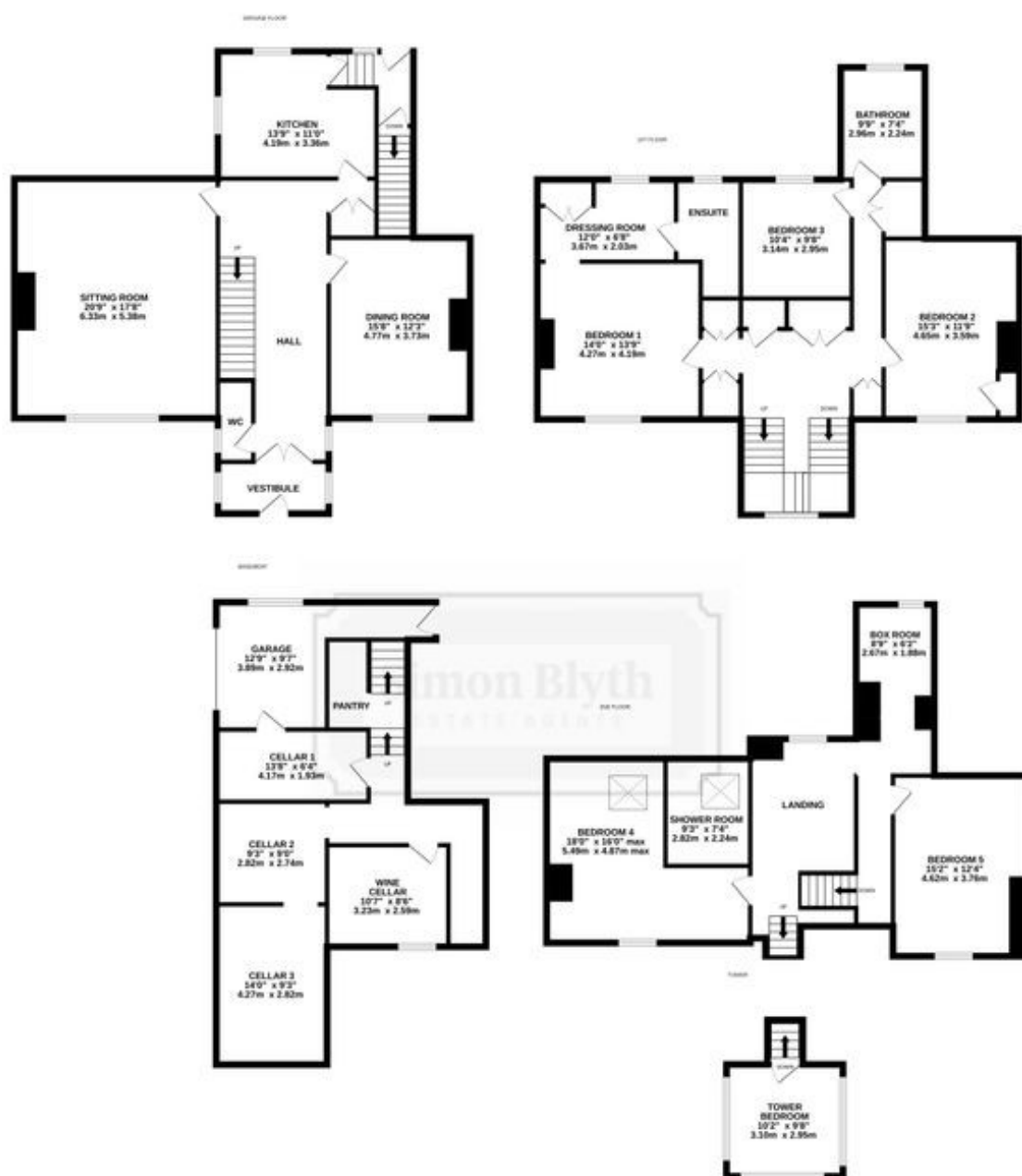


Simon Blyth
ESTATE AGENTS



Grannum Lodge, 6 Edgerton Road, Huddersfield, HD1 5RB



EDGERTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

PROPERTY DESCRIPTION

Grannum Lodge is an imposing double fronted Gothic Villa constructed circa 1865 in Hammer Dressed stone with Ashlar dressings and features a covered entrance with stone collonettes, a beautiful stained-glass window to the first floor landing and a triple aspect tower room.

