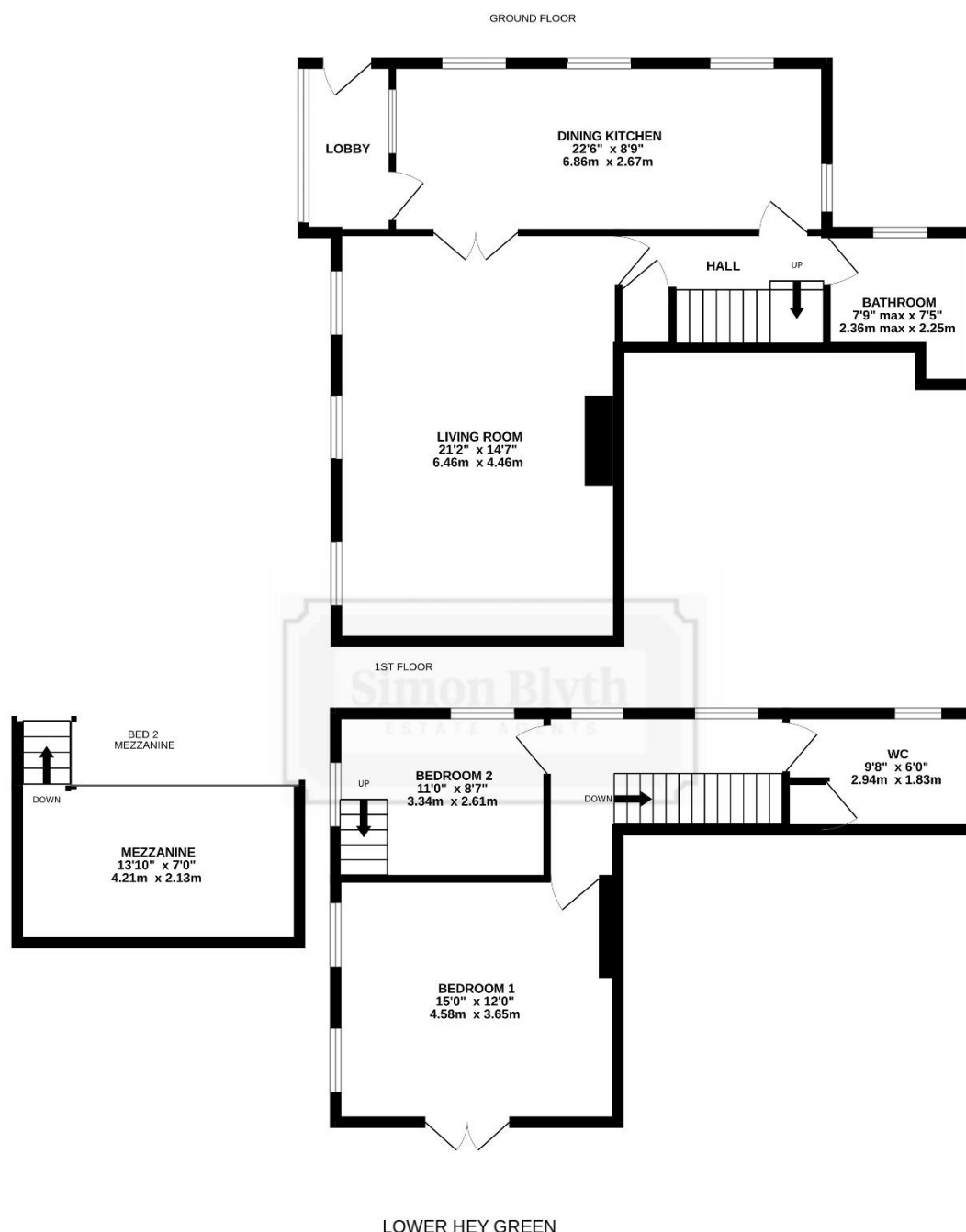


Simon Blyth
ESTATE AGENTS



TRETHELLA COTTAGE, LOWER HEY GREEN, MARSDEN, HD7 6NJ



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PROPERTY DESCRIPTION

IN A MOST MAJESTIC SETTING IS THIS BEAUTIFULLY PRESENTED, CHARACTERFUL COTTAGE, WHICH IS COMPLIMENTED BY SUPERB GARDENS. TRETHELLA COTTAGE IS NESTLED IN A QUIET, BACK WATER SETTING AND SITUATED IN THE SEMI-RURAL HILLS OF THE COLNE VALLEY IN MARSDEN. OFFERING TWO WELL PROPORTIONED DOUBLE BEDROOMS, AN ARRAY OF PERIOD FEATURES BLENDED WITH MODERN, HIGH-QUALITY FIXTURES AND FITTINGS. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance lobby, open-plan dining-kitchen, spacious lounge and bathroom to the ground floor. To the first floor is a generous principal bedroom with Juliet balcony, bedroom two with useful mezzanine and the first floor w.c., which could be adapted to accommodate a shower if required. Externally there is a gated hardstanding providing off street parking and leading to a detached garage/workshop. The gardens are particularly impressive with lawn, well stocked and mature flower and shrub beds and various patio areas for alfresco dining and outside entertainment. The gardens enjoy the tranquil sound of the river Colne and have fabulous views across neighbouring fields and countryside.

