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JONAS**

Cumberworth Lodge, 64A Barnsley Road, Upper Cumberworth, Huddersfield

# Cumberworth Lodge, 64A Barnsley Road, Huddersfield, West Yorkshire HD8 8NN

One of the most exciting contemporary homes in the area, with superb design and eco-tech features.

Entrance hall • Breakfast kitchen • Dining & sitting room • Family room • Study • Shower room • Lower floor landing • Games room • Utility room • Large store • Plant room  
Master suite with dressing room and balcony • Two double bedroom sharing an en suite and balcony • House bathroom

M1 9 miles, Sheffield 19 miles, Leeds 21 miles, Manchester 28 miles (all distances are approximate)

A great deal of thought, design and investment has gone into the creation of Cumberworth Lodge, which stands apart from the vast majority of contemporary homes being built in the UK today. No expense has been spared in the presentation of this fine home, the high specification kitchen is by In-Toto and the bathrooms have suites by Alessi by Laufen and Ben de Lisi. A house wide CAT5 network serves IT and audio visual systems.

Cumberworth is conveniently located for commuters to Leeds, Manchester and Sheffield. There are a host of facilities in the area, including good schools and the nearby village of Denby Dale has a train station.

The property is built on the site of a redundant holding reservoir, the structure of which has been utilised to provide a superb lower floor with barrel vaulted ceilings. The highly insulated timber frame construction creates interesting divisions of the structure. When walking around the home the open internal spaces and external glazing provide fascinating lines of sight within and through the building.

There is underfloor heating throughout and a Jerusalem Limestone floor runs to the ground floor, which is mainly open plan and arranged around the central stairwell. An exceptional, bespoke three level spiral staircase with Wenge treads and stainless steel spindles helps transmit light down from eight skylights above the first floor landing into the lower floors.

The breakfast kitchen, designed and fitted by In-Toto, has a modular range of high gloss black and white cabinets with contrasting surrounds of quartz composite. The central island has a twin bowl sink with a multi-function tap and an integrated dishwasher. The other appliances include a Neff oven and convection microwave, two integrated fridges and a freezer.

The living room and the sitting room have views over the lawned rear garden, both have external doors. A sliding door leads from the living room to a covered al-fresco dining area.

The lower floor provides superb additional space which includes a shower room and utility room and this floor could be used as a self contained apartment. The games room has concertina doors onto a sunken patio

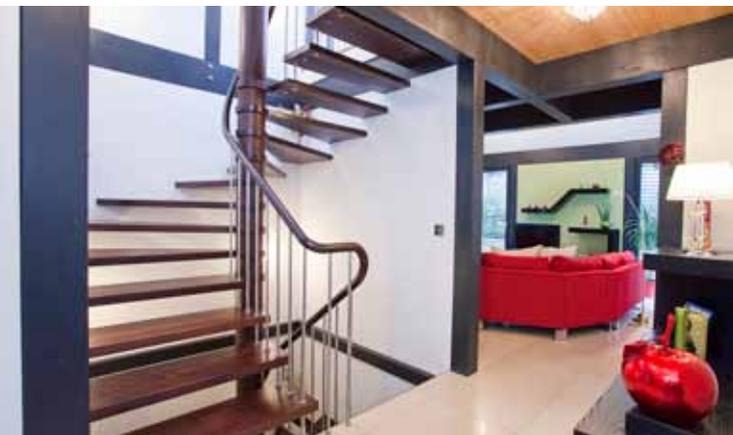
with stairs to ground level. The plant room houses the heating and hot water system, comprising a ground source heat pump. In warmer months, hot water is provided by solar thermal panels.

The exceptional master suite has doors onto a large triangular balcony with views over the surrounding countryside. An island cabinet houses audio visual equipment and a mini bar. A range of recessed wardrobes provide storage and a dressing area and a recessed sliding door leads to the dressing room. The en suite shower room has Chinese green slate tiles and a four piece suite. There are two further first floor double bedrooms, one has

direct access to the house bathroom and both share access onto a balcony.

The principal vehicular gates are remotely operated and lead to a large parking area with patterned granite block paving in front of the double garage which also has a covered bin store. A rockery garden surrounds the sunken patio to the side of the house and there is a raised bed vegetable and fruit garden. To the rear of the house, there is a large patio area with a dry stone built BBQ and steps lead up to the rear garden, within which there is a substantial garden room, constructed in a matching design and offering superb potential for a games room, office or summerhouse.