The property was originally part of a substantial pair of semi-detached houses with Grannum Lodge later split and facing Blacker Road with Mayfield facing Edgerton Road featuring in David Griffiths intriguing book 'The Villas Of Edgerton'. Both the house and gate piers are grade II listed with grounds just over ½an acre including woodland which provide privacy and screen the property from the main road.

The accommodation is arranged over four floors, including cellars on the lower ground floor, ground floor, entrance vestibule, hallway, sitting room, dining room and kitchen. First floor landing leading to three bedrooms. (master en suite with dressing room) and bathroom. Second floor landing leading to three further bedrooms, shower room and box room. There is parking to the front, two garages at the rear, gardens and woodland.

Offers Around £400,000

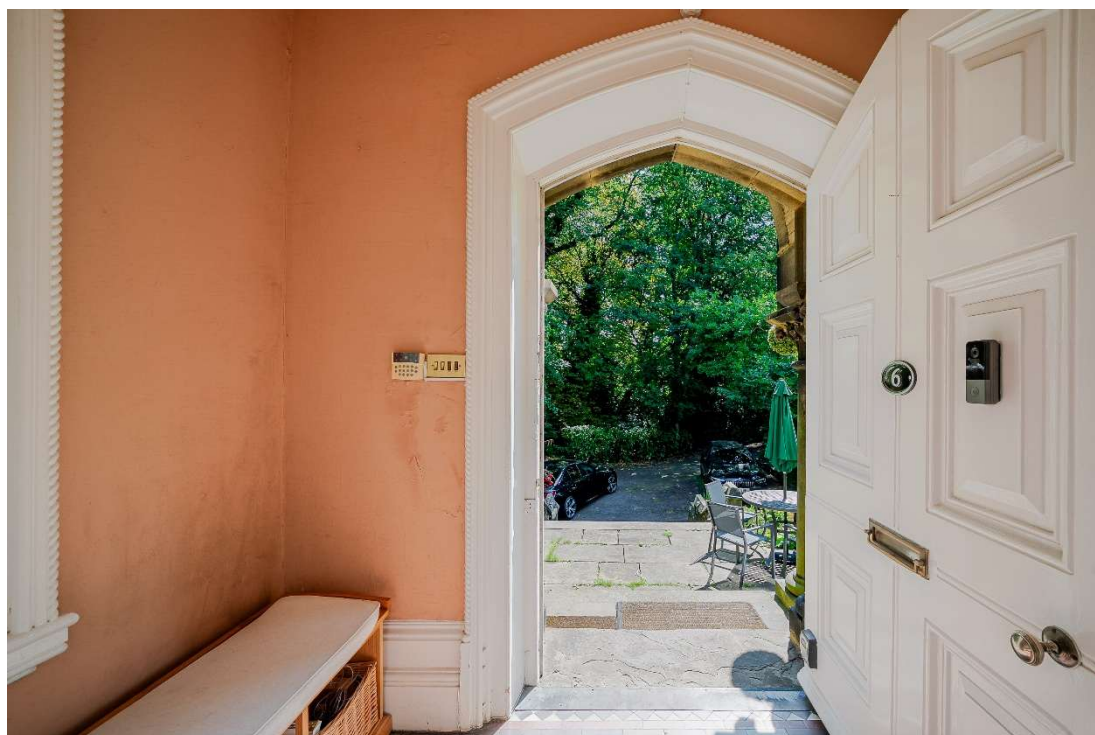
STONE COVERED ENTRANCE

This rests on stone colonnettes and from here a large timber panelled door opens into an entrance vestibule.

