



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

Burnlee Green Cottage, Off Liphill Bank Road
Burnlee Green, Holmfirth



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Offers In Region Of £600,000

PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD WITH HIGH QUALITY FINISHING'S THROUGHOUT, OUR 4 BEDROOM COTTAGE SITS IN LANDSCAPED GARDENS WITH A LOVELY TERRACE THAT APPRECIATES FAR REACHING VIEWS. WITH A DOUBLE GARAGE, EXTENDED WITH ORIGINS DATING BACK 300 YEARS, THE COTTAGE HAS A FABULOUS MASTER SUITE.

Burnlee Green Cottage has a driveway reached on the corner of a quiet residential lane which leads you to the double garage which is installed with utility services for household laundry duties. Pedestrian access is also available at the top of Burnlee Green off Liphill Bank Road, positioned behind a high timber gate, leading to the impressive main entrance with bespoke glazing. Sitting in landscaped gardens which includes a sunken patio with fixed seating, perfect for a firepit and raised flower beds adorned with established foliage. With considered planning, the garden is designed to maximise on the views and offers many seated areas to enjoy the sunshine. With a large terrace installed with composite decking for garden furniture, established with glass balustrading for unobstructed views, the property further includes a wood fired hot tub available under separate negotiation.



Entering the property into the entrance hall with solid oak flooring flowing throughout, you immediately admire the natural light that emanates through the cottage. With stripped back elegance, the property has a continuity of décor with matching oak doors fitted to every room. The dining kitchen also includes oak cabinets and has a lovely farmhouse appeal with ceramic classic Belfast sink and Smeg 5 ring electric oven with gas hob. Space is provided for an American fridge freezer and dishwasher. The room has lovely character features which includes beamed architecture and inglenook decorative fireplace. The sitting room is the main reception room, with bespoke glazing to overlook the gardens and views beyond. The room also includes an inglenook fireplace with timber lintel and cast iron gas stove. A second reception room is used as a music room, with versatile options that includes use as a home office or playroom, this room is neutrally decorated. The ground floor further includes a cloakroom with combination toilet and sink with wall mounted mirror. There is ample storage space under the stairs and a half turn oak staircase rises to the first floor.

The carpeted landing leads to four bedrooms, one of which is an opulent master suite which resides above the double garage. With spacious accommodation that includes a highly contemporary wet room with under floor heating. Comprising off a free standing bath tub, double shower enclosure with rain forest fixed shower head, counter top wash basin with waterfall tap and a close coupled w.c. With a toiletries cabinet and partially tiled, the wet room sits behind a bespoke built dressing room providing more space than you might first consider, it becomes apparent that this sizeable property has ample storage room throughout.

The further three bedrooms are all well proportioned, one is currently used as an home office and all have a range of bespoke built wardrobe space. The 4th bedroom has a well organised unit with tall hanging which will remain with the property.

The house bathroom has been refurbished with UPVc cladding with a granite textured effect, double walk in shower and with corner sink and close coupled w.c.

EXTERIOR

The south facing gardens are the real jewel of the property with Welsh stone patio and sunken patio, perfect for the gathering of friends and family around the firepit. A network of considered planting creates texture and screening and composite steps rise to the terrace reached from the sitting room. With glass balustrading to ensure the far reaching views can be enjoyed whilst al fresco dining. With outdoor electrics and raised flower beds, this modern take on design has created a multi faceted garden suitable for everyone.

The cottage has a driveway which will comfortably support 4 vehicles as well as having additional parking space in the double garage which includes plumbing for a washing machine and space for a tumble dryer.

The property is equipped with CCTV



LOCATION

Burnlee Green Cottage sits within a short 4 minute drive to a cricket club, The Royal Oak, a proper Yorkshire Pub! is only 12 minutes walking distance and 7 minutes walking distance from the cottage is Booth House Gallery, first opened in 1975, it runs pottery workshops and is open to the public most weekends. There is also an annual welly wanging competition, a popular event enjoyed by many of the locals.

