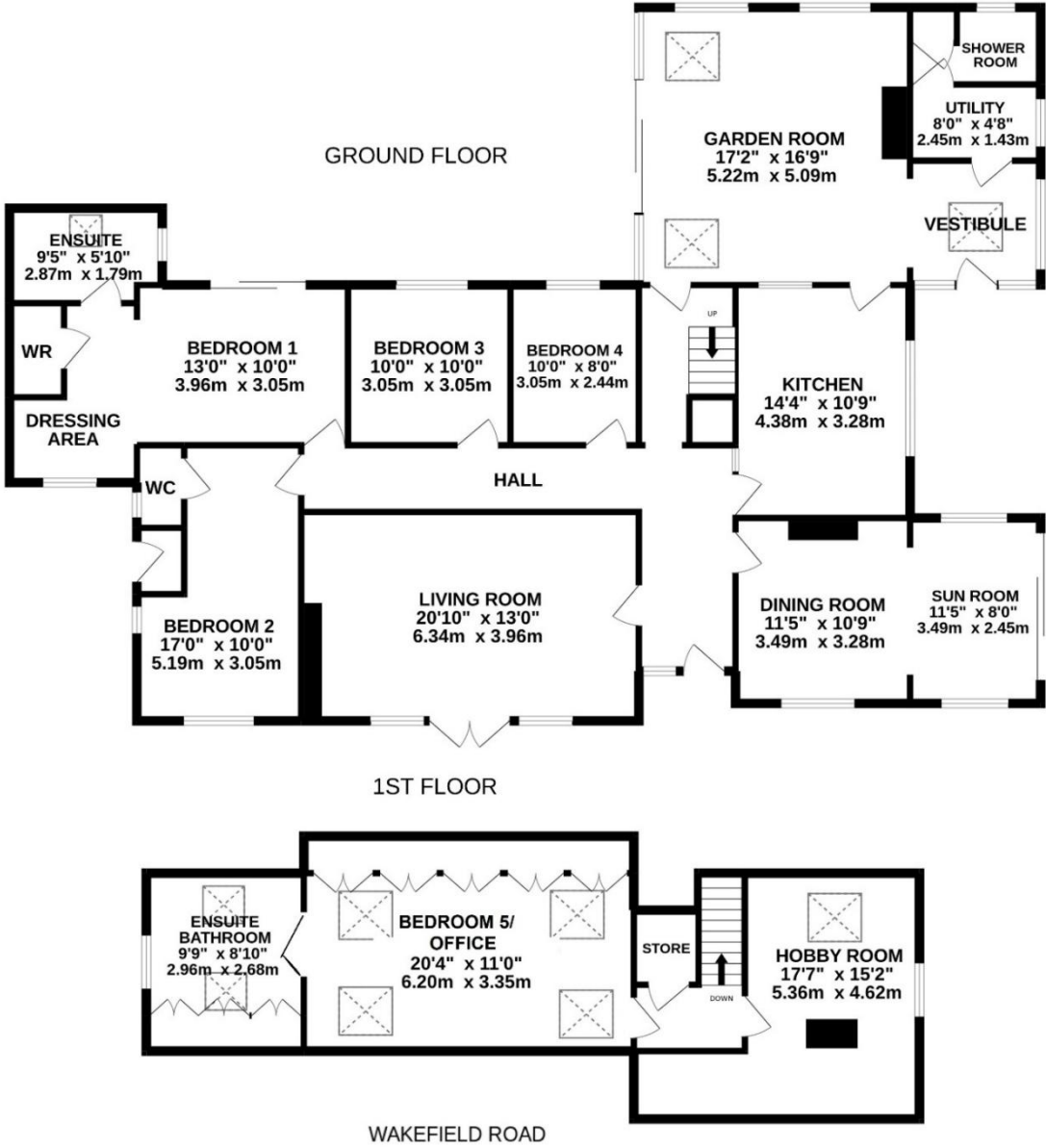




WAKEFIELD ROAD, DENBY DALE, HUDDERSFIELD, HD8 8SU



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PROPERTY DESCRIPTION

A DELIGHTFUL FAMILY HOME SET IN APPROXIMATELY AN ACRE OF GARDENS AND GROUNDS WITH A THREE-ACRE FIELD AVAILABLE TO RENT NEARBY. WITH STABLES, BARN, AND A HUGE AMOUNT OF GARAGING, THIS CHARACTERFUL HOME, WHICH IS PREDOMINANTLY SINGLE STOREY, ENJOYS A STUNNING VIEW OUT OVER THE VALLEY TOWARDS STUBBIN FARM AND BEYOND. THE HOME IS BEAUTIFULLY LOCATED JUST A SHORT WALK AWAY FROM DENBY DALE'S VARIED FACILITIES AND ON THE MAIN ROAD GIVING EASY ACCESS TO THE M1 MOTORWAY AND WAKEFIELD. THE GARDENS AND GROUNDS ARE, QUITE SIMPLY, SUPERB. WITH MATURE SHRUBBERY AND TREES, AND WITH A DETACHED BARN INCLUDING THREE STABLES, THIS FIVE/SIX BEDROOMED HOME MUST BE VIEWED TO BE FULLY APPRECIATED. WITH A STUNNING GARDEN ROOM TO THE REAR, UNDERFLOOR HEATING, AND HIGH BEAMED CEILING, THIS PROPERTY IS PARTICULARLY CHARACTERFUL AND BRIEFLY COMPRISES: entrance hall, sitting room, snug/dining room, sun lounge, garden room, kitchen, utility room, downstairs shower room/w.c., four bedrooms on the ground floor, including bedroom one with en-suite, and bedroom two with en-suite. On the first floor can be found bedroom five/home office with fabulous en-suite, and hobby room/bedroom six.

In a lovely location, Stubbin View House has been a much-loved home for many years and must be viewed to be fully appreciated.

Please note that there is approved planning on site, adjacent to this property for a four bedroom detached family home with good size gardens, driveway and detached garage. Planning application No: 2025/62/90931/E

To be sold by best and final offers - All bids to be submitted to the selling agents office by 12pm on Friday 13th February 20

Offers Over £740,000



STORM PORCH ENTRY

The storm porch gives shelter to the high-quality timber door, this with inset leaded glazing with matching glazed side panel which gives access through to the impressive hallway.

HALLWAY

The impressive hallway is of a particularly good size and has coving to the ceiling, two wall light points and chandelier point, and twin timber and glazed doors give access through to the sitting room.



SITTING ROOM

Measurements - 20'10" x 13'0"

This, positioned to the front, has a beautiful view out over towards Stubbin Farm across the valley with a wonderful, wooded, rural scene with views over the property's gardens and over Wakefield Road. The wall of glass provides a huge amount of natural light into the room, and there are twin glazed doors giving direct access out to a covered stone sitting-out area/reception area. There is a stone fireplace reaching to the full ceiling height with raised slated hearth, all being home for a gas coal-burning effect fire. Across the hallway, a doorway leads through to the dining room with sun-room adjoining.