Offers Around £500,000

ENTRANCE

Enter the property through a timber and double-glazed door with obscure and stained-glass inserts with lead detailing into the entrance. There is fabulous terracotta tiled flooring, a bank of hardwood windows to the side elevation with pleasant views onto the property's manicured gardens and with a fantastic open aspect view across the beck and open fields to the rear. There is a multi-panel timber and glazed door with adjoining window leading into the open plan dining kitchen, partially exposed stone wall, recessed light into the ceiling and an Anthracite electric ladder style radiator.



OPEN PLAN DINING KITCHEN

Measurements – 22'6" x 8'9"

As the photographs suggest, the open plan dining kitchen room enjoys a great deal of natural light, which cascades from the dual aspect hardwood windows to both the side and rear elevations. There is Amtico flooring, inset spotlighting to the ceiling, a radiator, and twin pitch pine doors provide access to the lounge. The kitchen area features fitted base units with shaker style cupboard fronts and part solid oak work surfaces over, which incorporates a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space for a single plate Aga, plumbing and provisions for an automatic washing machine and features attractive high gloss brick effect tiling to the walls and splash areas. The window to the side elevation has a granite sill with fabulous open views.





LOUNGE

Measurements – 21'2" x 14'7"

The lounge is a generously proportioned reception room which enjoys fantastic views across the property's manicured gardens and nearby fields and countryside. There are two hardwood windows to the front elevation, a ladder style radiator and a beautiful multi panel bank of windows which was formerly an entrance door with secondary glazing. There is pitch pine panelling to the ceiling with a decorative dado cornice, four wall light points, a central ceiling light point, and the focal point of the room is the inset fireplace with free standing log burning stove set upon a raised tiled hearth with tiled back cloth and oak surround. A door then leads to the inner hallway.





INNER HALLWAY

The inner hallway has a staircase rising to the first floor with a Hemlock banister and traditional spindle balustrade. There is an oak door leading to the ground floor bathroom, a cast iron column radiator, a ceiling light point and a useful under stairs cupboard.



GROUND FLOOR BATHROOM

Measurements – 7'9" max x 7'5"

The bathroom features a four-piece fitted suite, which includes low level w.c. with push button flush, bidet, pedestal wash hand basin and a bathtub with thermostatic shower over. There is tile effect vinyl flooring, attractive tiling to the walls and splash areas, a ceiling light point, wall light point and a cast iron collar radiator. Additionally, there is a shaver point and a double-glazed hardwood window to the rear elevation with pleasant views.



FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reached the first-floor landing. There is a decorative dado rail following the staircase. A hardwood window and beautiful stained-glass window with lead detailing to the rear elevation provides the landing with a great deal of natural light. Multi panel doors provide access to two well-proportioned bedrooms and the first floor w.c. and there is a partly exposed timber beam, ceiling light point, wall light point and part wood panelling to the ceiling.



BEDROOM ONE

Measurements – 15'0" x 12'0"

Bedroom one is a fabulous proportioned dual aspect double bedroom which has ample space for freestanding furniture. There is a part-vaulted ceiling with two beautiful timber beams on display, Juliet style oak and double-glazed twin windows with window seat beneath the side elevation and two three quarter depth windows providing breathtaking views across the valley and of the manicure gardens. There are two cast iron column radiators and two wall light points.



BEDROOM TWO

Measurements – 11'0" x 8'7"

Bedroom two again is a light and airy dual aspect double bedroom which has ample space for free standing furniture. There are hardwood windows to both the rear and side elevations, both of which provide superb views. A double-glazed clear skylight Velux window to the side elevation and the room benefits from a useful mezzanine area. There is a ceiling light point, radiator, part wood panelling to the ceiling and an exposed timber beam.



MEZZANINE

Measurements – 13'10" x 7'0"

The mezzanine area has historically been utilised as sleeping quarters or could be a great space for studying for a child's bedroom. There is a wall light point in situ, part carpeted flooring and additional floor space under the eaves.

FIRST FLOOR W.C. / POTENTIAL SHOWER ROOM

Measurements – 9'8" x 6'0"

The first floor w.c. features a white Burlington three-piece suite comprising low level w.c. with concealed cistern and push button flush, a bidet and a wall hung wash hand basin with chrome taps. There is part Invictus flooring and parts carpeted flooring, attractive tiling to the splash areas with a granite sill, a radiator, wood padded ceiling with two ceiling light points and a double-glazed hardwood window to the rear elevation providing breathtaking views. The first floor w.c. has ample space for a bath, or perhaps a shower. There is a wall mounted electric chrome, ladder style radiator and a useful airing cupboard.



EXTERNAL

As the photography suggests, the property occupies a most impressive plot with fabulous, well stocked gardens with mature flower and shrub beds. The gardens are completely enclosed and are laid predominantly to lawn with various patio areas which capture the sun throughout the entirety of the day. The gardens provide superb open-aspect views over open fields and nearby countryside. At the very bottom of the garden there are twin gates leading onto a concrete hard standing, providing off street parking for multiple vehicles. There is a detached stone-built outbuilding, formerly a garage which is now utilised as a garden store and has a pedestrian access door from the rear and with lighting and power in situ. Immediately to the side of the property is a beautiful, flagged patio ideal for alfresco dining and barbecuing. To the rear there is an enclosed garden space. **Please note that the fencing in situ can be removed and features beautiful part cobbled part, Yorkshire stone flags. There is an external tap, external lights and pleasant views with the tranquil sound of the running river.

FRONT EXTERNAL





DRIVEWAY



REAR







ADDITIONAL INFORMATION

Please note the property is on mains water and has a septic tank.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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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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.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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