



6 Butternab Road
Huddersfield | West Yorkshire | HD4 7AR

 FINE & COUNTRY

STEP INSIDE

6 Butternab Road is a beautifully renovated home positioned just moments from the enchanting Beaumont Park on the outskirts of Huddersfield. Recently transformed through an extensive programme of works, the property has been reimagined with a barnconversion aesthetic in mind — a theme expressed through rich oak timber detailing, characterful stone features and a timeless rustic charm that flows throughout. The result is a home that feels both distinctive and inviting, blending craftsmanship, warmth and contemporary comfort in a highly desirable setting.

Ground Floor

From the moment you step inside, the barnstyle inspiration is unmistakable. The owner has created a home that truly embodies the feel of a converted barn, with rustic materials and textures thoughtfully blended with modern fixtures and fittings.

The entrance hall is a wonderful example of this vision brought to life: large, exposed oak beams frame the space, complementing the heavy oak staircase and impressive open mezzanine landing above.

Traditional stone flooring with underfloor heating adds both practicality and comfort and is continued in the ground floor rooms with the exception of the games room.

The dining kitchen is of exceptional proportions, designed to cater effortlessly for large families and sociable everyday living.

Modern cabinetry and integrated appliances sit alongside a feature chimney breast housing the range cooker, while a breakfast bar provides additional storage and informal seating.

The dining area flows beautifully from the kitchen, positioned in front of wide bifold doors

that open to the rear garden — flooding the space with natural light and creating a seamless indooroutdoor feel during the warmer months.

Open to this impressive space is the garden room snug, a welcoming retreat with floortoceiling windows featuring integrated blinds, plus oak flooring and a living flame gas fire. This is a wonderfully relaxing area, perfect for unwinding while still being connected to the heart of the home.

A separate utility room with additional storage and plumbing for a washing machine incorporates a boot room - a practical room that is ideal for busy households.

The formal sitting room is generous in size and rich in character, with dualaspect windows, exposed beams and a striking heavy stone fireplace that reinforces the barnstyle theme. This is a room designed for quieter evenings, offering warmth, charm and a sense of heritage.

A third reception room provides a versatile games room, thoughtfully styled with smart dark reclaimed oak flooring, traditional wrought iron radiators and rustic lighting.

Double doors open the room into the sitting room, while French doors lead directly to the rear garden, making it a flexible space for entertaining, hobbies or family use.

Even the ground floor WC deserves special mention — a beautifully handpainted ceramic sink mounted on an oak pedestal complements a feature stone wall, elevating this everyday space into something far more considered and characterful.





To the first floor, the home continues to impress with five wellproportioned double bedrooms, each echoing the rusticmodern aesthetic seen throughout the ground floor.

The mezzanine landing enhances the sense of openness and architectural interest, drawing the eye to the quality of the oak detailing and the barninspired design.

The main bedroom has been created with a real sense of luxury and indulgence in mind. This generous room enjoys a beautifully appointed walkin dressing room, complete with Crittallstyle doors and bespoke hanging storage.

The ensuite bathroom is a standout feature — highly styled, beautifully finished and incorporating a steamroom function within the shower, offering a spalike experience at home.

There are an additional four double bedrooms, each offering excellent proportions and versatility for family living, guests or homeworking needs.

The house bathroom continues the immaculate theme, fitted with a contemporary fourpiece suite and finished with fully tiled walls, and tiles to the floor with underfloor heating adding a touch of everyday luxury, ensuring comfort and warmth throughout the seasons.





STEP OUTSIDE

The property sits within a generous plot, offering both privacy and presence. Approached through automated gates, the driveway provides parking for several vehicles and benefits from an EV charging point, ensuring convenience for modern living.

To the rear, the garden has been landscaped with meticulous attention to detail, combining hard landscaping with soft, natural textures to create a space that is both functional and visually striking.

