

Cumberworth Lodge
Barnsley Road | Upper Cumberworth | Huddersfield | HD8 8NN

FINE & COUNTRY

CUMBERWORTH LODGE

Situated in a prime semi-rural village on the edge of stunning Pennine countryside Cumberworth Lodge presents an extremely attractive, contemporary styled family home that was beautifully designed and built in 2008.











A stunning contemporary styled home privately enclosed within grounds approaching ½ an acre, enjoying south facing gardens to the rear, impressive countryside views, an outside kitchen and seating area. Cumberworth Lodge presents accommodation on a greater scale than its first appearance might suggest, offering a versatile layout over three floors, resulting in spacious rooms flooded with natural light; the ground floor being mainly open plan, centred around a bespoke feature staircase, the majority of the external walls being mainly glazed inviting the outdoors inside.

The property is presented to an exceptional standard throughout, enjoys high energy efficiency values including a ground source heat pump, has external balconies commanding stunning views and offers an enviable external lifestyle. Located on the edge of this popular village within walking distance of open countryside whilst being well served by an abundance of local services which include highly regarded schools. Surrounding commercial centres are easily accessible as are both the M1 and M62 motorways.

Ground Floor

A contemporary styled secure entrance door opens to the reception hall which gives an impressive first impression, has a limestone tiled floor, a full height window overlooking the courtyard and a high ceiling height, a theme which continues throughout. A glimpse through to the kitchen and lounge reveal the stylish nature of this home whilst a bespoke staircase is situated in the centre of the house forming an immediately impressive attractive feature. From the hall access is given to a wet room / cloaks room, a home office which offers versatile accommodation that could lend itself to an additional bedroom or playroom. From the hallway wrapping the central feature stairway the accommodation is presented in an open plan layout with a lounge having windows to the full height of the room, the rear commanding a stunning outlook over the gardens and adjoining countryside in the backdrop. There is a natural flow through to the principle reception room which is currently use as a Dining Room and sitting room with full height windows to three aspects pulling the outdoors inside. The kitchen is naturally light with two fully glazed external walls and is presented with a bespoke range of fitted kitchen furniture with granite work surfaces, a central island and breakfast bar with granite surface over that incorporates a stainless-steel sink unit. The kitchen has a full complement of appliances and commands a stunning outlook over the gardens.

Lower Ground Floor

The lower ground floor has a central hallway which gives access to a utility, the boiler room and a wet room style shower room with an impressive vaulted ceiling. A double bedroom offers generous proportions and has a vaulted ceiling. A spacious room is currently used as a home gym, once again presenting versatility and would make an ideal cinema/ leisure suite or alternatively a lounge allowing the entirety of the ground floor to become a self-contained teenage/granny annex with a separate external access.





Seller Insight

"There were a variety of factors that attracted my wife and I to this house when we came across it almost four years ago," says the owner. "The location, the wonderful sense of light and space that flows throughout the house, the fabulous views and the fact that, being relatively new it would be both low maintenance and economical to run. It just ticked so many boxes."

"The house was built just six years before we purchased it, so it was in fantastic condition when we came here and move-in ready, so apart from putting our stamp on the décor we really haven't had to do a thing. The house is a 'Huf Haus' concept and has won prestigious awards for its design; it is totally unique; privately enclosed, offering accommodation on a greater scale than its first appearance might suggest, versatile in layout with excellent energy efficient qualities which include a ground source heat pump."

"It's a house that's easy to live in and very comfortable as it has a fantastic layout and internal flow. The main living area is very open-plan, which is ideal for both family life and entertaining, and an impressive engineered floating staircase, which is a real feature, sits in the centre of the house giving access to both the lower ground floor area and the upper bedrooms. And having so much glazing means that not only is the house flooded with natural light but it also has a really nice connection with the outside space, inviting the outdoors inside. We love everything about it."

*"Unlike the house, the garden has seen extensive development during our time here," continues the owner. "The lawn has been leveled and drainage has been put in, an outside kitchen with a huge fireplace and seating area has been created and we've also block paved the driveway. The outside space now completely matches the style of the interior, as it's modern with clean lines and it's also very family friendly so it's used daily throughout the year. It offers a fantastic space for children to play in, as well as areas for relaxing and entertaining, and because it backs onto open fields, not only is it very private but we also enjoy far reaching views across farmland all the way to the hills beyond. It's a feature that I'll really miss when we leave." **

** These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











In my mind this is the perfect location if you want to live the quieter life, but at the same time be within easy reach of towns and cities," says the owner. "Denby Dale is just five minutes away and you can get virtually everything there; Holmfirth is just fifteen minutes from here and I can be in either Leeds or Manchester in under an hour. And our immediate surroundings are an absolute paradise for those who love to walk or cycle. The property presents a stunning outdoors lifestyle which our family appreciates so much "









