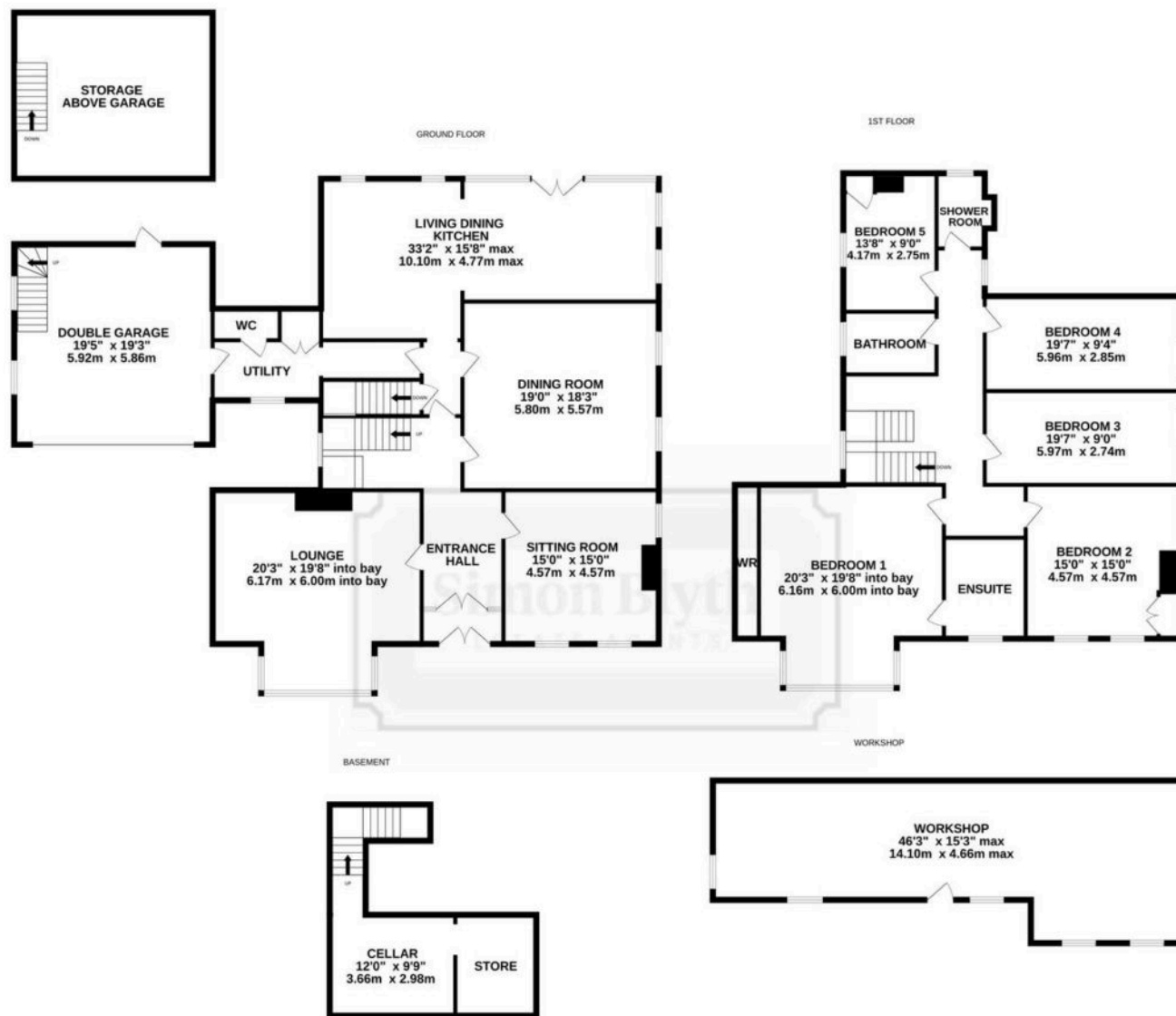




The Old Vicarage, Shelley Lane, Kirkburton
Huddersfield, HD8 0SJ

Offers in Region of **£1,350,000**



SHELLEY LANE

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.