ENTRANCE VESTIBULE

Measurements- 9'9" x 4'6"

This has frosted etched windows to the side elevations, tiled floor and from here twin timber and etched glazed doors open into the entrance hall.



ENTRANCE HALL

Measurements- 26'0" x 9'7"

With decorative ceiling rose with ceiling light point, ceiling coving, three wall light points, fitted hall robe, frosted etched glazed window, two central heating radiators and to one side a partly cantilevered staircase with wrought iron balustrade with oak handrail rises to the first floor, beneath this there is a storage cupboard and a downstairs W.C.

DOWNSTAIRS W.C.

Measurements- 7'0" x 3'0"

With a frosted etched glazed window, wall light, chrome heated towel rail and fitted with a suite comprising pedestal wash basin and low flush W.C. From the hallway access can be gained to the following rooms.

SITTING ROOM

Measurements- 20'9" x 17'8"

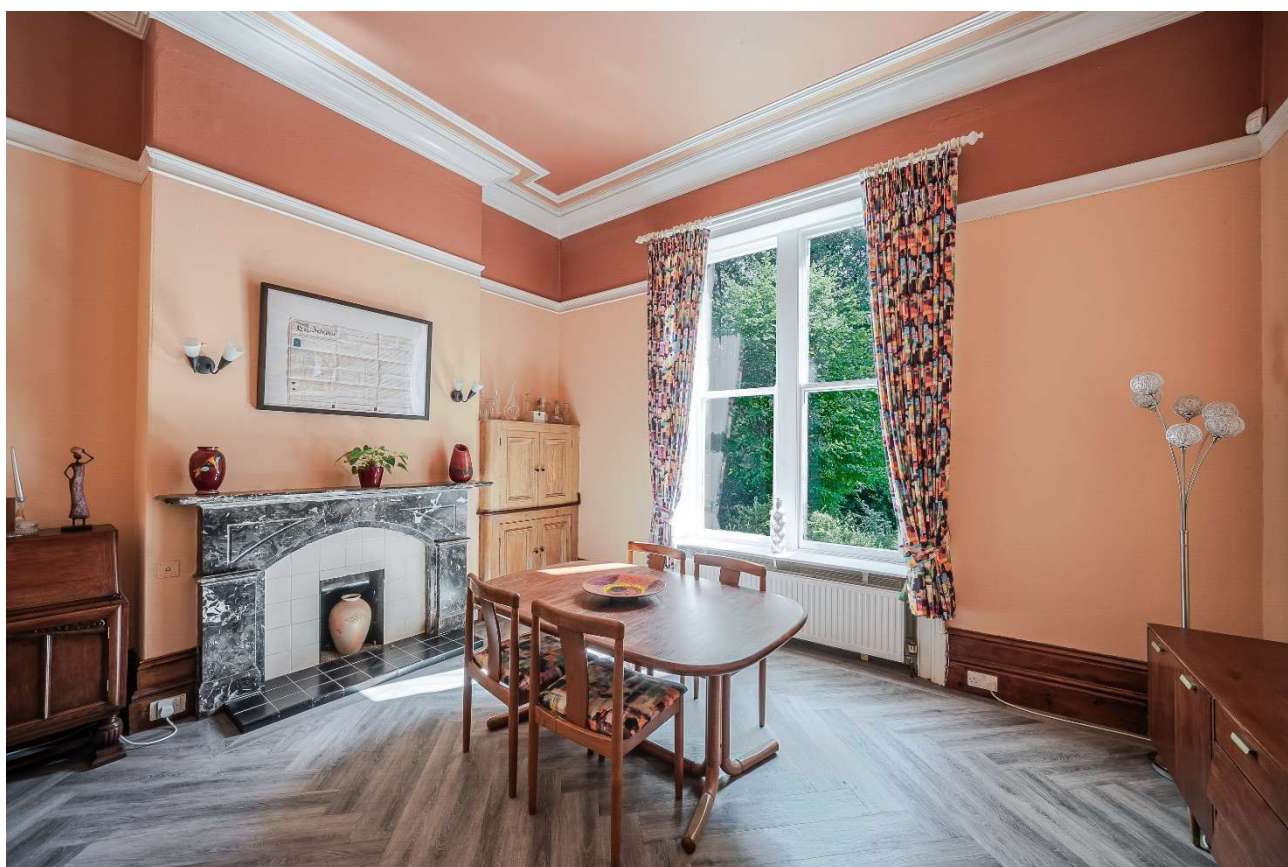
A large principal reception room which has a bank of sash windows which look out over the gardens and woodland, there are three ceiling light points, ornate coving, picture rail, two central heating radiators and as the main focal point of the room there is a feature fireplace with surround, tiled inset, multi fuel stove and tiled hearth.



