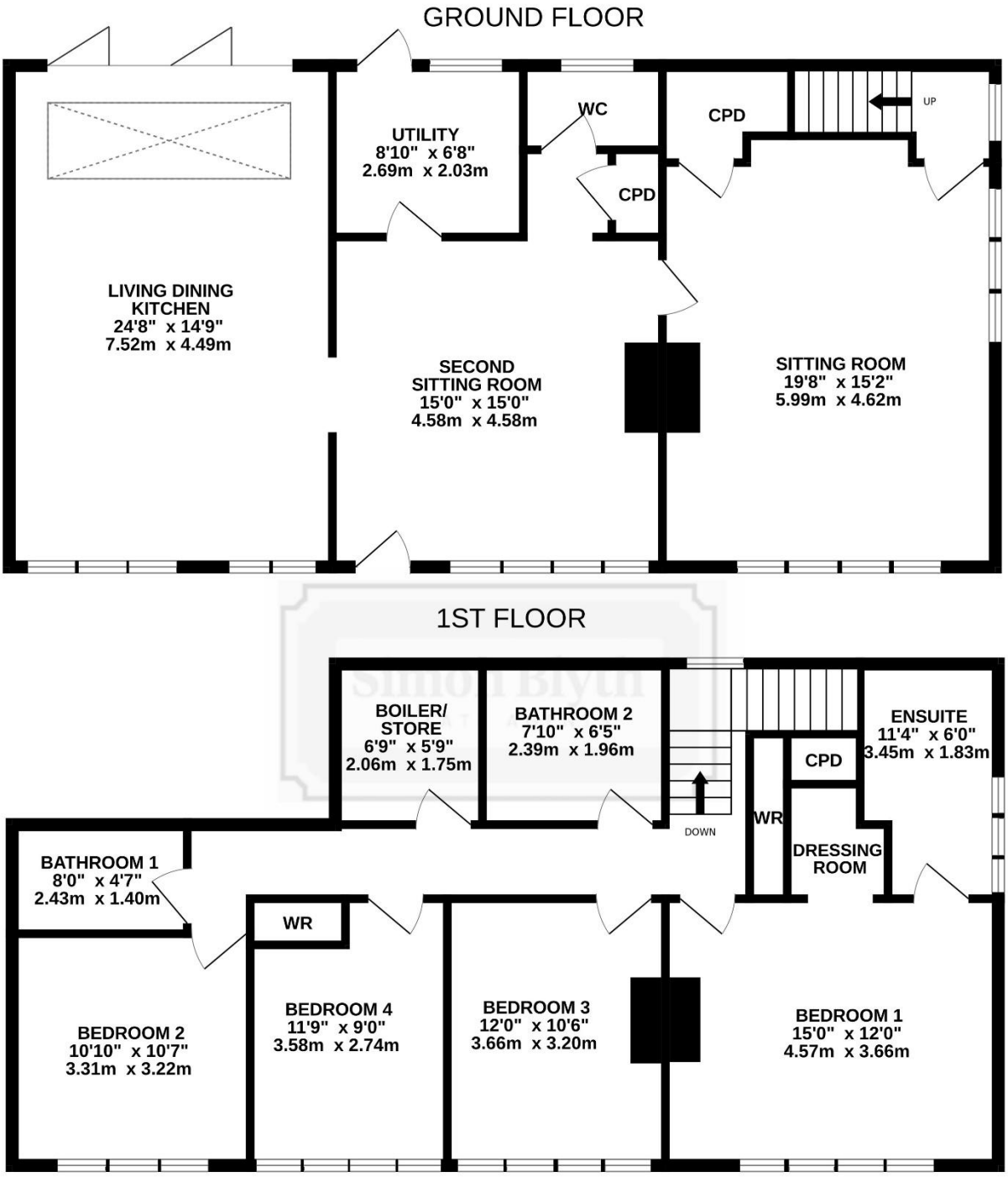


Simon Blyth
ESTATE AGENTS

WOODLEA COTTAGE, LUMB LANE, ALMONDBURY, HUDDERSFIELD, HD4 6SZ



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.
Made with Metropix ©2026

PROPERTY DESCRIPTION

PART EXCHANGE CONSIDERED

AN EXCEPTIONALLY BEAUTIFUL, DETACHED, PERIOD COTTAGE, FORMED TOGETHER BY THE JOINING TOGETHER OF THREE COTTAGES, ORIGINALLY, THAT SITS IN A COMMANDING POSITION WITH FABULOUS VIEWS OVER THE PICTURESQUE WOODSOME VALLEY, UP TOWARDS FARNLEY TYAS, OVER TOWARDS WOODSOME GOLF COURSE AND DOWN THE VALLEY AND BEYOND. BEING GRADE II LISTED, THE PROPERTY HAS A VERY HIGH QUALITY, CONTEMPORARY FINISH, BEAUTIFULLY BLENDED WITH PERIOD FEATURES. THE HOME HAS THREE DELIGHTFUL GARDENS, TWO TO THE FRONT INCLUDING A LOWER GARDEN AREA AND ONE TO THE REAR, A BEAUTIFUL, ENCLOSED COURTYARD TO THE REAR. THE PROPERTY HAS A VERY LARGE DRIVEWAY AND AN ADDITIONAL SECONDARY DRIVEWAY WHICH ALSO HAS PLANNING CONSENT FOR THE BUILDING OF A DETACHED GARAGE.

Inside, the property has been thoughtfully enhanced to create an elegant and highly versatile home, retaining an abundance of original character while introducing generous, light-filled living spaces. Mullioned windows, exposed beams, stone fireplaces and oak flooring sit effortlessly alongside stylish contemporary fittings and high-specification finishes. At the heart of the home is the spectacular open-plan dining, living and kitchen space, where full-width rear glazing, sliding doors and a glazed roof lantern flood the room with natural light and create a seamless connection with the landscaped gardens and stone-flagged terrace. The result is a superb space for both relaxed everyday living and entertaining.

The accommodation briefly comprises: an impressive sitting room, second sitting room/snug, downstairs WC, cloakroom, stunning open-plan dining/living kitchen, stylish utility room, four double bedrooms, principal bedroom with dressing area and en-suite, and two further house bathrooms.

With outstanding countryside views, beautifully maintained gardens, extensive parking, excellent walking directly into the surrounding countryside and an exceptionally high standard of presentation throughout, this is a rare opportunity to acquire a characterful rural home with a distinctly modern feel.

EPC: D Council Tax Band: E Tenure: Freehold

Offers around £950,000





ENTRANCE

A beautiful period-style timber door opens into the property, immediately introducing the quality and character found throughout. The interiors are impeccably presented, with a carefully considered blend of period detailing and contemporary finishes. All principal rooms have wonderful views across the Woodsome Valley, framed by mullioned windows.



SECOND SITTING ROOM / SNUG

Measurements – 15'0'' x 15'0''

A charming and highly versatile reception room, originally serving as the dining room before the addition of the impressive rear extension. Rich in character, the room features a beautiful oak floor, exposed beams and wood-burning stove. A bank of four mullioned windows, set within deep stone reveals, frames delightful views across the surrounding landscape and fills the room with natural light.

Useful storage includes a substantial storage cupboard and cloaks cupboard/lobby, with access to the downstairs w.c.



DINING LIVING KITCHEN

Measurements – 24'8'' x 14'9''

The heart of the home – a beautifully designed open-plan dining, living and kitchen space combining exceptional character with contemporary family living. Dual-aspect glazing makes this an incredibly bright and inviting room. To the front, a bank of five mullioned windows enjoys the property's wonderful outlook, while to the rear, full-width glazing and sliding doors open directly onto the enclosed landscaped gardens and stone-flagged terrace. Above, an impressive, glazed roof lantern draws even more natural light into the space, creating a wonderfully airy environment with clearly defined dining and seating areas.

The kitchen is exceptionally well appointed, featuring a comprehensive range of stylish units, predominantly at low level, together with a central island incorporating breakfast bar seating and additional storage.A classic electric cream-coloured three-oven Aga provides a beautiful focal point, complemented by a high specification of integrated appliances, including an induction hob, Neff double oven with Slide&Hide door and combination oven/microwave. This is a genuinely impressive space, equally suited to quiet mornings overlooking the valley or entertaining family and friends.











DOWNSTAIRS W.C

A stylish and contemporary cloakroom featuring a corner wash hand basin and concealed cistern w.c. Quality oak flooring continues through from the adjoining accommodation, providing a cohesive and sophisticated finish.



UTILITY ROOM

Measurements – 8'10'' x 6'8''

A beautifully presented and highly practical utility room, also serving as a rear lobby with a fabulous, glazed door opening directly onto the gardens. Fitted with a range of quality storage cupboards and granite work surfaces incorporating a stainless-steel sink with mixer tap, there is plumbing for an automatic washing machine and tumble dryer. Inset ceiling lighting completes this stylish and functional space.



SITTING ROOM

Measurements – 19'8'' x 15'2''

An elegant, generously proportioned reception room with an abundance of natural light provided by seven mullioned windows across the front and side elevations. Generous proportions create a wonderful sense of space, while a handsome stone fireplace with raised stone-flagged hearth provides an attractive focal point. The fireplace currently houses an open fire, with a gas point also available if preferred. A large understairs storage cupboard provides useful additional storage.







