

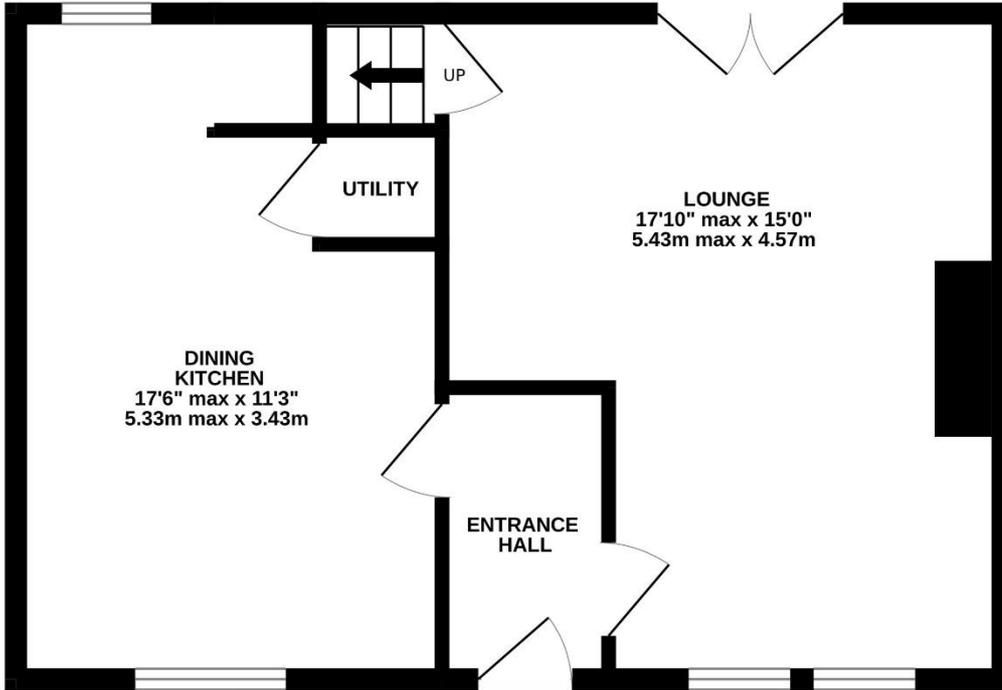
Simon Blyth

ESTATE AGENTS

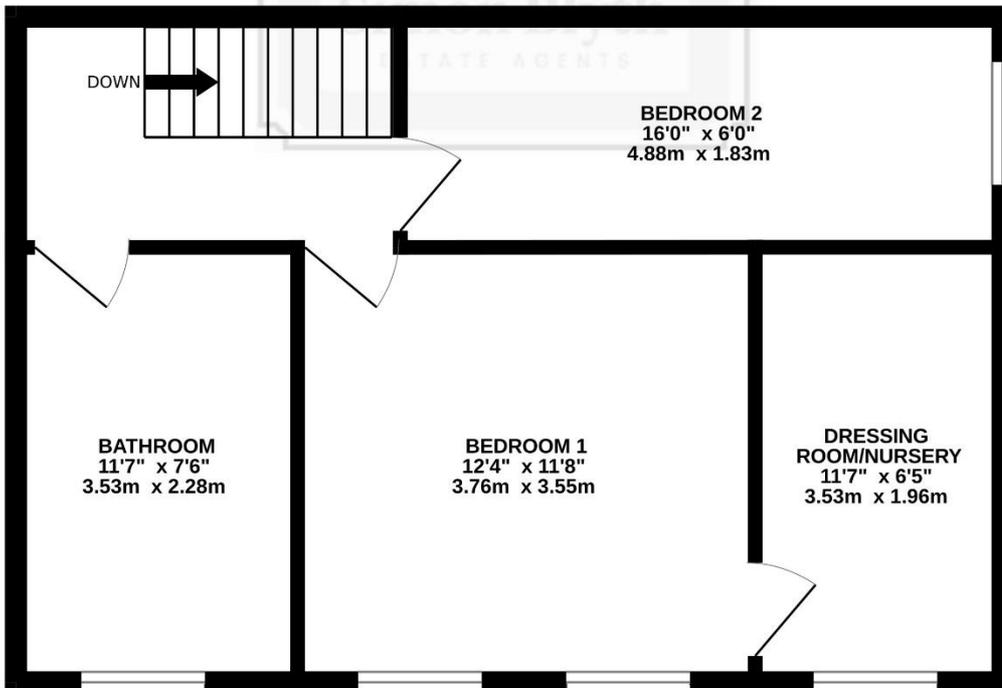


POPPY COTTAGE, BROWN HILL LANE, HOLM BRIDGE, HD9 2QW

GROUND FLOOR



1ST FLOOR



BROWNHILL LANE

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PROPERTY DESCRIPTION

A beautifully positioned semi-detached cottage with spectacular long-distance views both to the front and rear. Those to the rear are particularly impressive looking up the valley towards Holme Moss. In a delightful, very characterful hamlet location, rural walks are in abundance, as is wildlife and fabulous scenery. A rare blend of a superbly presented cottage with good-sized gardens, outbuilding and fabulous driveway / parking.