DINING ROOM

Measurements – 15'8" x 13'3"

This is situated adjacent to the sitting room and once again has sash windows overlooking the garden and woodland, there is ceiling coving, picture rail, two wall light points, central heating and as the main focal point of the room there is a marble fireplace with tiled inset and hearth.



KITCHEN

Measurements – 13'9" x 11'0"

With a sash window to the rear elevation and frosted double glazed window to the side elevation, inset ceiling down lighters, ceiling light points, vertically hung radiator, tiled floor and fitted with basin wall cupboards, drawers, overlying oak worktops with tiled splash backs, inset 1 1/2 bowl single drainer sink with chrome monobloc tap, gas cooker point, extractor fan, plumbing for dishwasher and to one side a timber and frosted glazed door opens onto a short flight of steps leading to a rear entrance which includes a timber and frosted glazed door providing access to a basement.



BASEMENT

With pantry.

PANTRY

Measurements- 7'0" x 3'7"

CELLAR ONE

Measurements- 13'8" x 6'4"

This has a courtesy door to one side giving access to the garage. There is plumbing for an automatic washing machine and a sink.

CELLAR TWO

Measurements- 9'3" x 9'0"

This has a doorway to one side giving access to cellar three.

CELLAR THREE

Measurements- 14'0" x 9'3"

WINE CELLAR

Measurements- 10'7" x 8'6"

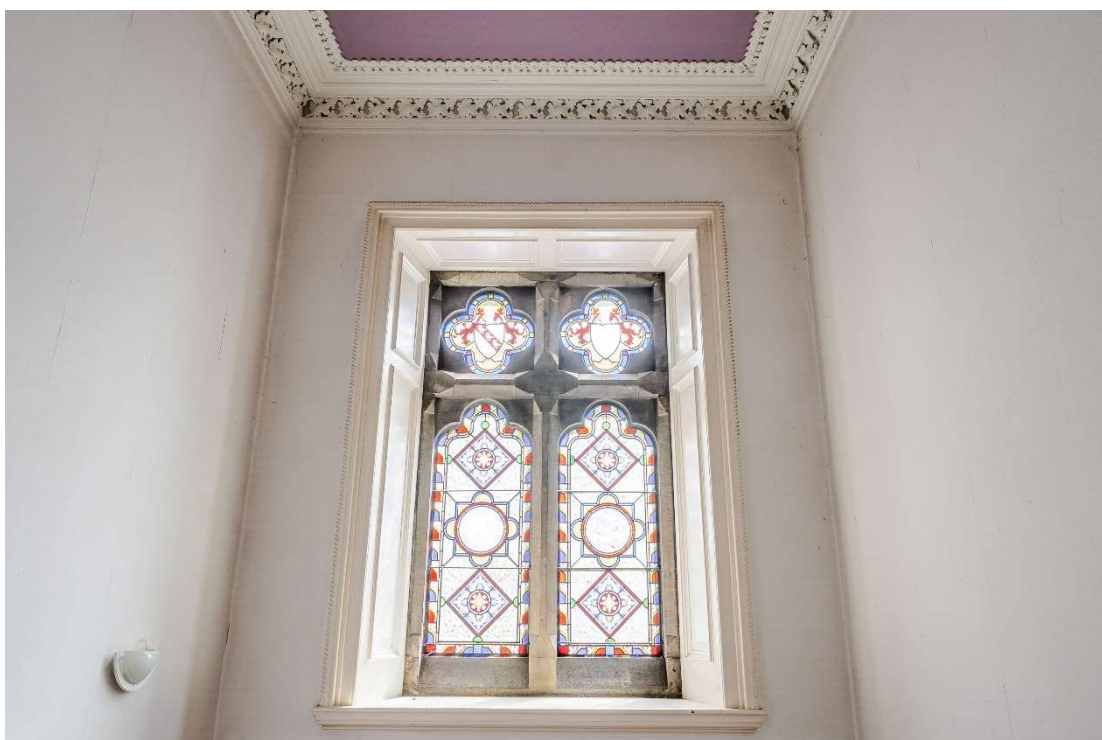
With central stone table.