First Floor Landing

A galleried style landing with eight Velux windows results in an abundance of natural light flooding the house whilst a contemporary styled galleried balustrade overlooks the lounge area. The master suite offers exceptional accommodation in terms of proportions, enjoys a high ceiling height into the apex of the roof space displaying exposed timbers. The rear elevation has a fully glazed wall with doors opening to an external decked seating terrace which has a stainless steel and glass balcony overlooking the south facing garden and adjoining farmland. The master suite has built-in wardrobes, a walk-in dressing room and a stunning En-suite which is presented with a four-piece contemporary styled suite. To the first floor are two further double bedrooms, both situated to the front aspect of the house, enjoying a high ceiling height and having doors opening onto a balcony with stainless steel framework to a glass surround. The family bathroom as one would expect is presented to an exceptional standard having a Jacuzzi bath, a floating wash hand basin, W.C and walk-in shower with fixed glass screens and a Victorian style shower head.







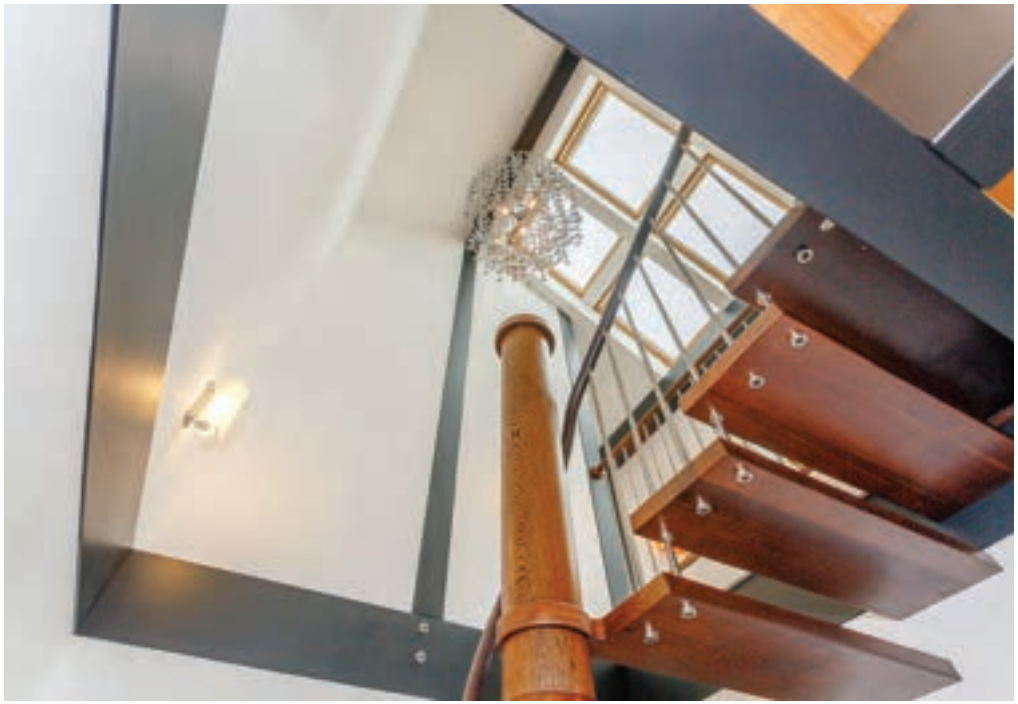
















Externally
The property sits within a plot that measures approximately 1/2 an acre; electronic gates open to a block paved courtyard that provides off-road parking for an abundance of vehicles. A detached double garage has two electronically operated up and over entrance doors, power, lighting and useful storage space in the roof void. To the side of the garage are two separate timber out buildings with power and lighting. To the immediate side (west elevation of the house) a decked terrace leads to the rear and is flanked with a laurel hedged boundary which conceals a dog compound and additional garden and storage sheds. The decking extends to the immediate rear of the house, has complementary LED up lighting and a covered patio. Steps lead up to a substantial level lawned garden with additional decked seating terrace and stone wall boundary which adjoins open countryside to the rear elevation. Our vendor client has utilised the external space to the best advantage of the property creating an impressive entertaining space being open fronted to the garden having full tiling to the floor with a central drain. The Kitchen is presented with an industrial style kitchen comprising base cupboards and drawer units with work surfaces over that incorporates a double bowled sink unit with drainer whilst having a halogen hob, grill and hot plate with extractor hood over. To the side aspect of this kitchen area having a trellis over is an additional decked seating area with substantial open fireplace having a large integral dog grate fireplace. A detached summer house offers generous proportions with glazing to two elevations overlooking the gardens, power and lighting. To the east aspect of the house is a sunken drying area.













