



Tythe Barn
5 Wrigley Court | Magdale Valley | Huddersfield | HD4 7ED

FINE & COUNTRY

TYTHE BARN







Situated within a delightful courtyard style setting on a select development of only five character properties is this individually designed and built four bedroom detached family home.

Occupying a little known rural position nestled in the valley between the much admired villages of Honley and Netherton commanding the most breathtaking rural views. The property offers spacious accommodation laid out over three floors incorporating a versatile lower ground floor currently used as a leisure suite however providing potential for a self-contained annexe. Whilst enjoying this idyllic setting the property is well served by local facilities including highly regarded schools and presents excellent infrastructure links to surrounding commercial centres.

The accommodation comprises

Ground Floor

A glazed entrance door opens to the reception hall which has a floor to ceiling window, exposed oak floorboards, two radiators and a staircase which provides access to both the lower ground and first floor accommodation.

Cloaks Room/WC

Presented with a modern suite finished in white comprising a low flush WC and a wash hand basin. This room has inset down lighting, an extractor fan, a radiator and an exposed oak floor.

Utility

Has an exposed oak floor, spotlighting to the ceiling, a radiator and a glazed door which opens to the rear enclosed courtyard. This room is presented with furniture comprising base and wall cupboards with a wooden work surface that incorporates a stainless steel sink with a mixer tap over. The room has plumbing for an automatic washing machine, space for a dryer, a radiator and an internal door providing access to the garage.

Living Kitchen

A delightful room with an abundance of natural light having stone mullioned windows commanding outstanding cross valley views. French doors open to a Juliette balcony taking full advantage of the views down the valley. This spacious room has an exposed oak floor, two radiators and inset down-lighting. Presented with a bespoke range of fitted kitchen furniture comprising base cupboards with matching drawers which sit beneath a wooden work surface that incorporates a Belfast style stainless steel sink with a mixer tap over. The room has matching wall cupboards with under lighting and a centrally positioned island which has a solid wooden work surface with base cupboards and drawer units beneath. Appliances include a Britannia stove which consists of a double oven with a four ringed gas hob and griddle, a stainless steel splash back and matching extractor canopy with down lighting. The room has a Siemens microwave oven, plumbing for an American style fridge freezer and a dish washer. The room has matching wall mounted cupboards with complimentary lighting.





Dining Room

Has spot lighting to the ceiling, a radiator and window set to a stone mullioned surround. Internal doors open to the Kitchen.

Lounge

An exceptionally well-proportioned principle reception room with windows to three elevations allowing good levels of natural light; the front commanding impressive rural views. This room has two radiators and a feature living flame gas fireplace inset to the chimney breast.

Lower Ground Floor

The reception area has an oak floor and a useful storage cupboard. Access is provided to a versatile room currently used as a Gym.

Gym

This room has an exposed oak floor, spot lighting to the ceiling and a radiator. A versatile room ideal as a home office or cinema room.

Leisure/Entertainment Room

A generously proportioned room with two windows and French doors which open onto the garden. This room has two radiators, spot lighting to the ceiling, an exposed oak floor and a fitted bar area. Currently used as a leisure room with a full sized snooker table which will be dealt with by separate negotiation.

Store Room

A useful room with an exposed oak floor, a radiator, a useful storage cupboard and access through to a cloaks room.

Cloaks Room/WC

Presented with a low flush WC and a wash hand basin. The room has full tiling to the floor and an extractor fan.













First Floor Landing

A galleried style landing with inset down lighting and a radiator. French doors open onto an external balcony which has a stone flagged seating terrace.

Master Bedroom

A double room with a window commanding outstanding rural views, a radiator, inset spot lighting to the ceiling and en suite facilities which comprise a low flush WC, a floating wash hand basin with vanity shelf beneath and a step-in corner shower with a Victorian style shower head. This room has partial tiling to the walls, full tiling to the floor, inset down lighting, an extractor fan, a heated chrome towel rail and a large wall mounted mirror to the expanse of one wall.