FIRST FLOOR

A staircase rises to a bright and airy first-floor landing, where a window provides a pleasant outlook across the open fields to the rear. Exposed beams add to the property's period character, while inset ceiling spotlights introduce a crisp contemporary finish. There is also a useful walk-in storage/laundry cupboard housing the pressurised hot water system.

BEDROOM ONE

Measurements – 15'0'' x 12'0''

A superb principal bedroom enjoying an exceptional outlook across the gardens, driveway and surrounding countryside. A bank of mullioned windows beautifully frames the rural setting, while inset ceiling spotlights provide a polished contemporary finish. The bedroom flows seamlessly into a dedicated dressing area, fitted with an excellent range of wardrobes, storage cupboards and drawers, which in turn leads to the en-suite bathroom.





ENSUITE

Measurements – 11'4'' x 6'0''

A beautifully appointed four-piece en-suite combining contemporary styling with period character. The suite comprises a concealed cistern WC, wall-mounted wash hand basin, panelled bath and generous shower enclosure with glazed screen overhead and handheld shower heads. Travertine tiling, mullioned windows, exposed beam detailing and inset ceiling spotlights create a light, elegant and characterful space. Further features include a chrome heated towel rail with electric backup, central heating radiator, extractor fan and shaver socket.



BEDROOM TWO

Measurements – 10'10'' x 10'7''

A delightful double bedroom enjoying a superb front-facing outlook through a bank of mullioned windows. Exposed beams and inset ceiling spotlights add character while maintaining a fresh and contemporary feel.



BEDROOM THREE

Measurements – 12'0'' x 10'6''

A further well-proportioned double bedroom, again enjoying a lovely outlook through four mullioned windows. The room features exposed beams, a larger loft access point with fold-away ladder and a range of fitted wardrobes. An exposed section of antique brick chimney breast provides a particularly charming period detail.



BEDROOM FOUR

Measurements – 11'9'' x 9'0''

Another attractive and well-proportioned double bedroom, with the same outlook as all the other bedrooms through a bank of mullioned windows. Exposed beams, inset ceiling spotlights and fitted wardrobes combine period character with practical modern living.



HOUSE BATHROOM ONE

Measurements – 8'0'' x 4'7''

A stylish and contemporary shower room featuring ceramic tiled flooring and full-height tiling to most of the walls. The suite comprises a concealed cistern WC, stylish wash hand basin set within a display plinth with mirrored storage cupboards above, and a generous shower enclosure with sliding glazed doors. Additional features include a chrome heated towel rail/central heating radiator with electric backup, inset ceiling spotlights, extractor fan and shaver socket.



HOUSE BATHROOM TWO

Measurements – 7'10'' x 6'5''

A beautifully designed bathroom that makes excellent use of the available space. The suite comprises a concealed cistern WC, broad vanity unit with storage beneath and mirror above, together with a double-ended bath with stylish fittings. Attractive ceramic tiling, a chrome heated towel rail/central heating radiator complete the space, with useful under-eaves storage adding further practicality.



OUTSIDE

The property enjoys a particularly enviable setting, with stunning views across the Woodsome Valley towards Farnley Tyas and beautiful countryside walks readily accessible from the home. The gardens to both the front and rear complement the character of the property, while the extensive driveway and additional secondary driveway provide an excellent level of off-road parking. There is also consent for the construction of a garage, offering exciting potential for the new owner, subject to the relevant conditions.

