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The Old Vicarage, 3 Shelley Lane, Kirkburton

Huddersfield, HD8 0SJ

THE OLD VICARAGE IS A BEAUTIFUL, LARGE, DETACHED, PERIOD RESIDENCE, UPGRADED SUPERBLY IN RECENT YEARS AND SET IN GARDENS AND GROUNDS OF APPROXIMATELY ONE ACRE. LOCATED OPPOSITE THE VILLAGE CHURCH, THE PROPERTY OCCUPIES AN ELEVATED POSITION SURROUNDED BY BEAUTIFUL GARDENS AND WOODLAND WHICH ARE SIMPLY AMAZING. THE FIVE-BEDROOM ACCOMMODATION IS EXTENSIVE, INCLUDING A WONDERFUL DINING LIVING KITCHEN WHICH HAS BEEN RECENTLY CREATED TO THE REAR, THE HOME OFFERS A HUGE AMOUNT OF ACCOMMODATION, ALL OF WHICH ENJOYS PERIOD FEATURES AND AN UNDENIABLE CHARM.

The impressive entrance hallway leads up to a galleried first-floor landing with beautiful, arch-topped window. To the ground floor is a sitting room, second sitting room / library, large dining room / further sitting room, a beautiful dining living kitchen, utility room, WC and access to the cellars. To the first floor are five bedrooms, an en-suite to bedroom one, a house bathroom and a further shower room. Externally, there is a double garage with loft area above. In short, this is a substantial home in a lovely location which should not be missed.

Tenure Freehold.

Council Tax Band F.

EPC Rating C.





GROUND FLOOR

ENTRANCE VESTIBULE

Beautiful stonework surrounds a fabulous, twin-glazed entrance door which leads into the entrance vestibule. Said vestibule features a ceramic tiled floor, detailing to the ceiling, a bank of beautiful, Victorian-style, leaded and obscure glazed windows within a timber screen, and timber doors which lead through to the entrance hallway.

ENTRANCE HALLWAY

The entrance hallway features a continuation of the ceramic tiled flooring and enjoys a beautiful, period staircase with spindle balustrading, a polished timber handrail, stone steps rising to a half landing and galleried landing above.





SITTING ROOM

20' 3" x 19' 8" (6.17m x 5.99m)

This very impressive reception room boasts a wonderful, broad bay window with centrally located opening door providing access out to the front gardens. There is coving to the ceiling, a central chandelier point, period-style central heating radiators, four wall light points, and a beautiful fireplace with raised marble hearth, surround and attractive backcloth, all of which is home to a multi-fuel-burning, cast iron stove.

SECOND SITTING ROOM

15' 0" x 15' 0" (4.57m x 4.57m)

The second sitting room features three large windows, all of which enjoy lovely views out over the gardens and grounds and provide a great deal of natural light. There is a high ceiling height, a decorative dado rail, a central ceiling light point, delightful flooring, library-style shelving, a display plinth with cupboards beneath, and a beautiful marble fireplace with raised granite hearth and Victorian-style open fire grate.

DINING ROOM

19' 0" x 18' 3" (5.79m x 5.56m)

The dining room is an impressive reception room which could be utilised as a further sitting room or playroom. There are lovely views out over the gardens, courtesy of twin windows with window seats beneath. There is a beautiful open fireplace with raised granite hearth, marble surround and mantel, a decorative ceiling rose, and doors providing access to the entrance hallway and inner hallway.

SECONDARY HALLWAY

The secondary hallway features a doorway giving access down to the large and useful cellars and also opens through to the fabulous dining living kitchen.





DINING LIVING KITCHEN

33' 2" x 15' 8" (10.11m x 4.78m)

Comprising kitchen and orangery with ceramic tiling and underfloor heating throughout, the dining living kitchen is a fabulous space. The kitchen boasts three windows providing a large amount of natural light and lovely views across the gardens, and is superbly fitted with a beautiful range of units to both the high and low levels. There are integrated appliances including twin ovens, an induction hob with stylish AEG extractor fan over, a two-and-a-half-bowl, stainless steel sink unit with mixer tap above, a steamer tap, an microwave, a dishwasher, two fridges and a freezer. The centrepiece of the room is the island unit with concealed power points, offering breakfast bar seating for three. The adjoining orangery-style dining and living area features a roof lantern, windows to two sides and twin glazed doors giving access out to the stone flagged terrace. There is also inset spotlighting to the ceiling.

UTILITY ROOM

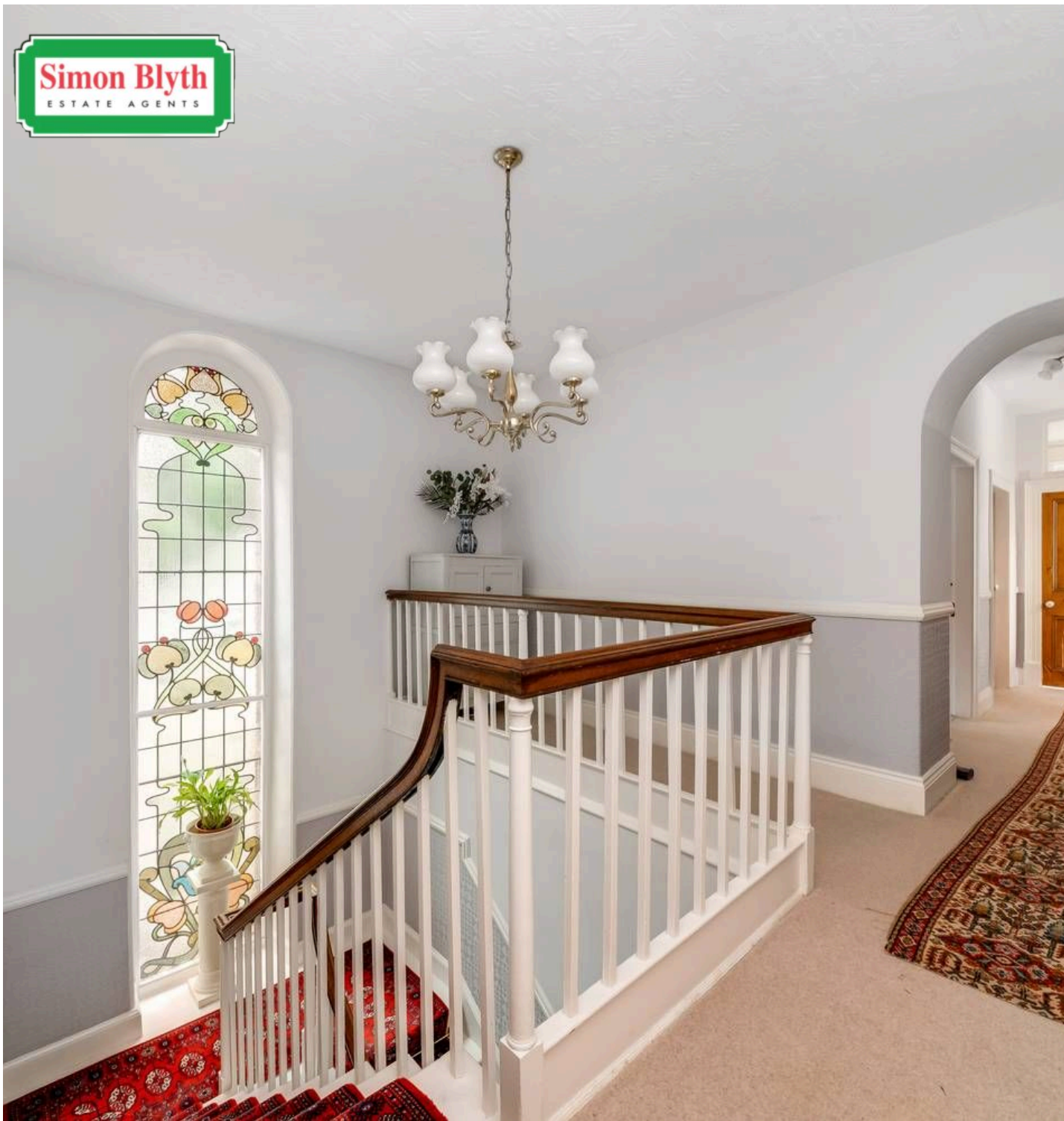
A period-style, timber and glazed door gives access through to a cloaks lobby which continues through to the utility room. The utility room features units to the high and low levels, a large amount of working surfaces, a stainless-steel sink unit, plumbing for an automatic washing machine, a window giving an outlook to the side, a good-sized services cupboard, and a doorway leading through to the downstairs WC.