Location

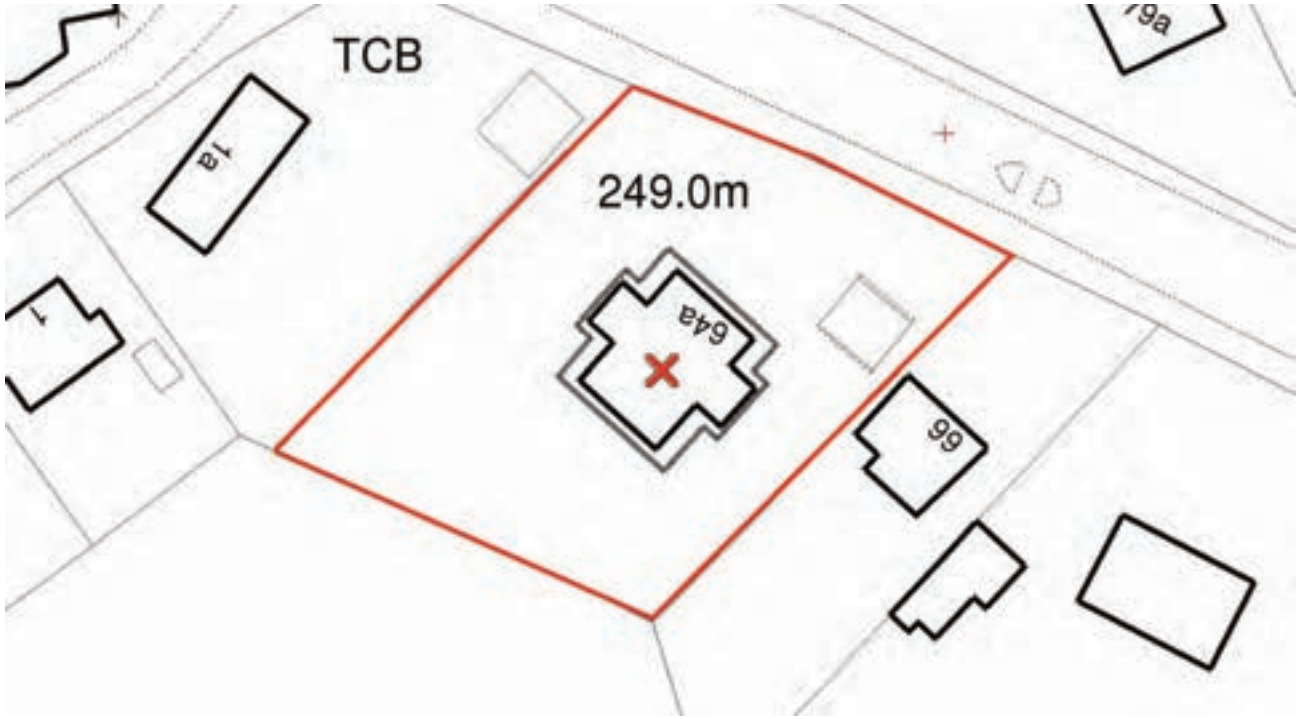
Cumberworth Lodge occupies an enviable position on the edge of The National Peak Park privately enclosed within glorious gardens which adjoin open countryside to the rear. Upper Cumberworth is a charming village located to the southeast of Huddersfield, northwest of Barnsley, surrounded by glorious un-spoilt countryside. Locally there are quaint village pub's and restaurants including the locally famous 3 Acres whilst local services in neighbouring Denby Dale and Holmfirth are in abundance ranging from small gift and clothes shops to smaller supermarkets and a swimming pool.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop, The Yorkshire Sculpture Park at West Bretton and Wentworth Castle at Stainborough. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 15-minute drive. Bus and Train services are available in Denby Dale.









Additional Information
A Freehold property with mains electric, water and drainage. Heating is via a ground source heat pump system; the house has solar panels and a CAT5 network.

Huf Hauz
Presenting contemporary stylish designs based on a post and beam construction with an emphasis on GLASS, LIGHT and CHARACTER. This award winning company has been providing high end homes for over 100 years delivering energy efficient and sustainable homes; each property being unique in design, planned around the requirements of the owner. Attributes to a Huf Hauz include a sense of space, generous and open-plan living that interprets modern living and lifestyle whilst at the same time boasting excellent energy efficiency values.

Each home is unique; "Those who can call a HUF house their own enjoy they daily feeling of sitting in the front row of nature's theatre. This unrestricted vista of nature and the changes of light throughout the day and throughout the seasons create this exclusive living environment typical for a HUF house".