FIRST FLOOR $\frac{3}{4}$ LANDING

Leading to the main landing.

MAIN LANDING

With wall light points, ornate coving and beautiful four section stone mullioned leaded and stained-glass window. The landing has five useful storage cupboards and provides access to the following: -



BEDROOM ONE

Measurements- 14'0" x 13'9"

With sash windows looking out over the front garden and woodland, there is a ceiling light point, ceiling coving, two vertically hung radiators, fitted cupboard, two wall light points and a decorative tiled fireplace. To one side a doorway gives access to a dressing room



DRESSING ROOM

Measurements- 12'0" x 6'8"

With ceiling light point, ceiling coving, sash window, column radiator and fitted furniture including part mirror fronted wardrobes, drawers and dressing table with drawers beneath. To one side a door gives access to an en suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 10'7" x 5'3"

With a frosted double-glazed window, inset ceiling down lighters, extractor fans, column radiator, tiled floor with under floor heating and fitted with a suite comprising vanity unit incorporating wash basin, low flush with concealed system and tiled shower cubicle with bi fold door and shower fitting incorporating fixed shower and separate hand spray.



BEDROOM TWO

Measurements- 11'9" x 13'3"

With sash windows looking out over the front garden and woodland, there are two ceiling light points, ceiling coving, central heating radiator, chimney breast and to the righthand side of the chimney breast there is a fitted wardrobe.



BEDROOM THREE

Measurements – 10'6" x 9'8"

With sash window, two ceiling light points, ceiling coving and central heating radiator.

BATHROOM

Measurements – 9'9" x 7'4"

With sealed unit double glazed windows, inset ceiling down lighters, ceiling coving, two chrome ladder style heated towel rails, wood flooring and fitted with a suite comprising corner bath, tiled shower cubicle, vanity unit incorporating wash basin with pelmet down lighters, fitted mirror and low flush W.C. with concealed system.



SECOND FLOOR LANDING

This has electric storage heater, ceiling light point, sealed unit double glazed window and provides access to the following: -

BEDROOM FOUR

Measurements – 16'0" x 18'0"

With feature mullioned window enjoying a wooded aspect to the front, Velux double glazed window, decorative fireplace and electric storage heater.



BEDROOM FIVE

Measurements – 11'4" x 12'2"

With feature sash window enjoying a wooded aspect, ceiling light point, wall light point and decorative fireplace.



BOX ROOM

Measurements – 8'9" x 6'2"

With wall light point and sealed unit double glazed window.

SHOWER ROOM

Measurements – 7'4" x 9'3"

With Velux double glazed window, ceiling light point, wall light point, electric storage heater, chrome heated towel rail and fitted with a suite comprising shower cubicle with chrome shower fitting, pedestal wash basin and low flush W.C.



TOWER BEDROOM

Measurements – 10'2" x 8'8"

This is accessed up a short flight of steps from the landing and has feature windows to three elevations and flooding the room with natural light and enjoying a pleasant aspect, there is ceiling light point and fitted cupboard and shelving.