DOWNSTAIRS WC

The downstairs WC is fitted with a low-level WC, a pedestal wash hand basin, and an obscure glazed window.





FIRST FLOOR

FIRST FLOOR LANDING

As previously mentioned, the staircase from the hallway turns courtesy of a half landing with beautiful, Victorian-style, arch topped, leaded window which provides a great deal of natural light. The first floor landing is particularly impressive and has three ceiling light points and a period-style central heating radiator.

BEDROOM ONE

20' 3" x 19' 8" (6.17m x 5.99m)

Bedroom one boasts a prominent position within the home and benefits from a particularly broad bay window which offers a pleasant view to the front of the home and of the mature gardens, church and village beyond. There is inset spotlighting to the ceiling, a chandelier point, a bank of stylish built-in wardrobes, and a doorway leading through to the en-suite bathroom.

BEDROOM ONE EN-SUITE BATHROOM

The en-suite bathroom is exceptionally well appointed with a claw-foot, slipper style, cast iron bath with chrome mixer tap and shower attachment, a pedestal wash hand basin, a low-level WC, and fixed screen shower with chrome fittings. There is a chrome central heating radiator/heated towel rail, ceramic tiling to the floor and to the full ceiling height on the walls, inset spotlighting, and a window giving a pleasant outlook to the front.





BEDROOM TWO

15' 0" x 15' 0" (4.57m x 4.57m)

Bedroom two is another delightful double room in a lovely position and with twin windows to the front, giving a long-distance view. There is a period-style fireplace, built-in wardrobes and a central ceiling light point.

BEDROOM THREE

19' 7" x 19' 0" (5.97m x 5.79m)

Bedroom three is a lovely double bedroom offering a superb view over the side gardens, courtesy of a large window with shutters. There is a period-style central heating radiator, coving to the ceiling and a central ceiling light point.



BEDROOM FOUR

19' 7" x 9' 4" (5.97m x 2.84m)

Bedroom four is another delightful double bedroom which is beautifully presented with twin beds. There is a window with shutters giving a similar outlook to bedroom three, a period-style central heating radiator, and a beautiful, period-style fireplace with open fire grate.

BEDROOM FIVE

13' 8" x 9' 0" (4.17m x 2.74m)

Bedroom five is a single bedroom which is particularly characterful and offers a pleasant outlook to the rear. There is a beautiful, period-style fireplace with open fire grate, chimney recess cupboards, a high ceiling and a central ceiling light point.