Bedroom Two

A further double bedroom situated to the front aspect of the house with windows to two elevations and commanding breathtaking rural views. This room has inset down lighting, a radiator and en suite facilities which comprise a floating wash hand basin, a low flush WC and a step-in shower. The en suite has full tiling to the floor, majority tiling to the walls, a heated chrome towel rail, an extractor fan, inset spot lighting to the ceiling and a large wall mounted mirror.

Bedroom Three

A double bedroom with windows to two elevations, down lighting and a radiator.

Bedroom Four

Situated to the front aspect of the house with an arch window commanding rural views, a radiator, down lighting and an oak finished loft access.

Family Bathroom

Presented with a modern suite by Rocha comprising a low flush WC, a Jacuzzi spa bath with tiled surround and a wash hand bowl which sits on a tiled base. This room has half tiling to the walls, full tiling to the floor, a large wall mounted mirror, down lighting, an extractor fan, a heated chrome towel rail and a window.











Local Area

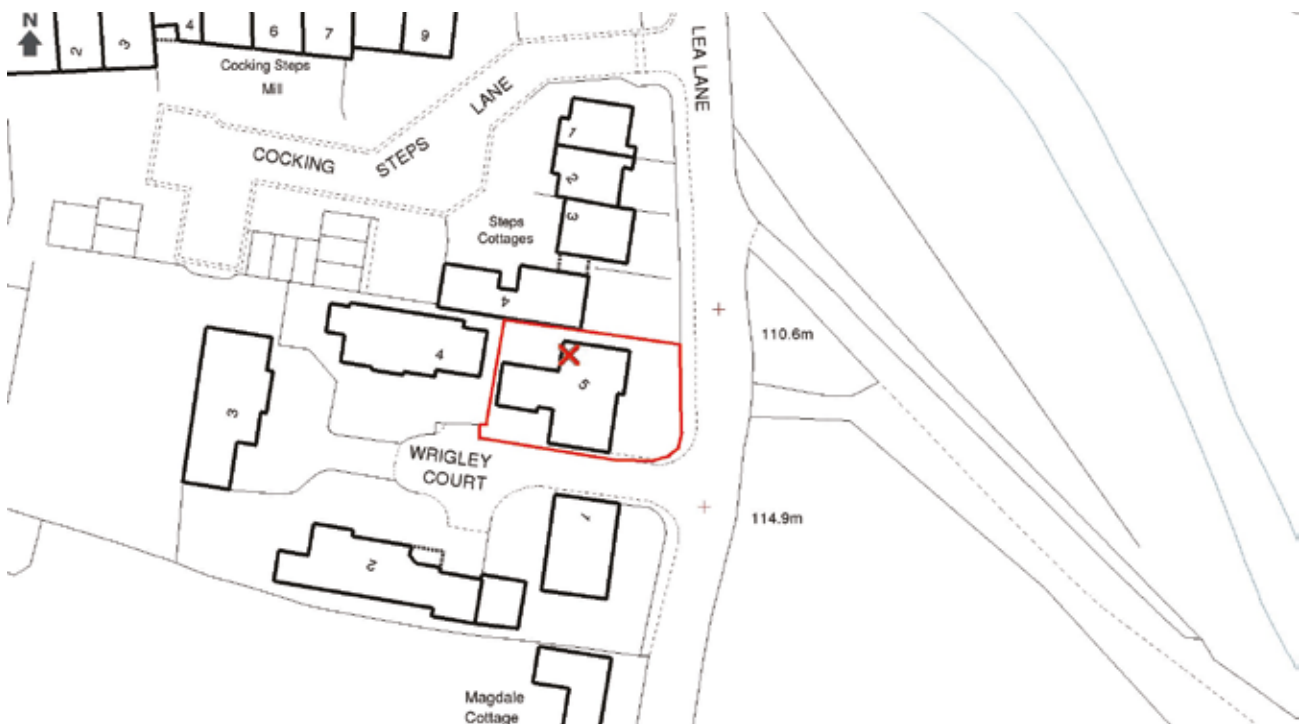
Magdale Valley

A charming location commanding uninterrupted rural views straight down Magdale Valley situated between the villages of Honley and Netherton on the outskirts of Holmfirth. Presenting immediate access into glorious open countryside whilst being positioned only a short drive from Huddersfield centre enjoying the most idyllic of rural settings. This picturesque commutable location is surrounded by major commercial centres and offers access village amenities and services including highly regarded schools, numerous shops, and traditional pubs and well thought of restaurants.