A terraced patio, finished with a stylish glass balustrade, steps gracefully down to a neatly kept lawned garden — a perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

The showstopper of this outdoor space is the drystone firepit, a stunning feature that anchors the garden with rustic charm.

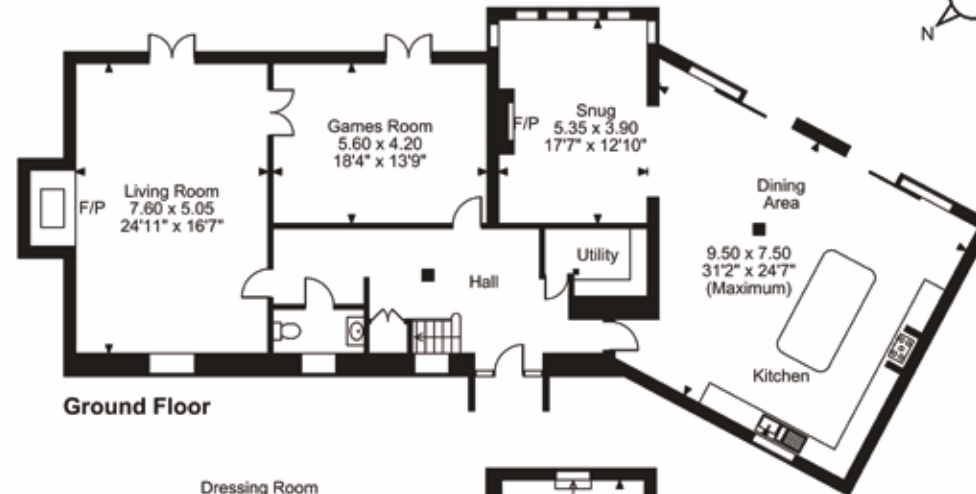
Designed with integrated seating around it, this is a truly atmospheric spot for gathering with friends and family, offering warmth, character and a sense of occasion throughout the year.

Additional information

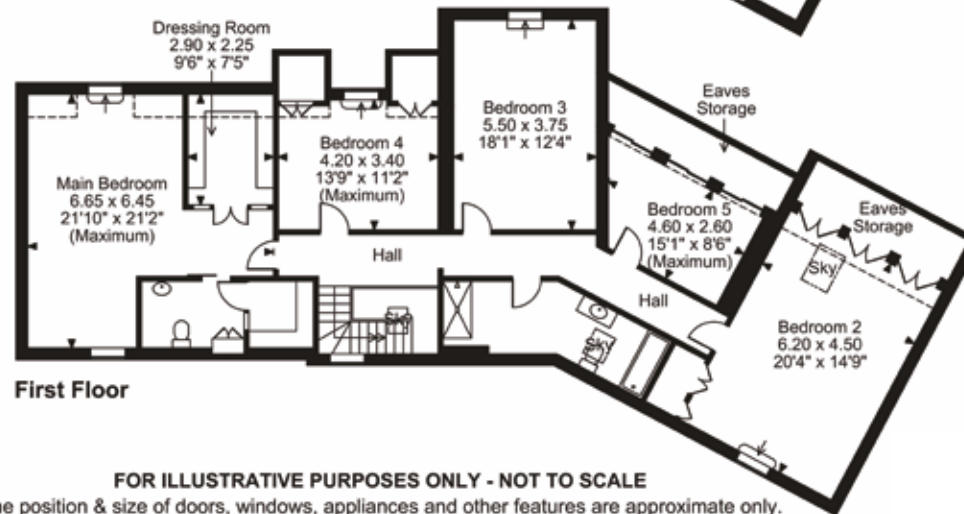
The property is within Kirklees Council with a council tax band E. It is freehold and is connected to all mains services including gas, electricity, water and sewerage. It has double glazing throughout, gas central heating with a combination boiler and has an EPC rating of B.



Butternab Road, Huddersfield
Approximate Gross Internal Area
3505 Sq Ft/326 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [---] Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country Huddersfield
Unit 2, Former Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

