

Owston Lodge, Fenay Lane, Almondbury, Huddersfield, HD5 8UJ

Reduced To £660,000

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No Upper Chain.

Set back from the roadside behind an elegant stone-pillared entrance on a highly sought-after, tree-lined lane, this impressive stone-built detached residence dates back to circa 1916 and seamlessly combines period charm with modern family living.

The property offers an abundance of bright and spacious accommodation, featuring high ceilings, decorative coving, and picture rails that enhance its character throughout. At its heart is a recently upgraded dining kitchen, thoughtfully opened into the sitting room and sun lounge to create a superb open-plan living space. Flooded with natural light and enjoying direct access to the rear garden, this versatile area is ideal for both everyday family life and entertaining guests.

Further accommodation includes two generous reception rooms, a spacious entrance hall, study, utility room, and a useful cellar providing excellent additional storage. The first floor hosts four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Recent improvements include tasteful redecoration and new carpeting in selected rooms, allowing prospective buyers to move straight in and enjoy the home from day one.

Externally, the property continues to impress with a detached double garage featuring electric doors, a potting shed, and a substantial driveway providing off-road parking for multiple vehicles. Additional modern benefits include solar panels generating an annual income, CCTV security, and an EV charging point.

Rarely do homes of this character, size, and quality become available. Offering a wonderful blend of historic elegance and contemporary convenience, this outstanding family residence is an opportunity not to be missed.

Early viewing is highly recommended.













GROUND FLOOR:

Entrance Vestibule

Having a uPVC and double glazed entrance vestibule/porch which provides space for ample coat and boot storage.

Entrance Hall

20'0" x 11'10" (6.10m x 3.61m)

This welcoming entrance hall will surely impress, having a wooden panelled staircase, oak flooring and plenty of natural light enjoyed from the double glazed window and the glass and timber internal doors. The solid oak floor flows throughout the hallway and is incorporated throughout most ground floor rooms. The hallway has 2 central heating radiators and wall light points. The cellar is easily accessible from the hallway and provides the property with additional storage space.

Lounge

14'11" max x 14'11" (4.55m max x 4.55m)

This elegant room has a bay window which captures the views across the front lawn and there is a handsome fire surround with gas fire. Also having a central heating radiator and additional double glazed windows.

Dining Room

16'5" max x 14'11" (5.00m max x 4.55m)

This lovely room has a bespoke solid oak fire surround with a cast iron gas fire. The oak flooring flows throughout and the room faces the front garden with a double glazed bay window and additional window to the side elevation.

Dining Kitchen/Sitting Area

18'6 max x 17'11 max (5.64m max x 5.46m max)

The dining kitchen is fitted with an arrangement of quality newly fitted wall and base units with soft close doors and complimentary work surfaces over, ceramic sink and mixer tap and space for a Rangemaster gas cooker. Behind where the oven sits is a contemporary stainless steel splashback with Rangemaster chimney extractor above and there is an integrated Bosch dishwasher. The room includes Amtico flooring that is fitted with under floor heating and there is a feature beam to the ceiling. Space is provided for a free standing fridge freezer and additional furniture, along with a family sized dining suite. The kitchen is open plan to the sitting room and sun lounge, enjoying lots of natural light and connecting to the rear garden, providing a lovely open plan space ideal for entertaining family and friends.

Utility Room

9'2 x 7'6 (2.79m x 2.29m)

Having newly fitted units to match the kitchen, space and plumbing is provided for a washing machine and there is extra space for a dryer and further white goods if required. The utility room has a door leading out to the side elevation, perfect for laundry duties and within the utility room there is access to the cloakroom/WC.

Cloakroom/WC

Comprising of a corner wash basin and low flush WC.

Study

6'5" x 9'5" (1.96m x 2.87m)

Having two double glazed windows assuring a good degree of natural light and a central heating radiator.

Sitting Room

14'11" max x 11'10" (4.55m max x 3.61m)

This reception room has recently been decorated and had new carpets fitted. Being situated to the rear of the property and being open plan to the sun lounge. Having a uPVC double glazed window to the side elevation and a central heating radiator.

Sun Lounge

17'5" x 7'6" (5.31m x 2.29m)

With double glazed windows to two elevations, together with double glazed French doors to the garden.

LOWER GROUND FLOOR:

Cellar

The lower ground floor is accessed from the entrance hall, stone steps lead down to a wine cellar, boiler room/store which has a gas fired central heating boiler and Megaflo water storage cylinder. There is an electric circuit board, controls for the solar panels and access to a third room which provides additional storage.

FIRST FLOOR:

Landing

An impressive staircase rises to a spacious landing area. There is a central heating radiator, a uPVC double glazed window, ceiling coving and access to all the first floor accommodation.

Master Bedroom

14'11" x 14'11" (4.55m x 4.55m)

This spacious master bedroom has recently been re-decorated with new carpeting fitted. There is a central heating radiator, ceiling coving and 2 uPVC double glazed windows which allows for plenty of natural light.

En suite Shower Room

The en suite is fitted with a wash basin, concealed cistern WC and a large walk in shower enclosure with glass partition. There are also part tiled walls, a chrome ladder style radiator and a double glazed window.

Bedroom 2

14'11" x 14'11" (4.55m x 4.55m)

Having fitted wardrobes to both alcoves, ceiling coving, a central heating radiator and a uPVC double glazed window.

Bedroom 3

15'2" x 12'5" (4.62m x 3.78m)

Having a central heating radiator, ceiling coving and 2 double glazed windows.

Bedroom 4

11'2" max x 9'4" (3.40m max x 2.84m)

This room has a central heating radiator, access to the loft and a double glazed window.

Bathroom

This sizeable bathroom has a P shaped bath with a curved shower screen and mixer shower above, a pedestal wash basin, low level WC and ladder style radiator. There are part tiled walls and a double glazed window.

OUTSIDE:

The gardens are well maintained and set back well from the lane, being well stocked with fruit bushes, trees, bamboo and a variety of foliage, the colourful gardens offer a wonderful space for all the family to enjoy. The addition of wrought iron gates half way down the driveway is perfect to ensure the safety of children and family pets. There is also an EV charging point located at the rear of the property.

Garage

The double garage resides down at the bottom of a lengthy driveway , providing ample off road parking. With fob controlled high security roller shutters and a side pedestrian entrance, the spacious garage includes lighting and sockets.

Garden Room/Potting Shed

To the side of the garage is a uPVC garden room/potting shed that is currently used to grow seasonal plants, which has power and light.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road up into the centre of Almondbury village and as the road bears to the right by the church take the left hand turning into Fenay Lane where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



















Floor 0



Floor 1

Approximate total area(1)

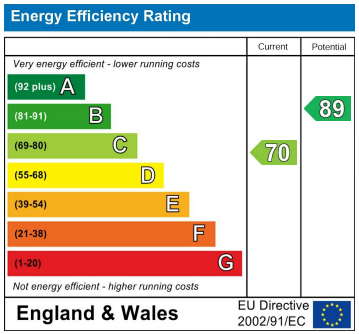
231.3 m²

2491 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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