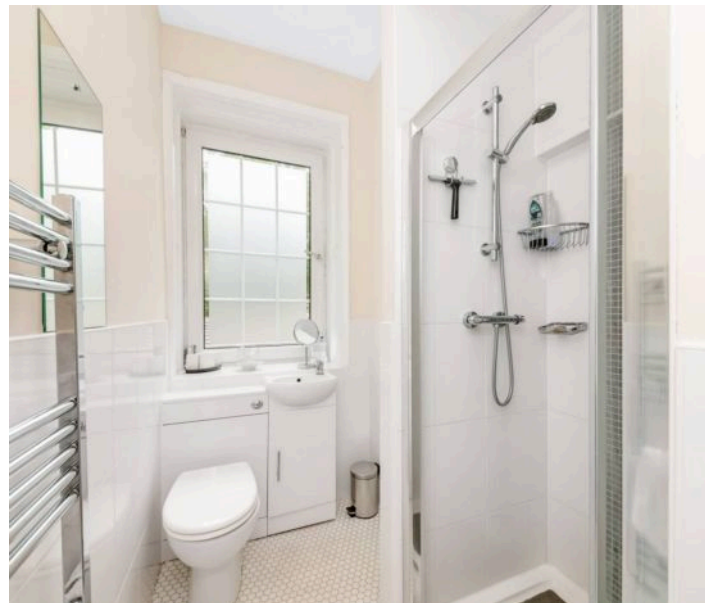


HOUSE BATHROOM

Recently fitted to a very high standard, the house bathroom features a white, three-piece suite comprising a vanity unit with wash hand basin and mixer taps, a low-level WC, and a good-sized shower with glazed shower screen and attractive chrome shower fittings above. There is period-style tiling to the floor and to walls where appropriate, a period-style central heating radiator/heated towel rail, and a window giving a pleasant outlook.

SHOWER ROOM

The shower room features a three-piece suite comprising a shower with chrome fittings, a wash hand basin, and a concealed cistern WC. There is tiling to the half-height on the walls and full-height around the shower itself, an extractor fan, a chrome central heating radiator/heated towel rail, and a good-sized window.



EXTERNAL

Externally, the property occupies a superb position within Kirkburton village, opposite the church. The Old Vicarage boasts automatic gates which give access through to a driveway which leads up to the home, passing through mature woodland and garden areas, to a large turning and reception area and a further driveway to the side which gives access to the attached double garage. Standing in approximately 1 acre, the property is blessed with beautiful, mature gardens which are without doubt a major feature of the home and provide a huge amount of privacy. As the property is located centrally within the plot, it enjoys lovely views out over the manicured and beautifully laid out gardens to all sides. There is a pedestrian gate to the front and delightful lawns. The upper lawn is an exceptional space for the family, offering wonderfully mature, raised shrubbery beds and mature trees. The gardens also offer a variety of features, including beautiful stone flagged terracing, a courtyard garden to the rear enclosed by stone walls and which can be directly accessed from the dining living kitchen, and a further enclosed area which was previously home to the family's chickens. There is also a vegetable garden with woodland area beyond. Within walking distance of the village amenities, this beautiful period home sits within large gardens and ground which complement its good sized accommodation. The gardens are sure to please, with landscaping taking place over the years to create a garden of great interest.