DINING ROOM WITH SUN ROOM ADJOINING

Measurements dining: 11'5" x 10'9" Sun room: 11'5" x 8'0"

This snug-style room is currently used as a dining room but, due to the huge garden room to the rear, flexibility exists. This delightful room has lovely timbers to the ceiling, once again with an astonishing view across the valley, and has a chandelier point. There is a brick fireplace with raised hearth, all being home for a cast iron, glaze-fronted, multifuel burning stove. A broad opening leads through to the sun-room, with glazing to three sides and patio doors giving direct access out to the side driveway and the huge gardens beyond. This is a most attractive space. A doorway from the hall leads through to the kitchen.





KITCHEN

Measurements - 14'4" x 10'9"

The kitchen, as the photographs and floor layout plan suggests, is a particularly good-sized room. It has a lovely view out to the side and is fitted with a delightful range of units all at the low level with beautiful working surfaces, Franke inset one-and-a-half bowl sink unit, four-ring gas hob, fabulous red Aga with the usual warming oven and chrome-topped hot plates. The kitchen has a fridge/freezer space and also features inset spotlighting to the ceiling and attractive flooring. A window, and glazed door, give access through to the garden room.



GARDEN ROOM

Measurements 17'2" x 16'9"

This is principally used as the living room/family room and, once again, has superb views out, and a huge amount of windows including two Velux windows to the beautiful heavily-beamed and timbered ceiling. There is a further circular window at the high level, two windows giving lovely views up the gardens, and a full bank of glazing with central sliding doors giving access out to the terrace and gardens beyond. The room has beautiful Travertine flooring with underfloor heating and a fabulous fireplace. This impressive fireplace has a cast iron stove, raised hearth, and polished timber mantel. The room is also directly from the hallway and has a side-entrance vestibule giving everyday access. This is courtesy of a timber and glazed door. There is glazing to two sides, a Velux window, and a further high-level circular window. A timber and glazed door then leads through to the utility room.





UTILITY ROOM

Measurements - 8'0" x 4'8"

With a continuation of the attractive flooring, timbered ceiling, plumbing for an automatic washing machine, space for a dishwasher, and further space for a fridge/freezer. A doorway from here leads through to the downstairs w.c./shower room.



