

Charnock Bates

The Country, Period and Fine Home Specialist



Rushgrove Cottage

Slaithwaite Road, Holthead, Slaithwaite, Huddersfield, HD7 5TY





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Offers Around: £550,000



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Summary Description

We are delighted to bring to the market this charming four bedroom characterful, stone built cottage, set within the popular village of Slaithwaite and enjoying stunning rural views.

The property has been improved and extended by the current vendors to create internal accommodation briefly comprising: entrance vestibule, shower room, utility, kitchen, dining room, porch, conservatory, lounge, study, principal bedroom with an en-suite bathroom, three further bedrooms and a house bathroom. Externally the property enjoys gardens to the side and rear incorporating a pond, lawn, decking and paved patio with a private driveway providing ample off-road parking. In addition, the property benefits from granted planning permission in respect of the erection of a detached, triple garage.

Location

Slaithwaite (pronounced locally as 'Sl-a-wit') is a semi-rural village in the Colne Valley which lies across the River Colne and the Huddersfield Narrow Canal, approximately 5 miles south west of Huddersfield. It is the only village in England to have a canal running alongside its main street, and it is known for its variety of quirky independent retailers and shops including greengrocers, butchers, florist/gift shops, charity shops and good restaurants and bars. Slaithwaite is a trendy, up and coming commuter village with a sense of community and enjoys stunning, unobstructed views over The Colne Valley. The village is home to the Moonraking Festival and the ITV family drama 'Where The Heart Is' was filmed here.



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General Information

The property is accessed from the front garden via a porch with Indian paving stone flooring and an exposed stone wall. A door opens directly into the dining room with an exposed stone wall to the side of the staircase, exposed beams to the ceiling and door lintel, an open stone fireplace with multifuel burning stove set within and a window seat beneath the windows to the front elevation. An open, oak staircase with spindle balustrade leads up to the first floor accommodation and a doorway under the stairs gives access to an unused cellar room.

Double timber glazed doors from the dining room lead into the generously sized lounge with a multifuel burning cast-iron stove set within an impressive, exposed Yorkshire stone fireplace with stone hearth and a window seat to the front elevation. The rear of the lounge is open to an additional area currently utilised as a study.







The dining room is open to the kitchen with the same Indian paving stone flooring running throughout both rooms. The kitchen benefits from underfloor heating and a range of base, drawer and eyelevel units incorporating basket storage, plate racks and wine storage. Integrated appliances include: a slimline wine fridge, dishwasher, fridge and Range master dual fuel cooker with gas hob and electric oven. Cashmere gold granite worktops and upstands incorporate a Belfast sink with mixer tap and integrated drainer. There are exposed beams above the rear window and doorway with expose stonework around the door frame leading out to the rear entrance vestibule with storage cupboard which houses the boiler and a stable style door leading out the rear patio.

Stylish, tiled flooring runs throughout the entrance vestibule, downstairs shower room and the utility room. The shower room comprises a WC and wash handbasin set within a vanity unit and a walk in shower. The utility room benefits from a further range of base units with an integrated freezer, plumbing for a washing machine and space for a tumble dryer. The marble effect worktops incorporate a sink with drainer and mixer tap over.

Completing the ground floor accommodation, and being accessed via both the rear entrance vestibule and the dining room, the spacious L-shaped conservatory enjoys views over the garden and double doors give direct access out.







Proceeding to the first floor accommodation, the landing features an exposed stone wall and timber spindle balustrade. The principal bedroom is set to the front of the property and enjoys an open stone fireplace with feature cast iron grate set on a stone hearth. The room has an open corridor leading to the en suite bathroom which comprises: bath with mixer tap over, WC and wash hand basin. There are tiled splashbacks and recessed spotlights.

Bedroom two is located to the rear of the property and benefits from two fitted cupboards with double doors. Bedrooms three and four both features windows to the front elevation, with bedroom four benefitting from a fitted cupboard unit.

The house bathroom comprises a freestanding bath with freestanding tap, Shower cubicle, WC and was handbasin set upon a freestanding oak unit. The room benefits from tiled walls, with one being a feature wall, and oak flooring.

The inner hallway is open to a curved staircase leading up to the loft room which has restricted head height, however it is a spacious room and benefits from a Velux window.







Externals

A timber farmhouse gate opens onto a long, private driveway, providing ample off road parking. To the side of the driveway there is a generous lawn incorporating a pond with mature trees and shrubs running along the side boundary. Stone steps lead up towards the conservatory entrance, and a pebbled pathway leads around to the front garden with Indian stone paved path and slate chippings, and a pedestrian gate leading out to the roadside.

Further steps lead up from the driveway to the Yorkshire stone paved patio to the side of the property which continues around to the rear entrance. Beyond the patio, there is a decked area and further lawn which slopes down to parking area with useful garden shed and further established hedgerows create a feeling of privacy.

The property benefits from granted planning permission in respect of the erection of a detached, triple garage and includes the creation of a new entranceway. Full details can be viewed on Kirklees Council's planning portal, application ref: 2018/62/91957/W. In addition, an amended application (Application 2020/62/91734/W) has been submitted with a decision expected in early March 2021.