Holmfirth is a beautiful town which is a popular destination for tourists, walkers and wildlife lovers alike. A renowned location of the TV classic Last of the Summer Wine. It's a busy town, with lots of amazing events including an annual food a drink festival , it even has it's own Vineyard!. It's packed with fantastic independent businesses including local brewery, gin bars and restaurants.

Upperthong Junior and Infant School is a 6 minute comfortable walk from the property. Holmfirth high school is 7 minutes car journey from the property.

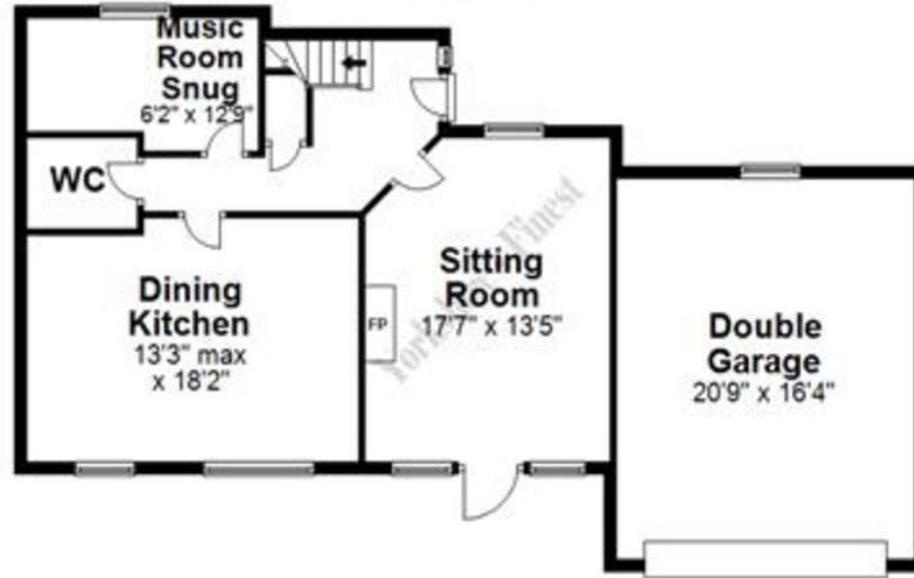
WHAT3WORDS

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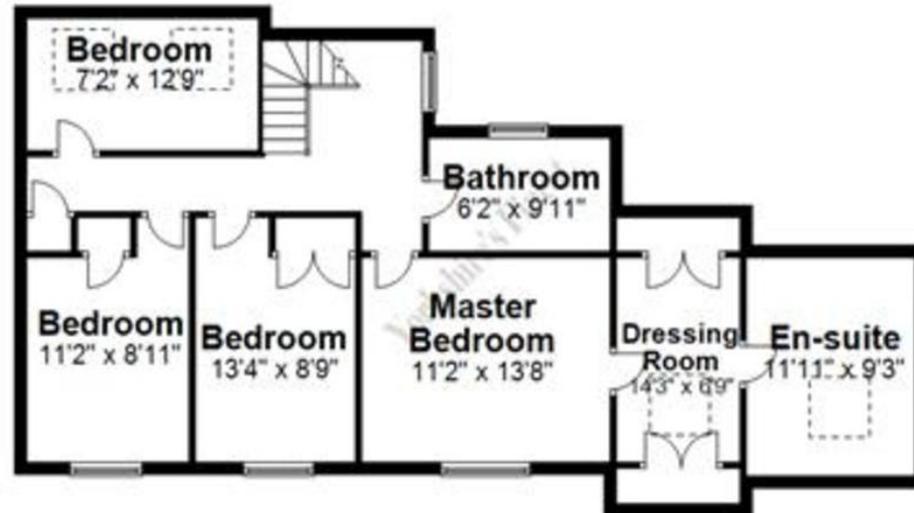
AGENT NOTES

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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Ground Floor
Approx. 1035.1 sq. feet



First Floor
Approx. 917.0 sq. feet





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