DOWNSTAIRS W.C./SHOWER ROOM

This is fitted with a low-level w.c. with polished timber seat, pedestal wash hand basin, shower with attractive fittings, Velux window, a further window giving a view out over the gardens, and a doorway gives access to a boiler cupboard/store. There is ceramic tiling to the two-thirds height. From the hallway, a doorway gives access through to bedroom one.

BEDROOM ONE

Measurements-13;0" x 10'0"

A lovely double room with views out over the rear gardens courtesy of a patio door and out over the front gardens courtesy of a broad window. This is principally from the dressing area. The room has a variety of lighting points, and a walk-in wardrobe with hanging rails, shelving and the like.



EN-SUITE SHOWER ROOM TO BEDROOM ONE

Measurements- 9'5" x 5'10"

The en-suite is fitted with a pedestal wash hand basin, low level w.c., and panelled bath with Victorian hand-held mixer tap/shower unit over. There is an angled ceiling line with Velux window and a further window giving a lovely view out over the gardens. The en-suite is half tiled.

BEDROOM TWO

Measurements - 17'0" x 10'0"

Once again, an attractive room with a pleasant view out to the front. This bedroom is also served by a large window giving a huge amount of natural light and a further window to the side. There is also an en-suite.



EN-SUITE TO BEDROOM TWO

This room is fitted with a low-level w.c., and wash hand basin. It is fully tiled to the ceiling height with inset spotlighting and further window.

BEDROOM THREE

Measurements -10'0" x 10'0"

A pleasant room with a lovely view out over the property's rear flagged terrace and gardens beyond.



BEDROOM FOUR

Measurements-10'0" x 8'0"

On the ground floor level, a pleasant single room with a lovely outlook.



STAIRCASE AND LANDING

Off the hallway, the staircase hall has an oak staircase that rises to the first-floor level. This has delightful oak flooring to the landing, a Velux window giving a super view out over the gardens, and an oak door gives access to a storage cupboard. A door from here leads through to bedroom five/office.

BEDROOM FIVE/OFFICE

Measurements-20'4" x 11'0"

A fabulous space with wonderful beams and timbers on display, under-eaves storage with oak doors, fabulous oak flooring, and a lovely long-distance view. The room has two period-style central heating radiators and there are six wall light points.



EN-SUITE BATHROOM TO BEDROOM FIVE

Measurements- 9'9" x 8'10"

The fabulous en-suite is dominated by the oak flooring and beautiful oak work including display shelving and cupboards to one side housing the wash hand basin. There is a stand-alone bath with chrome tap/shower fittings, low-level w.c., gable window, spotlighting, and two Velux windows.

