



## Ridge House, Wall Nooks

Cumberworth, Huddersfield, HD8 8YB

Offers in Region of **£560,000**





RIDGE HOUSE

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## Ridge House

RIDGE HOUSE IS A DETACHED FARMHOUSE STANDING IN APPROXIMATELY 2.3 ACRES OF GARDENS AND FIELDS WITH AN OUTBUILDING WHICH HAS BEEN HISTORICALLY UTILISED AS STABLES. SITUATED IN THE PICTUREQUE COUNTRYSIDE SETTING OF CUMBERWORTH, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY OFFERS MASSES OF OPPORTUNITIES TO UPGRADE AND REDEVELOP AND IS A MUST-VIEW TO TRULY APPRECIATE.

The property accommodation briefly comprises of entrance porch, dining hall, lounge, snug, study, run room, kitchen, utility room, downstairs WC, bar/hobby room to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally, there is a gated driveway providing off-street parking for multiple vehicles and leading to the attached garage. The outbuilding could be utilised as a stables and in more recent years has been a workshop with two adjoining store rooms. The principal gardens are laid predominately to lawn with walled boundaries and which lead to a field (all approx. 2.3 acres).

Tenure Freehold.

Council Tax Band E.

EPC Rating F.









## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a double-glazed PVC door from the side elevation into the entrance porch. There is a glazed roof, a bank of double-glazed windows to the front elevation, tiled flooring, and a multi-panel timber and glazed door leading through to the dining hall.

### DINING HALL

The dining hall enjoys a great deal of natural light which cascades through a bank of windows to the front elevation and the double-glazed window to the rear elevation with fabulous, open-aspect views. There are exposed timber beams and batons to the ceiling and four wall light points, and the dining hall then seamlessly leads into the lounge.

### GARDEN ROOM

The garden room features a bank of windows to the front elevation, taking full advantage of fabulous views across the property's manicured gardens. There is a glazed roof structure, a decorative picture rail, two wall light points, and a radiator.







### LOUNGE

The lounge is brimming with charm and boasts an array of characterful features including exposed timber batons to the ceiling, fabulous exposed brick walls, exposed timber floorboards, and a bank of windows to the front elevation with natural stone sill. The focal point of the room is the inglenook fireplace with Clearview cast-iron, multi-fuel-burning stove set upon a raised terracotta tiled hearth with stone lintel above. A staircase with twin banisters rises to the first floor.

### SNUG / OFFICE

Accessed via a multi-panel door from the dining hall is a versatile and useful reception room which features exposed timber batons to the ceiling, three wall light points, and a radiator. An arched doorway leads to a study and multi-panel timber doors proceeding into the kitchen and a pantry.

### STUDY

The study features dual-aspect windows to the front and side elevation with fabulous views across the property's gardens. There is a glazed roof structure, laminate flooring, a wall light, plug points, and a telephone point.

### PANTRY

Stone steps descend to a useful pantry which has a window to the side elevation, an original stone slab keeping table, stone shelving, a wood panelled ceiling with exposed timber beam, a fluorescent tube light point, and a wall-mounted boiler.





## KITCHEN

The kitchen features fitted wall and base units with shaker-style cupboard fronts, rolled-edge work surfaces over, and a twin drainer, stainless-steel, single bowl sink unit with mixer tap. There is a four-ring electric hob, a waist-level fan assisted oven, space for an integrated microwave, and plumbing and provisions for an automatic washing machine and a dishwasher. There is part-panelling and part-tiling to the walls and splash areas, a central ceiling light point, two wall light points, exposed timber beams to the ceiling, a radiator, a double-glazed window with exposed stone surround to the front elevation, and an external double-glazed PVC door with obscure glazed inserts to the front elevation. The split-level kitchen also features part-vinyl tiled flooring and part-laminate flooring.

## UTILITY ROOM

The utility room enjoys a great deal of natural light which cascades through dual-aspect windows to either side elevation. There is a wood-panelled ceiling, part panelling to the walls, tiling to the splash areas, and a stainless steel sink unit with plumbing and provisions for an automatic washing machine. There is fitted shelving in situ and a multi-panel timber and glazed doors proceeds to a vestibule.







### **VESTIBULE**

The inner vestibule features multi-panel doors providing access to the bar and the downstairs WC.

### **DOWNSTAIRS WC**

The WC features a two-piece suite comprising a low-level WC and a wall-hung wash hand basin. There are part-tiled walls, a recessed light to the ceiling, a window to the side elevation, and partly exposed timber batons to the ceiling.

### **BAR**

This fabulous, versatile space enjoys a great deal of natural light courtesy of banks of windows to both side elevations. There is an exposed timber truss to the ceiling and timber batons on display, recessed lighting to the ceiling, and a ceiling light point with fan attachment. There is wood-panelling to the walls, fitted shelving, and a fabulous bespoke two-tier bar structure. There are ample plug points and twin external doors to the side elevation providing access to the side garden.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing. There are multi-panel doors providing access to a bedroom and an inner landing, exposed timber batons to the ceiling and a ceiling light point.

### BEDROOM TWO

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with fabulous views across the property's gardens, a ceiling light point, two reading light points, three banks of fitted wardrobes for additional storage, a radiator, and exposed timber floorboards.

### INNER LANDING

The inner landing features a double-glazed window with exposed stone surround to the rear elevation, taking advantage of fabulous open-aspect views across neighbouring fields. There are two ceiling light points, a radiator and useful fitted storage cupboards.

### BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with part-stone and part-natural slate surround, which enjoy views over the gardens. There is a partly exposed timber truss with batons to the ceiling, a radiator, partly exposed stone walls, and a fabulous exposed stone chimney breast.







### **BEDROOM THREE**

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with views across the property's gardens and across the valley during winter months. There is a recessed light point to the ceiling, a radiator, and built-in wardrobes with hanging rails and cupboards above.

### **HOUSE BATHROOM**

The house bathroom features a four-piece suite comprising a fixed frame shower cubicle with electric Triton shower, a panel bath with showerhead mixer tap, a pedestal wash hand basin and a low-level WC. There are part-tiled and part-wood panelled walls, recessed lighting to the ceiling, a radiator, and a bank of double-glazed windows with obscure glass to the front elevation.





## EXTERNAL

The property is approached via a gated tarmacadam driveway providing off-street parking for multiple vehicles. The driveway then sweeps into a parking area to the side of the property and along the front of the property to an attached garage (Please note that the garage is in disrepair but is a particularly spacious area with a window opening and door opening to the front elevation). The gardens are sure to impress and are laid predominantly to lawn with well-stocked and mature flower, shrub and tree borders with attractive dry stone wall boundaries which extend beyond the treeline. There is a hardstanding for a substantial workshop. The workshop has historically had lighting and power facilities in situ.

## DRIVEWAY

4 Parking Spaces

















## **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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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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