## Additional information

### Services

We are advised that all mains, electricity, water and drainage are connected.

### Viewing

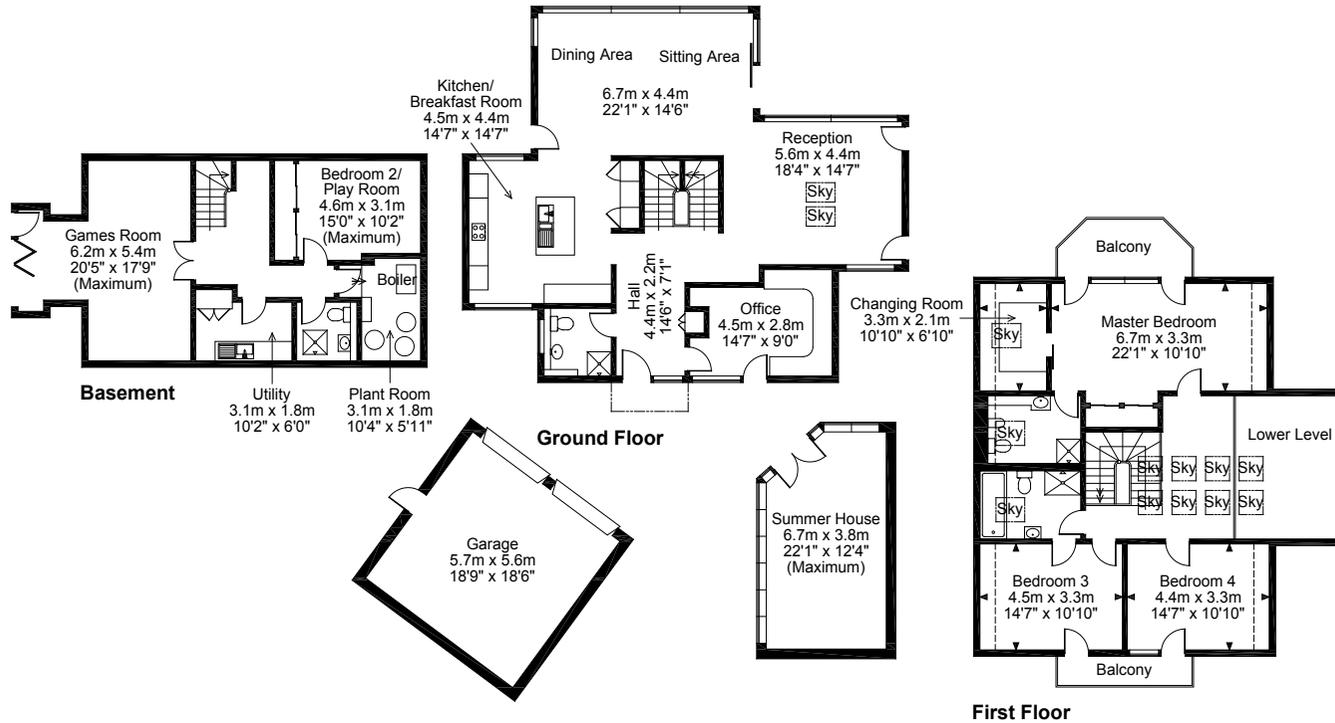
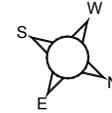
Strictly by appointment through the selling agents Carter Jonas - T: 01484 842105.

### Directions

Junction 39 M1, take the A636 to Denby Dale. Continue onto the A635, Barnsley Road, after approximately 1km, Cumberworth Lodge is situated on the left hand side of the road.



**Cumberworth Lodge, Barnsley Road, Upper Cumberworth, Huddersfield**  
**Approximate Gross Internal Area**  
**Main House = 2,956 sq ft / 275 sq m**  
**Garage = 347 sq ft / 32 sq m**  
**Summer House = 257 sq ft / 24 sq m**  
**Total = 3,560 sq ft / 331 sq m**

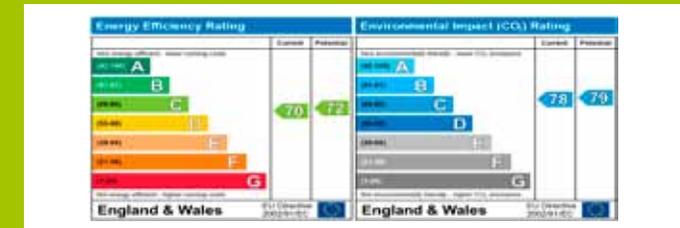


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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