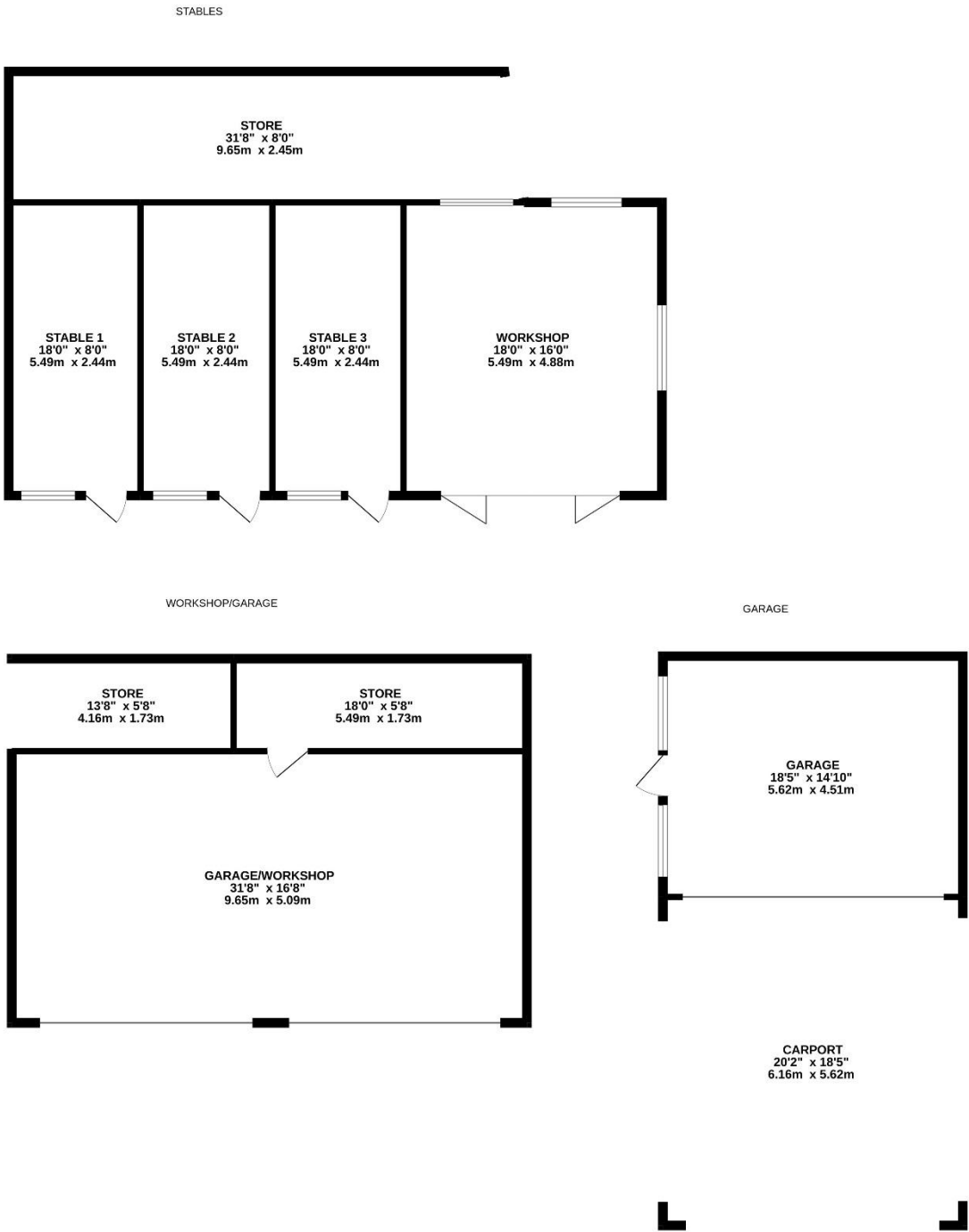


HOBBY ROOM (POTENTIALLY BEDROOM SIX)

Measurements- 17'7" x 15'2"

This hobby room was converted some years ago into a trainset room. It is superbly fitted and equipped, and for those who require a fabulous space to carry out this hobby, or indeed other hobbies, it is a lovely welcoming room which could provide the answer. There is a gable window, a Velux window, central heating radiator, and oak flooring.

FLOORPLAN FOR THE OUTBUILDINGS



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OUTSIDE

The property occupies a remarkable location elevated up from Wakefield Road between the villages of Denby Dale and Scissett with a lovely rural view to the front out over Stubbin Farm and beyond. This oasis of garden provides a huge amount of privacy and shelter. The gardens and grounds measure just over an acre (approximately). There is a steep meandering driveway that leads up to the front of the property and continues past the property up to a very large driveway area providing a huge amount of parking and turning space. This gives access to a number of outbuildings including a four-car garage fitted with two automatically operated up-and-over doors. To the rear of the garage, there are two large storage areas, and the garage is fitted with power and light. There is a further double garage, with large car port before it. This car port is very substantial and has wonderful beams and timbers. There is a high-level gable window, Velux windows, and the car port offers a substantial amount of space and flexibility. A double-width doorway gives access through to the further double garage/workshop which has glazing to the side and centrally located personal access door. This, at one time, was a garage opening therefore the double door could be removed and replaced in its original location giving easy access without going through the car port. This additional garage has a very high ceiling height and, once again, is fitted with power and light.



BARN/STABLES

This detached building has a fabulous location at the head of the grounds and has a very large hay store to the rear, three good-sized stables with lovely views across the valley, and a very *large additional* garage/workshop/feed store which is beautifully equipped as a workshop and having timber and glazed doors. This has an astonishing view out over the property and towards the fields opposite. There is an illuminated canopy and a forecourt area to the front. A timber gate gives access to a pathway which leads round to the field, details of which are to follow.



GARDENS

As the photographs suggest, the gardens have been beautifully landscaped over the years and have a wonderful array of mature shrubbery and trees, shaped lawns, beautiful flowering beds, delightful sitting-out areas with stone-flagged surfaces, antique brick surrounds, and seating areas at the other levels, giving lovely views across the gardens and the rural scene beyond. There is a substantial greenhouse with flagged forecourt area before it, delightful stone features throughout the gardens, and the lawns and mature shrubbery meander down to the main road level. The gardens have two beautiful copper beech trees and a beautiful willow tree. The home is principally built of stone beneath a pitched stone slate roof.







THE FIELD

The field, which measures approximately three acres, is located nearby and has been used by the family for many years for the family's horses. It is in the family's ownership and may be rented by the purchaser(s). Terms and conditions of this can be discussed at a later stage.

ADDITIONAL INFORMATION

It should be noted that the property has double glazing and gas-fired central heating. Carpets, curtains and certain other extras are available under separate negotiation. There is external lighting and an alarm system.

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees Council
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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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

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