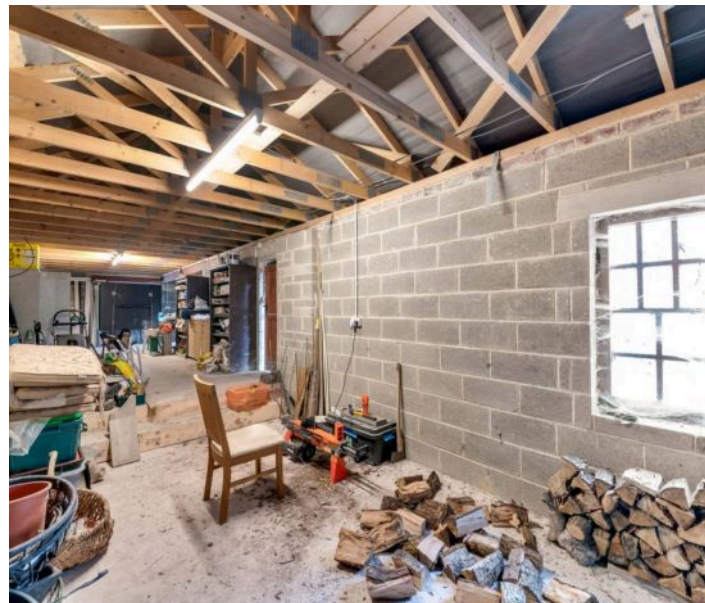


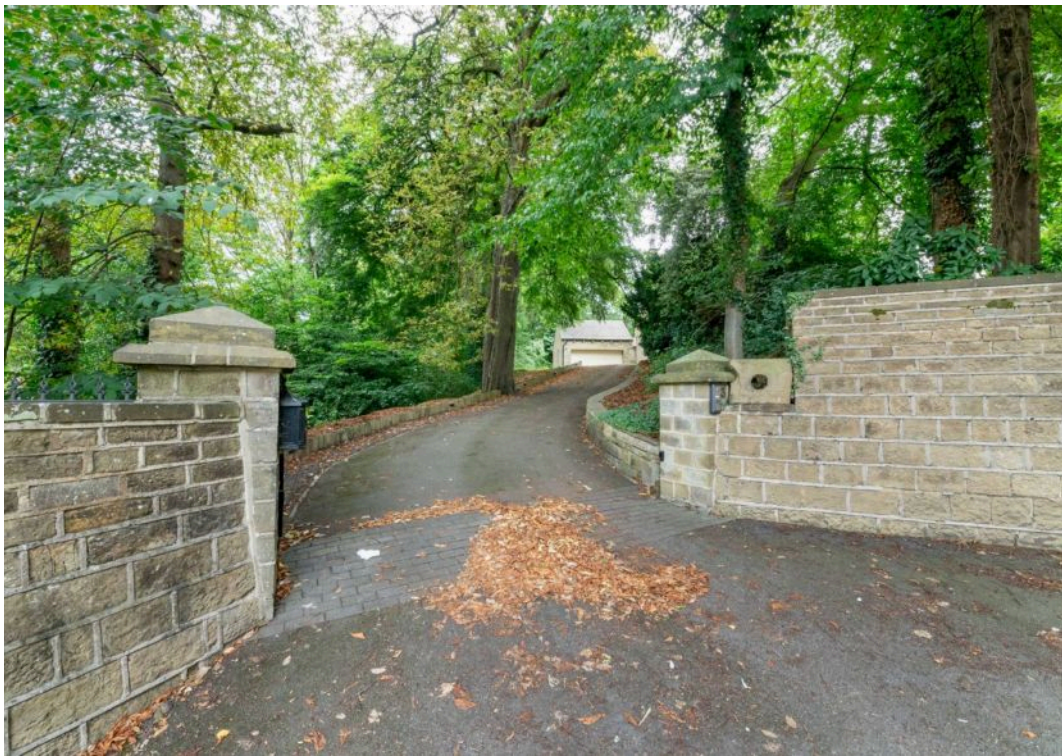
COTTAGE / WORKSHOP

The cottage / workshop runs along the entire length of the courtyard. It has been renovated to an exceptionally high standard, including rebuilding of walls, re-roofing and the like, however the interior is yet to be fitted and is currently used as a workshop / storage space. There are many attractive features including a chimney breast and stone fireplace, lovely windows, and two different floor levels. There is a huge amount of potential for it to become a home office, studio or even annexe accommodation (subject to the necessary consents).

ATTACHED DOUBLE GARAGE

The double garage features an automatically operated, up-and-over door, a personal door through to the accommodation, a personal door out to the rear, and a staircase leading up to a large attic store, positioned above the garage.







ADDITIONAL INFORMATION

The property is in a conservation area but is not listed. It has uPVC double-glazed, gas fired central heating and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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