



1 Flush House Lane

Holmbridge, Holmfirth, HD9 2QY

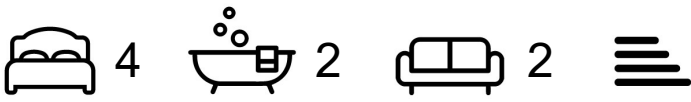
INCREDIBLE HOLME VALLEY VIEWS

An exceptional four bedroom rural grade II listed cottage in this extremely sought after countryside setting. The property has beautiful views from the mullion windows and plenty of cottage character including multi fuel stove. Originally two cottages there are two spacious reception rooms as well as the farmhouse style dining kitchen and a practical basement utility room. To the first floor are four good sized bedrooms, family bathroom and master with ensuite. The low maintenance garden adjoins the unspoilt countryside and the summer house opens to a paved viewing balcony. Off road parking.

Offers Around £500,000

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- FOUR BEDROOM PERIOD COTTAGE WITH AMAZING COUNTRYSIDE VIEWS
- EXCELLENT CONDITION THROUGHOUT WITH TWO RECEPTION ROOMS
- PLENTY OF PERIOD CHARACTER, MULLION WINDOWS AND STONE FIREPLACES
- MASTER BEDROOM WITH ENSUITE
- BEAUTIFUL COUNTRYSIDE SETTING
- OFF ROAD PARKING, SPACE FOR GARAGE AND SUMMER HOUSE

Entrance

Porch

12'2" x 6'7" (3.71m x 2.01m)

Utility Basement Larder

12'5" x 6'8" (3.78m x 2.03m)

Farmhouse Kitchen

18'7" x 11'9" (5.66m x 3.58m)

Living Room

17'11" x 15'0" (5.46m x 4.57m)

Family Room/Snug

14'3" x 11'0" (4.34m x 3.35m)

First Floor Landing

Bathroom

Bedroom 3

11'10" x 8'6" (3.61m x 2.59m)

Bedroom 2

14'9" x 8'7" (4.50m x 2.62m)

Bedroom 4

10'6" x 5'4" (3.20m x 1.63m)

Ensuite

8'1" x 7'0" (2.46m x 2.13m)

Master Bedroom

15'0" x 11'3" (4.57m x 3.43m)

Parking and Garden

Summer House and Storage

11'4" x 7'4" (3.45m x 2.24m)



Directions

From the centre of Holmfirth take Woodhead Road towards Holmbridge. Take a right at The Pickled Pheasant onto Field End Lane and a further right onto Roods Road. At the top of Roods Road turn right onto Flush House Lane where the property can be found on the right hand side of the hamlet just before the open countryside begins again.



Floor Plan



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.
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