



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Lake Cottage, Thirstin Road
Honley, Holmfirth



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£1,100 / £1265 Bond

DECEPTIVE IN SIZE, LAKE COTTAGE HAS BEEN ENTIRELY RENOVATED THROUGHOUT CREATING A WONDERFUL MIX BETWEEN TRADITIONAL CHARACTER AND MODERN AMENITIES. READY TO MOVE IN WITH 3 GENEROUS BEDROOMS AND THE BEAUTY OF PRIVATE GARDENS AND OFF-ROAD PARKING WHICH HAS A HOME CHARGING POINT FOR ELECTRIC CARS. THE REFURBISHMENT ENSURES QUALITY FINISHING THROUGHOUT.

Deceptive in size, Lake Cottage has been entirely renovated throughout creating a wonderful mix between traditional character and modern amenities. Ready to move in with 3 generous bedrooms and the beauty of private gardens and off-road parking which has home charging points for electric cars. The refurbishment ensures quality finishing throughout.

ENTRANCE

Immediately upon entrance into the property, the wealth of space and quality of finishing is instantly apparent. A wooden staircase lays ahead accessed through curved architecture with a carpet runner laid for comfort.

DINING KITCHEN AND UTILITY

The stunning kitchen has been completely rebuilt with an extended utility area fitted with a contemporary glass roof allowing for the flow of natural light. Within the kitchen, high gloss cabinets are matched with Bianco Antique granite worktops which is also installed upon the window sills, ensuring great symmetry. To enhance the features within the cottage, the chimney breast has been renovated to complement the brickwork. Nestled inside this is a fabulous Rangemaster with 5-ring gas hob and granite shelving behind for condiments. Integrated appliances further include a dishwasher, fridge and a

Franke 1 1/2 sink and drainer which is equipped with a chrome mixer tap. Additional space for white goods including plumbing for a washing machine is available within the utility area. A cloakroom with automatic lighting provides a fabulous coat and boot store and houses the property boiler. The kitchen affords ample space for a large dining table, with light décor working in harmony with the characterful wooden beams. This is a lovely family room for all to enjoy.

SITTING ROOM

With stylish presentation, the room has a traditional stone fireplace with wood-burning stove and space provided for a log store. With cream carpeting and a traditional radiator, the room leads down to the basement and to the study. With tree-lined views, the room feels cosy and inviting.

STUDY

Carpeted with light grey walls and recessed spot lighting, the room looks out towards the tree-lined view, ensuring a nice atmosphere when working from home.

BASEMENT

With stone steps leading down to the storage space, the area is fitted with lighting and provides perfect additional space for busy households.

LANDING

The landing is simply exquisite with careful consideration given to ensure the Cottage retains much of its vintage character. Stone mullion windows, exposed brickwork, curved lines and a stunning glass, chrome and wooden balustrade complete the refurbishment. French doors lead out to the garden and the flooring flows beautifully between carpeting and wooden laminate, again proving every detail of design has been carefully considered. Space is provided for free-standing furniture and the landing leads to three bedrooms and the house bathroom.



MASTER BEDROOM

With two windows to the front elevation, this wonderfully light king size room is provided with fitted wardrobes and has a versatile layout. Fully carpeted, this blank canvas ensures the room is ready to personalise.

BEDROOM 2

Steeped in character with a wonderful, original chimney breast, traditional radiator, beamed ceiling and clever plastering exposing classical stone work, this room is an absolute delight. A large window sits to the front elevation and a Velux window to the rear.

BEDROOM 3

With appealing architectural elements, the rustic charm of the beams has been combined with a neutral palette. The dimensions of the room afford more space than one might first assume, a double bedroom with space for free-standing furniture, this quaint room is totally in character with that befitting a cosy cottage.

HOUSE BATHROOM

With all the comforts of modern day living, this elegant bathroom has been installed with underfloor heating. The suite comprises a bath with glass shower screen, wall-hung wash basin and back-to-wall WC with storage unit. Ensuring quality finishing throughout, the bespoke unit extends across the window sill. Above the bath resides a fixed square rainhead and a hand-held square shower head with mixer controls.

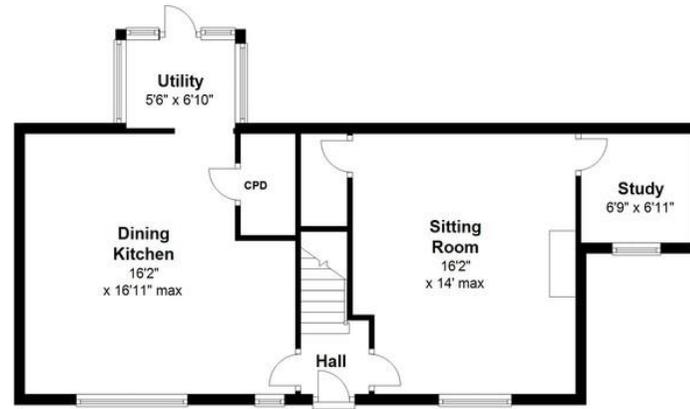
EXTERIOR

Affording the luxury of off-street parking, the property has a driveway shared for exclusive use with a neighbouring property. The 1 vehicle car parking space has steps which rise to the private garden to the rear of the property. The gardens are simply enchanting and include a small orchard in its infancy and a timber staircase which leads upwards to show how the gardens extend beyond the walled boundary. With a decked patio area for outdoor dining and a huge expanse of lawn, this property has a wealth of commodities that may initially not appear apparent. Not to be overlooked, this stunning

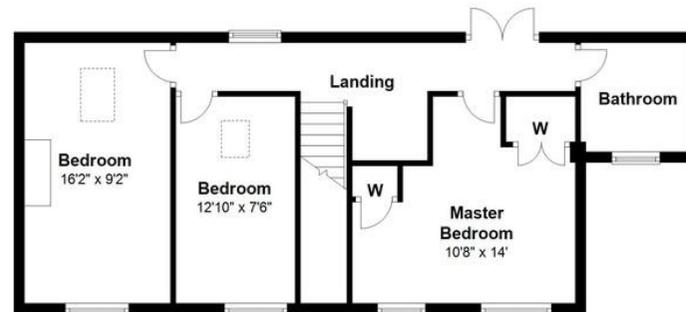
Cottage is within comfortable walking distance of the village amenities and benefits from a quiet hamlet setting with tree-lined views.



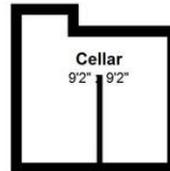
Ground Floor
Approx. 604.8 sq. feet



First Floor
Approx. 606.5 sq. feet



Basement
Approx. 75.6 sq. feet



Total area: approx. 1286.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors Plan produced using PlanUp.



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 428 336 Email: info@cornerstoneea.co.uk www.yorkshiresfinest.org



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