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Fixtures and Fittings

Only fixtures and fittings specifically mentioned within the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Services

We understand that the property benefits from all mains services except drainage which is via septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold with vacant possession upon completion.

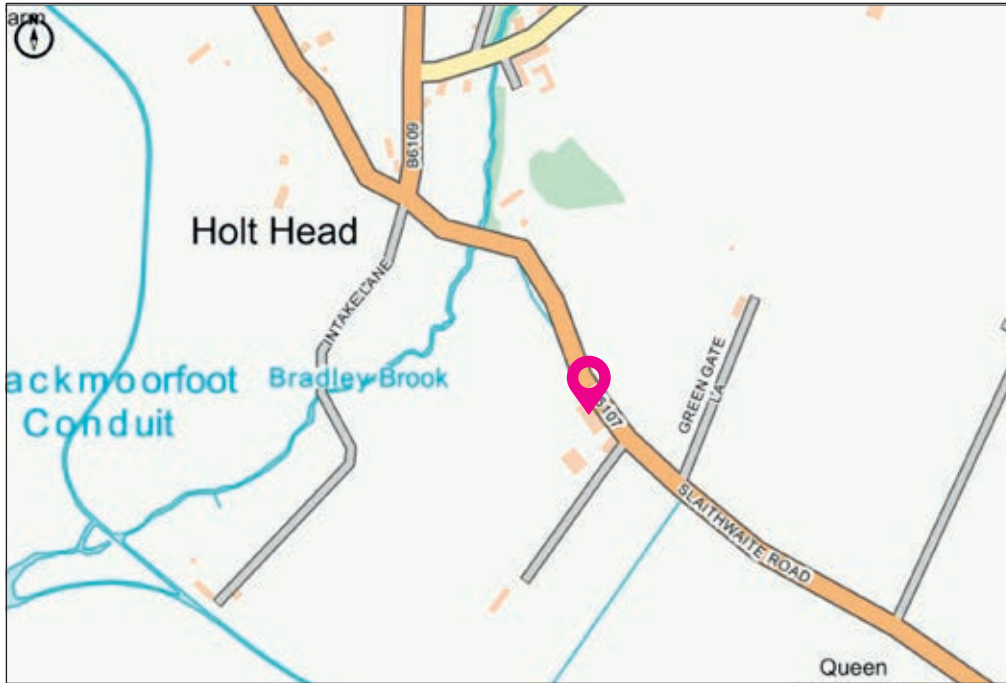
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Local Authority

Kirklees, Band D.





Directions

From Halifax Town Centre proceed on the Huddersfield Road (A629), down Salterhebble Hill and continue onto the Calderdale Way until reaching Ainley Top. At Ainley Top, take the 4th exit onto Lindley Moor Road/A643. After approximately 1.7 miles, at the roundabout take the 3rd exit onto New Hey Road/A640. Proceed along New Hey Road until taking a left onto Pole Gate. Continue forwards onto Moor Side Lane until taking a right onto Tiding Field Lane. Continue forwards onto Heys Lane and then Longlands Road until taking a slight right onto Bank Gate. Continue onto Church Street then at the roundabout, take the 3rd exit onto Britannia Road. Take a right turn onto Ned Lane, then go left, crossing the A62 Manchester Road to continue forwards onto Varley Road/B6109. After approximately 1 mile, turn left onto Chain Road/B6107, crossing over Bradley Beck and around the bend. Where Chain Road becomes Slaitwaite Road, the property can be found on the right hand side as identified by our Charnock Bates sign board.

For satellite navigation: Please note the postcode does not take you to the property. Use 'Junction of Chain Road and Slaitwaite Road, Meltham'.

What3Words: [magical.innovator.licks](#) and select (near Blackmoorfoot, Kirklees) and this will take you to the driveway entrance.

EPC Rating

EER: Current 62 – Potential 66

Local Information

Nearest Stations

Slaitwaite	1.4 miles
Marsden	2.4 miles
Huddersfield	5.8 miles

Nearest Schools

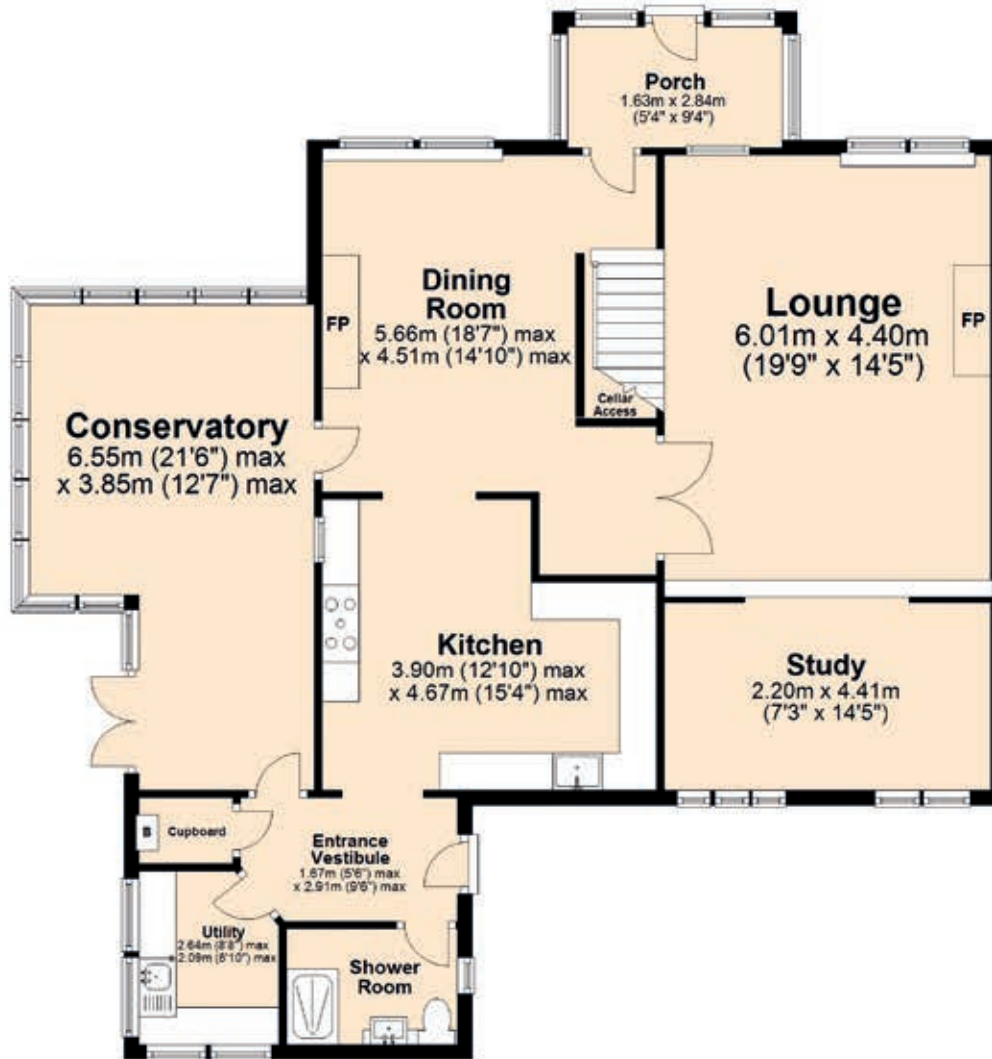
Nields Junior Infant & Nursery School	1.2 miles
Slaitwaite Junior & Infant School	1.6 miles
Colne Valley High School	2.2 miles
Honley High School	5.2 miles

Motorway Network

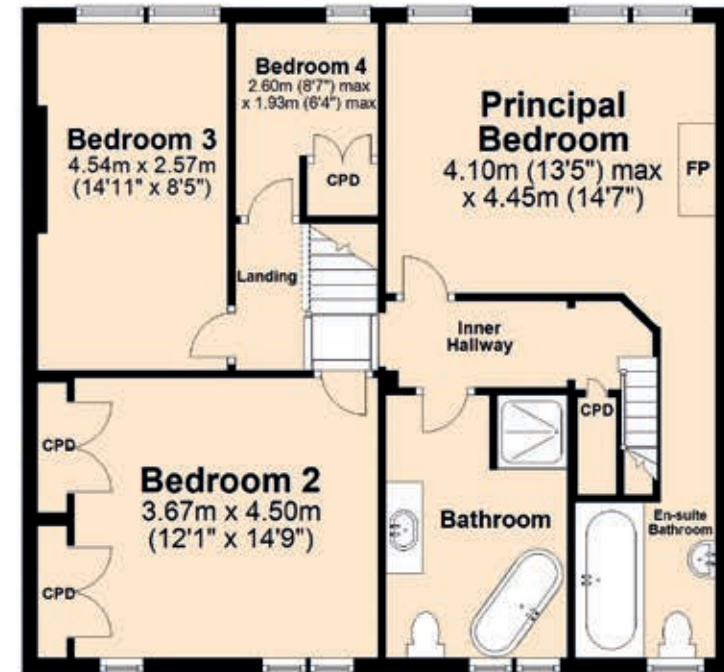
Junction 23, M62	5.7 miles
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Floor Plans

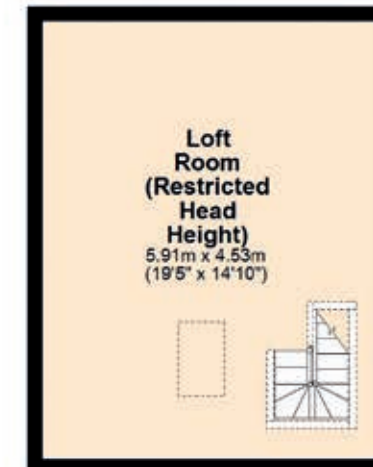
Ground Floor



First Floor



Second Floor



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