Directions
From the centre of Denby Dale heading towards Huddersfield proceed on Barnsley Road towards Upper Cumberworth. The property will be on the left hand side.

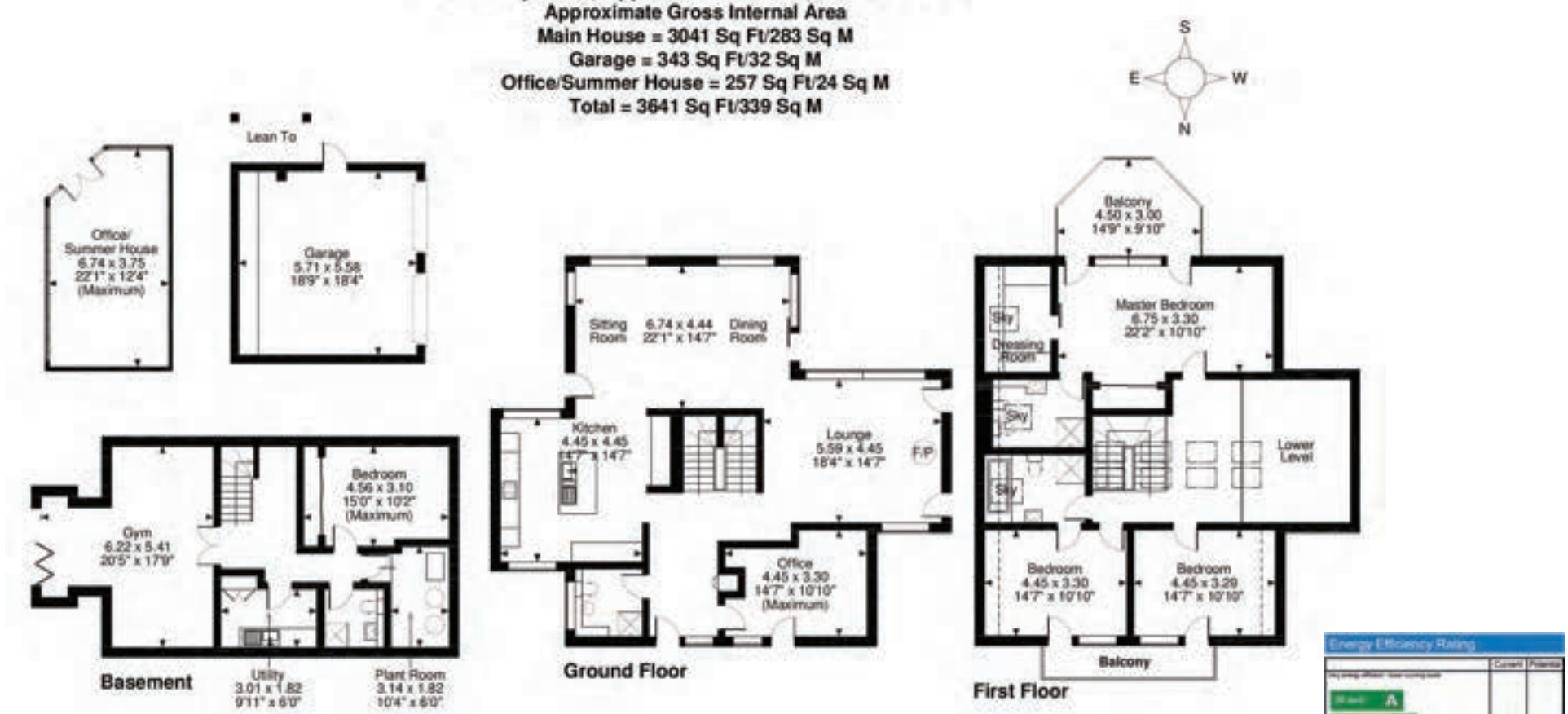


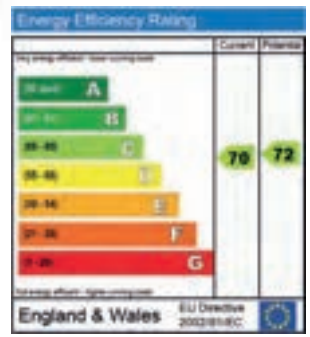




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Barnsley Road, Upper Cumberworth, Huddersfield
Approximate Gross Internal Area
Main House = 3041 Sq Ft/283 Sq M
Garage = 343 Sq Ft/32 Sq M
Office/Summer House = 257 Sq Ft/24 Sq M
Total = 3641 Sq Ft/339 Sq M





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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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