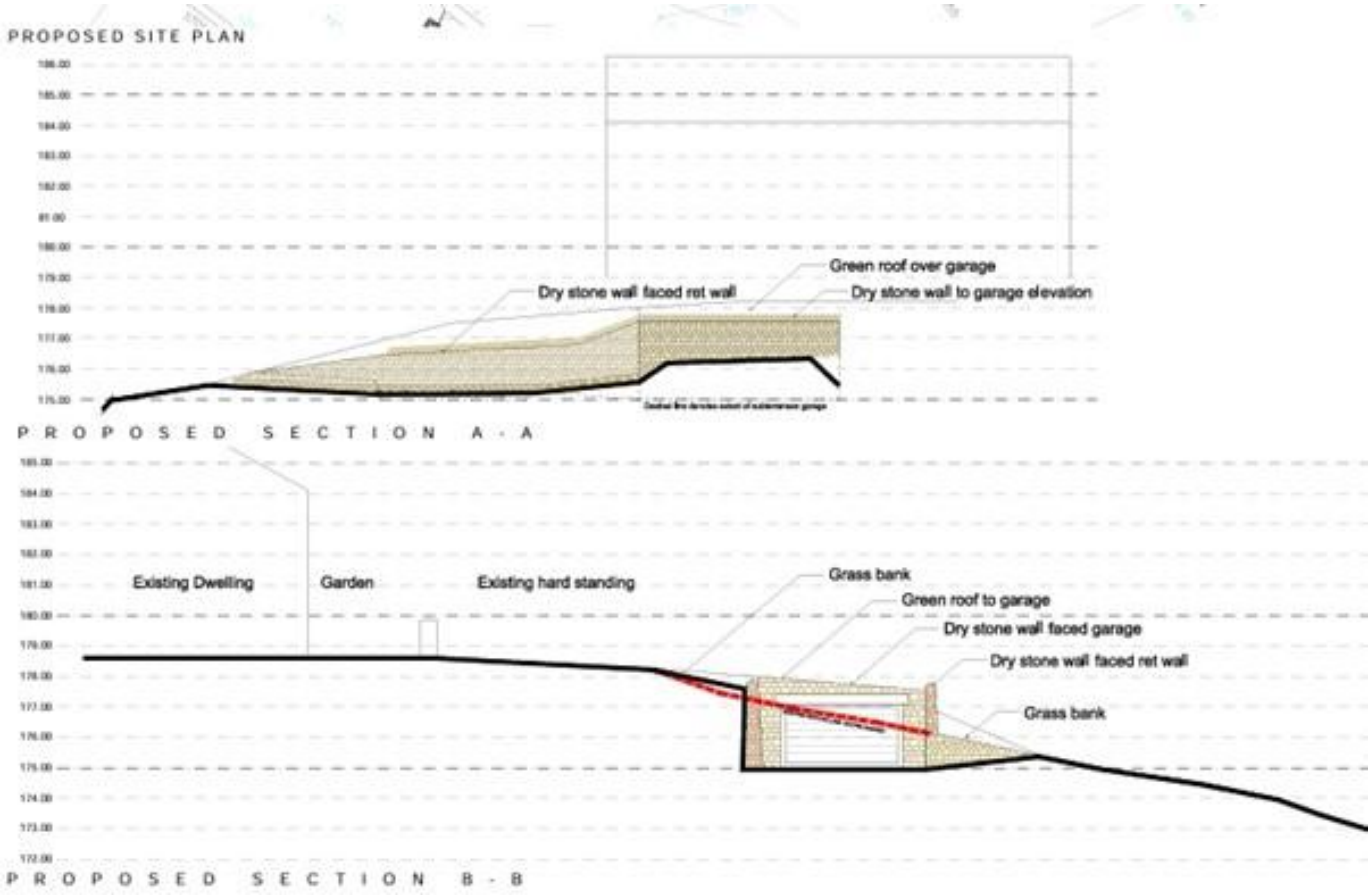


LOWER-LEVEL GARDEN

There is a good area of land at the lower level, and this has got commenced planning consent for the building of a large garage. (See plans within the sales details). The lower garden is relatively flat and has a good degree of flexibility.



PLANNING PERMISSION



REAR GARDEN

The rear garden is a particularly enchanting and beautifully landscaped space, fully enclosed and designed to make the most of its superb setting. Enjoying the afternoon and evening sun, it offers a wonderful sense of privacy and tranquillity.

Twin timber gates provide access to a side pathway, while direct connection from the dining living kitchen via sliding glazed doors creates a seamless indoor-outdoor flow.

Generous stone-flagged patio areas provide excellent space for outdoor seating and entertaining, complemented by attractive stone walling and a charming water feature. The garden is further enhanced by external lighting and the convenience of hot and cold water taps.





ADDITIONAL INFORMATION

When this property has been rented as a short-term rental/holiday home, it has had as much as £3,000 per week and £1,000 per day. Please ask the agent should you need further information on this.

ADDITIONAL INFORMATION

The property benefits from gas fired central heating and an alarm system and is Grade II Listed. Carpets, curtains and certain other extras may be available by separate negotiation. With its exceptional valley views, beautifully appointed interiors, generous open-plan living space, four double bedrooms, attractive gardens and extensive parking, this is a particularly special period home. Combining the romance and character of a Grade II Listed cottage with the comfort, light and quality expected of modern living, this is a home that truly needs to be viewed to be appreciated.

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave 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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

Simon Blyth
ESTATE AGENTS



MAIN CONTACTS

T: 01484 689689
W: www.simonblyth.co.uk
E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

WWW.SIMONBLYTH.CO.UK

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259