GARDEN

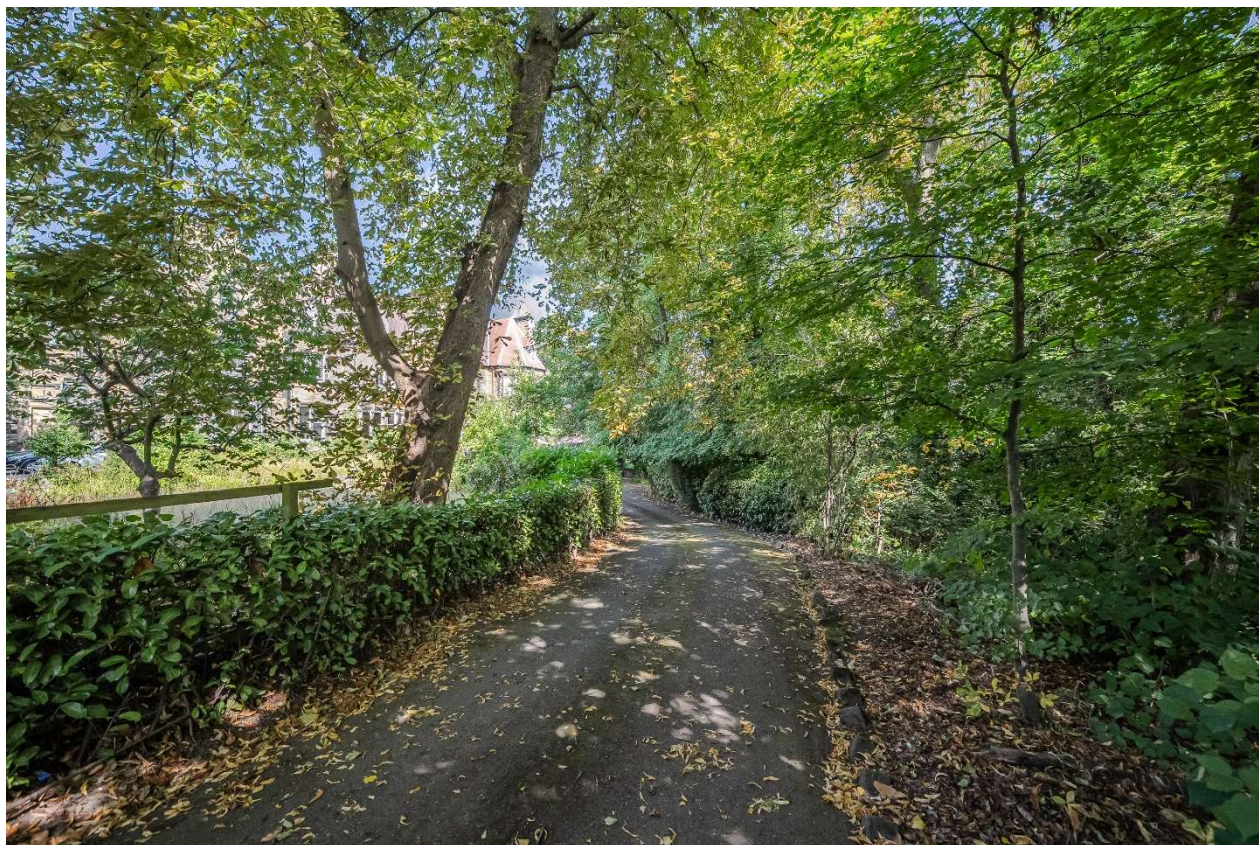
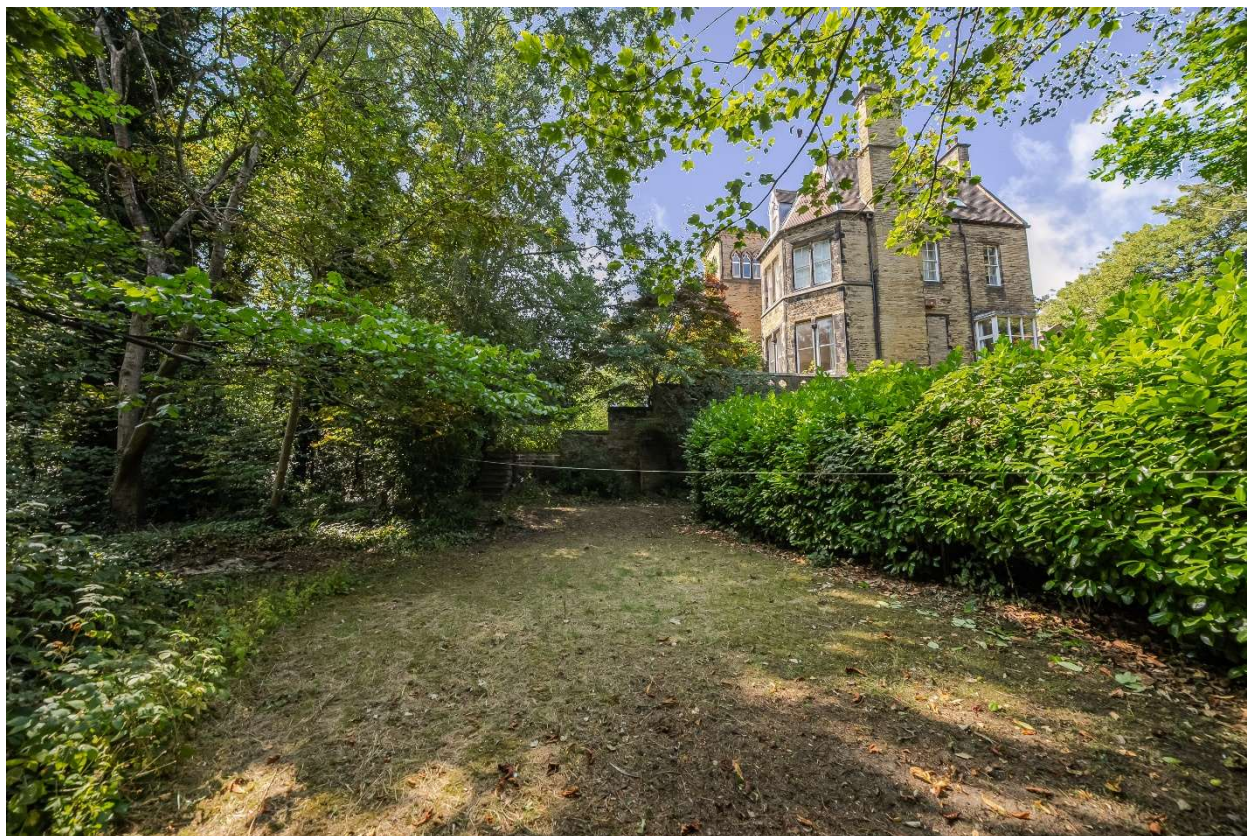
Grannum Lodge stands in just over 1/2 an acre of grounds with the property enjoying an aspect over woodland which screens the property from Blacker Road. Immediately to the front of the house there are two lawned gardens divided by a stone flagged pathway with steps rising to the main entrance and to either side of the steps there is a rockery with planted flowers and shrubs. To the right-hand side of the property there are steps leading down to a further well screened lawned area which once again flooded by woodland and has mature trees and shrubs together with a long border.

GARAGE

To the rear of the property and accessed from Edgerton Road there are two garages. Garage One is 17'7" x 17' this has an up and over door, power, light and with a small store off. Garage Two is 12'9" x 9'7" this has an up and overdoor, window to the side elevation, gas central heating boiler and can be accessed from the basement. There is also a courtesy door to one side. To the front of the property and accessed from Edgerton Road through lovely listed stone gate piers which lead onto tarmac driveway which provides off road parking for a number of cars as well as providing access to 6a Edgerton Road.







ADDITIONAL INFORMATION

Both property and gate piers are Grade II listed as well as being in the conservation 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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259