With high quality fittings throughout this home has a delightful balance of accommodation and views that must be seen to be fully appreciated. It briefly comprises attractive entrance hallway, large L-shaped lounge with views to the front and glazed doors to the rear enjoying the views out up the valley, good size dining kitchen, utility cupboard. With impressive first floor landing, fabulous bedroom one with beautiful, polished timber bordered floors and adjoining dressing room / nursery bedroom, bedroom two, a large room with a delightful view to the side and high specification bath / shower room. A fabulous combination in a super location that is hard to repeat.

EPC rating: E Council tax: C Tenure: Freehold

Offers Around £360,000

ENTRANCE HALLWAY

High specification period style door with inset glazed portal gives access through to the entrance hall. This has delightful ceramic tile flooring, good ceiling height, chandelier point, beam on display and timber boarding to the ceiling. Attractive doors lead through to the following rooms.

LOUNGE

Measurements – 17'10" x 15'0"

This good-sized L-shaped lounge has views both to the front and rear. It enjoys a good amount of natural light, and the views are both interesting and far-reaching. To the front, there are two good-sized windows overlooking the enclosed garden with parking bay and outbuilding beyond. There is a super view down the Holme valley with wonderful fields stone walling in the distance. To the rear there are twin glazed doors providing, as mentioned, a large amount of natural light and a direct access to the rear paved patio / terrace. This with lovely Yorkshire dry stone walling has a spectacular view out over the fields to the rear all the way up to Holme Moss. This is a beautiful westerly view and is particularly private. The room has attractive flooring, beams to the ceiling, chimney breasts with raised stone flagged hearth, all of which is home for a multi-fuel burning cast iron stove with glazed door. All is tastefully decorated and there is a home office / study area. Doorway gives access through to the dining kitchen.





DINING KITCHEN

Measurements – 17'6" x 11'3"

This, as the photography suggests, is particularly well presented. It has a continuation of the impressive ceramic tile flooring. Once again has windows to both the front and rear. The good size window to the front has a charming view down the valley. The small window to the rear is particularly characterful. The room has timber boarded ceiling with inset spotlighting, units at both the high and low level and the large amount of high-quality working surfaces, inset ceramic sink unit with stylish mixer tap over, integrated stoves, range style oven with the usual warming ovens and five ring induction hob with attractive splash back and stainless-steel extractor fan above. There is an integrated dishwasher, plumbing for an automatic washing machine and integrated fridge and freezer. There is a larder style utility cupboard beneath the stairs, providing a good amount of storage space.





FIRST FLOOR LANDING

From the lounge a timber and glazed door gives access to a staircase. This attractive staircase rises to the first-floor landing. This has wrought iron balustrading, timber boarded ceiling with inset spotlighting and polished timber boarded floor. Doorway leads through to bedroom one.



BEDROOM ONE

Measurements – 11'8" x 12'4"

With a continuation of the beautiful flooring this spectacular bedroom is of a particularly good size and has a bank of three windows giving a terrific view down and across the valley. There are beams to the ceiling. A doorway leads through to the dressing room / nursery bedroom. Dedicated as a dressing room with beautiful inbuilt wardrobes reaching up to the full ceiling height, bank of drawers with display plinth window enjoying the view and inset spotlighting to the bordered ceiling. Once again, this room has a continuation of the polished timber bordered floor.



DRESSING ROOM / NURSERY

Measurements – 11'7" x 6'5"



BEDROOM TWO

Measurements – 16'0" x 6'0"

Bedroom two is a long room with a spectacular view courtesy of a good size window. Beam and timber boarded ceiling with inset spotlighting, tastefully presented, currently used as a delightful home office.



HOUSE BATHROOM

Measurements – 11'7" x 7'6"

The bathroom has been updated in very recent times. As the photographs suggests, it has a beautiful timber boarded floor. The bath has been replaced by a very large fixed glazed shower with high quality fittings, attractive pedestal wash hand basin, low level w.c, superb tiling to the full ceiling height where appropriate, chrome central heater radiator heated towel rail, window with a long-distance view down the valley, and shelved cylinder airing cupboard. The bathroom also has inset spotlighting to the ceiling.



EXTERNAL FRONT

As the photography suggests, Poppy Cottage has a fabulous location with stunning views both front and rear. It occupies a small hamlet position and has a large parking apron. This with stone surface provides parking for at least two vehicles, three depending upon vehicle size. There is a characterful outbuilding providing useful storage space. The garden area is enclosed by stone walling and has two access gates. The garden area to the front is predominantly paved and there is a raised decked area, all is beautifully presented.



REAR

To the rear there is a smaller garden area but with the maximum view, this is accessed both internally and externally via the side of the property courtesy of a right of way. The rear is completely paved and has a spectacular sitting out space overlooking the fields and wonderful views beyond. There is a very large storage shed which may be available by separate negotiation.



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

It should be noted, the property has UPVC double glazing of a particularly high-quality manufacturer. External lighting, LPG gas-fired central heating with the tank being concealed beneath the decking in the front garden area.

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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