Holmfirth is one of West Yorkshires most famous market towns; located in the Holme Valley; only 4 miles from The Peak District National Park, perhaps best famed for its 'Last of the Summer Wine' scenery. This popular 13th Century town boast a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmers market along side traditional pubs, bars and restaurants as well as it's very own Vine Yard / restaurant, leisure centre and Picturedrome.







Externally

To the front aspect of the property is a block paved driveway comfortably providing off road parking for two vehicles and giving access to the garage. To the south east aspect of the property enclosed within a stone walled boundary is a lawn garden with established flower borders and stone flagged patio. To the north east aspect of the house is a privately enclosed courtyard which has stone flagged walkways and a pebbled seating area which currently houses a hot tub (to be dealt with by separate negotiation).

Garage

A double garage with an electronically operated up and over entrance door, power and lighting.

DIRECTIONS

From Huddersfield centre proceed out of town on the A62 and at the Chapel Hill junction bear right onto the A616 sign posted Holmfirth and Sheffield. Continue past the Shell Lockwood Road service station and at Lockwood Park continue forward onto Meltham Road (B6108 sign posted Netherton). Turn left onto Moor Lane, off Moor Lane turn right onto Netherton Fold, continue forward onto Lea Lane turning right into Wrigley Court where the property will be found on the right hand side.

Additional Information

A freehold property with mains, gas, water, electric and drainage.

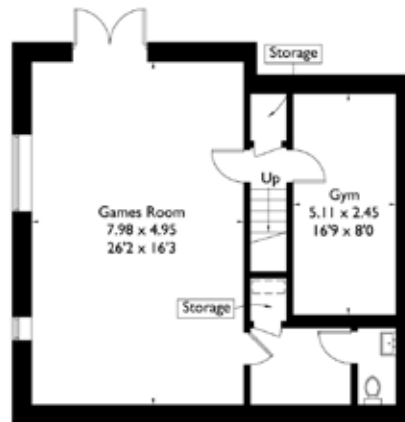


5 Wrigley Court, Netherton, Huddersfield, HD4 7ED

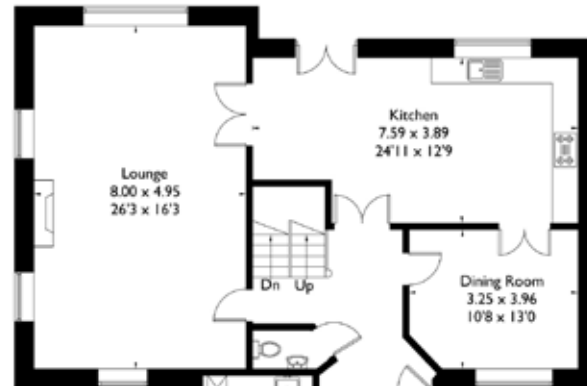
Approximate Gross Internal Area = 265.9 sq m / 2862 sq ft (Excluding Void)

Garage = 27.8 sq m / 299 sq ft

Total = 293.7 sq m / 3161 sq ft



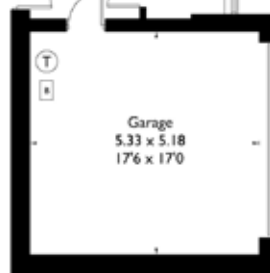
Lower Ground Floor



Raised Ground Floor

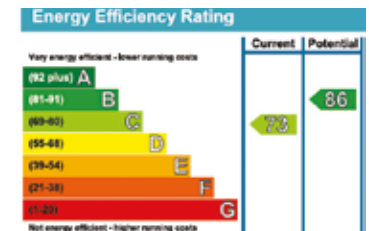


First Floor



FLOORPLANZ © 2016 0845 6344080 Ref: 163862

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 27.04.2016



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0) 1484 550620
huddersfield@fineandcountry.com
19 Railway Street, Huddersfield HD1 1JS

