



Towngate, Upperthong Holmfirth HD9 3UX

welcome to

Towngate, Upperthong Holmfirth

A TRULY STUNNING AND DECEPTIVELY SPACIOUS THREE STOREY WEAVERS COTTAGE OCCUPYING A DELIGHTFUL POSITION IN THE VILLAGE OF UPPERTHONG AND OFFERING VERSATILE THREE BEDROOM ACCOMMODATION, GENEROUS GARDENS, A SUBSTANTIAL TRIPLE GARAGE FAR REACHING VIEWS AND NO VENDOR CHAIN.

Accommodation

Summary

Steeped in character and charm, this beautiful period home successfully blends an abundance of original features with flexible accommodation arranged over three floors, creating a unique property ideal for a variety of purchasers.

The ground floor comprises a charming breakfast kitchen providing an excellent space for everyday living. There is also a delightful dining room, perfect for entertaining family and friends, a snug/sitting room together with a useful utility room and a shower room, adding practicality to the accommodation.

To the upper levels, the property offers three well-proportioned bedrooms, providing flexibility for family occupation, guest accommodation or home working and family bathroom.

A particular highlight of the property is the magnificent top-floor living room, a wonderfully spacious reception room packed with character, featuring exposed beams and trusses and enjoying spectacular far-reaching views across the Holme Valley and surrounding countryside. Flooded with natural light, this exceptional room provides the perfect place to relax whilst appreciating the stunning outlook.

Externally, the property is complemented by generous gardens, offering excellent outdoor space for entertaining, gardening enthusiasts and those wishing to enjoy the idyllic setting. A rare feature is the substantial triple garage, along with extensive parking.

Enjoying a prime position within the ever-popular

village of Upperthong, the property is surrounded by beautiful countryside whilst being conveniently located for Holmfirth's excellent range of shops, restaurants, bars, well-regarded schooling and commuter links.

Offered to the market with no upper vendor chain, this exceptional character cottage presents a rare opportunity to acquire a distinctive home in one of the Holme Valley's most desirable locations. Viewing is essential to fully appreciate the size, versatility, character and breathtaking views afforded by this remarkable property.

Entrance Hall

On entry there is a tiled floor covering and staircase ascending to the first floor. Leading to:

Breakfast Kitchen

With a continuation of the tiled floor covering the kitchen is fitted with an attractive range of wall and base units with granite worksurfaces incorporating a twin Belfast style sink unit with mixer tap. There is a five burner range cooker with extractor hood and further appliances include the integral fridge and freezer whilst the room boasts two fitted dressers with shelving and cupboards along with a solid fuel stove set to recess fireplace. Further character is provided by the beams to ceiling and there is double glazing to both front and rear aspects with the front having stone window seating. Complemented by concealed unit lighting the room houses the central heating boiler and has a heated rail and radiator.

Snug/Lounge

Providing the property with great versatility in its usage, possibly as an additional ground floor bedroom or home office the room has as its focal





point a log effect electric stove set to feature recess fireplace. Once more there is character in abundance with exposed beams and stonework along with a central heating radiator and double glazing to front aspect.

Dining Room

Perfect for the more formal dining occasion and being an extension of the original build the dining room has a timber floor covering, radiator and is double glazed to two aspects with French doors giving access to patio and garden.

Utility

Having plumbing for the washing machine and space for the dryer with access leading to the shower room.

Shower Room

There is a white low level w/c and wall mounted hand washbasin along with tiled shower cubicle. The room has complementary tiling to the walls and flooring and is double glazed to side aspect.

First Floor

Landing features period engineered wooden flooring.

Bedroom One

This bedroom has a bank of oak fitted wardrobes, beams to ceiling, a central heating radiator and is double glazed to two aspects.

Bedroom Two

Once more boasting fitted wardrobes and having beamed ceiling, radiator and double glazed mullion windows to rear aspect showcasing the views.

Bedroom Three

The third bedroom, which would make an ideal home office has once more fitted wardrobes, a bulkhead storage cupboard, radiator and double glazed windows to front elevation.

House Bathroom

Fitted with a white suite comprising of low level w/c, vanity style hand washbasin and corner bath with overhead shower unit. There are complementary tiled walls, timber flooring, radiator and double glazed mullion windows to rear aspect.

Upper Floor Living Room

The upper floor consists of a spectacular living area with stunning views to three aspects via the double glazed and mullion windows. The room boasts a wealth of character features with the focal point being the inglenook style fireplace with open fire. Further character is provided by the vaulted ceiling with exposed beams and trusses whilst the room has various wall light points and several central heating radiators and natural light simply floods throughout.

External

To the front of the property is a cobbled area that could accommodate a vehicle. The sweeping driveway leads to the rear of the property where there is parking for several vehicles and access to the triple garages, third garage would be the ideal workshop, studio or home gym. The rear garden is predominantly lawned with a pleasant rural outlook. The paved patio is ideal for relaxation along with the summer house that catches the afternoon/evening sun. There is a fuel storage outbuilding and a wealth of established plants and shrubs along with vegetable beds, power points and a water supply to the side of the house.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/HMF109019



welcome to

Towngate, Upperthong Holmfirth

- Grade Two Listed Weavers Cottage
- Versatile Three Bedroom Accommodation
- Extensive Gardens
- Triple Garage
- Desirable Location

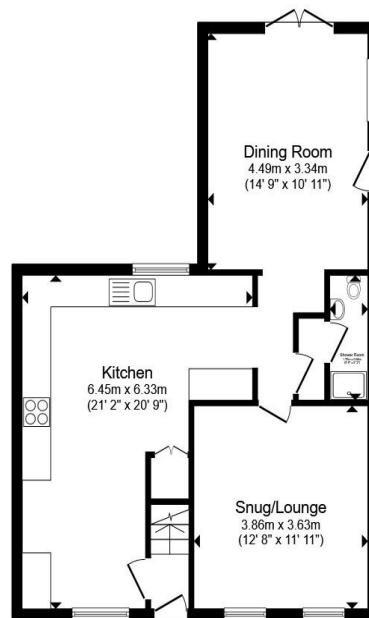
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

offers in the region of

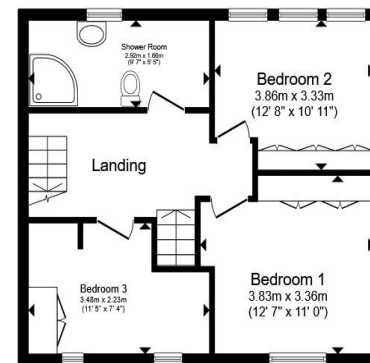
£600,000

directions to this property:

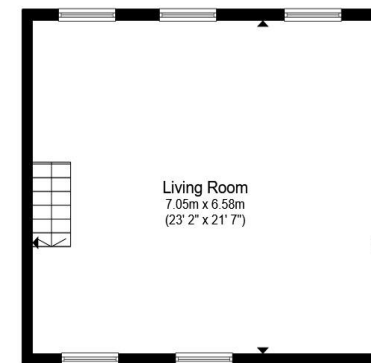
Leave Holmfirth via Greenfield Road, upon reaching Compo's fish restaurant, turn right into Parkhead Lane, proceed to the top and turn left into Upperthong Lane. Follow this road up into the older part of the village where the property can be found on the right hand side of the road.



Ground Floor



First Floor



Upper Floor

Total floor area 152.4 m² (1,640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/HMF109019



Property Ref:
HMF109019 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk