

## Weavers Cottage, Dam Hill Shelley, Huddersfield

Offers In Region Of £325,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS EXCEPTIONALLY UNIQUE WEAVER'S COTTAGE TO THE MARKET. NESTLED WITHIN STUNNING GARDENS AND SITUATED IN AN ENVIABLE RURAL LOCATION, THIS PROPERTY OFFERS UNPARALLELED VIEWS OF THE SURROUNDING COUNTRYSIDE. ORIGINALLY GRANTED A GRADE II LISTING IN THE 1970S, THE COTTAGE EXUDES HISTORICAL CHARM AND CHARACTER WHILE PROVIDING AN EXCITING OPPORTUNITY FOR MODERNISATION. THIS PROPERTY IS PERFECT FOR THOSE LOOKING TO CREATE A WARM AND INVITING HOME.

Spanning three floors, the cottage features a thoughtfully designed layout. The ground floor comprises a welcoming front porch and entrance hall, which lead into the dining room and kitchen. Adjacent to the kitchen is a spacious utility room and a separate WC. The ground floor also includes an additional front stable door, enhancing the cottage's rustic charm.

The first floor boasts a large living room, complete with a feature weaver's windows offering breathtaking views. This floor also includes a family bathroom and a landing area. Ascending to the second floor, you will find two generously sized double bedrooms. The master bedroom is fully fitted with built-in wardrobes, a dressing table, and drawers, providing ample storage space.



The property's outdoor space is equally enchanting. A large garden to the side of the cottage features winding pathways that lead to secluded, hidden areas, perfect for a peaceful retreat. Although the garden, like the house, requires some attention, it retains its special allure and potential for transformation.

At the end of the property's boundary lies a detached garage with its own driveway, adding to the convenience and appeal of this remarkable home.

This weaver's cottage represents a unique blend of historical significance and potential for contemporary living, making it a truly special opportunity for discerning buyers.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: TBC

What3Words: cove.hobbies.pixel

Parking: Garage

### UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

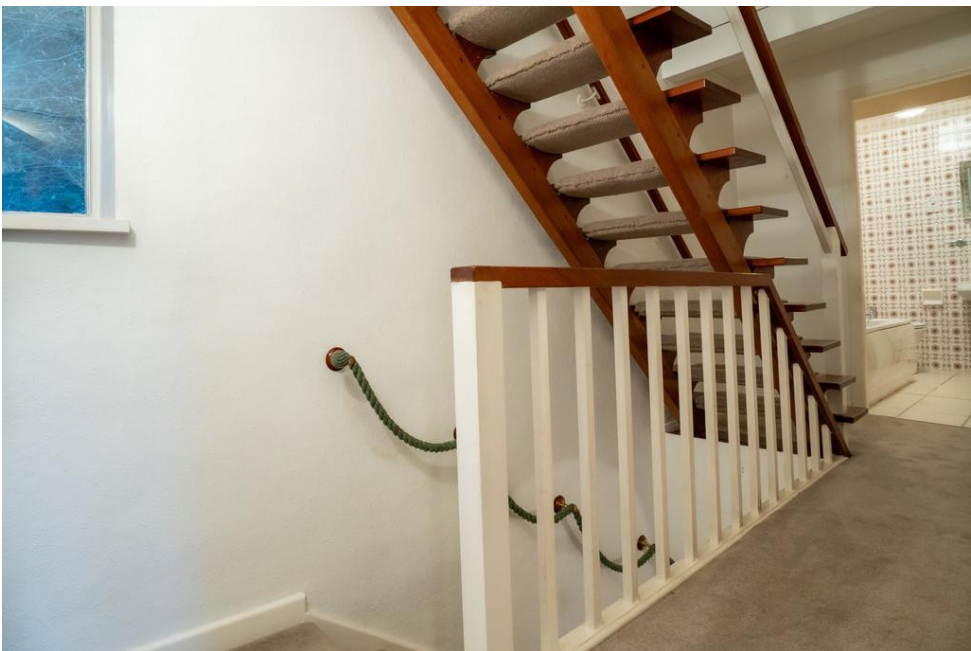
Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

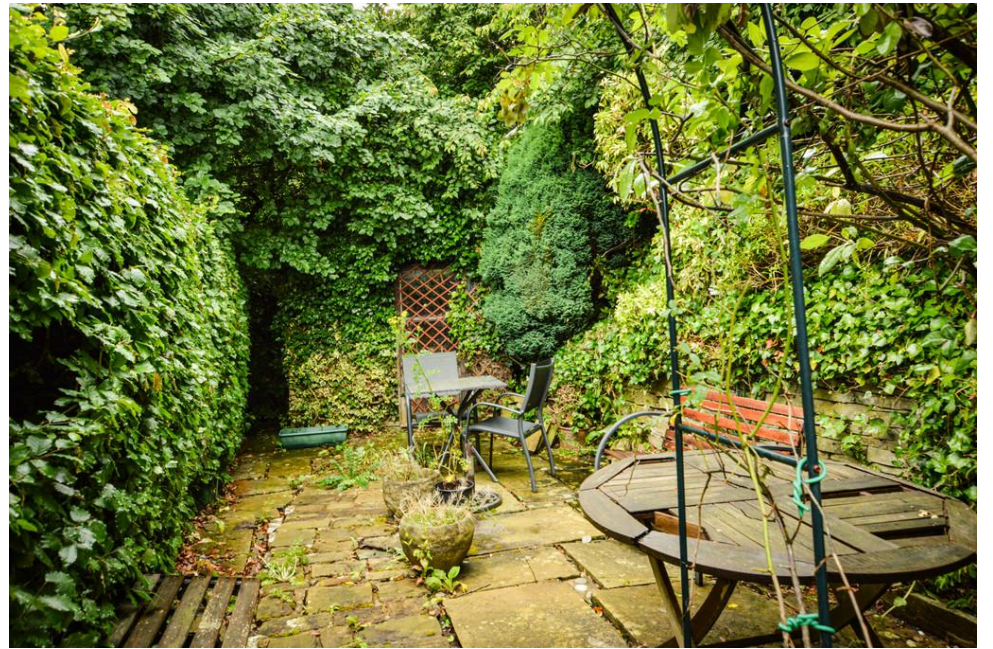
## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



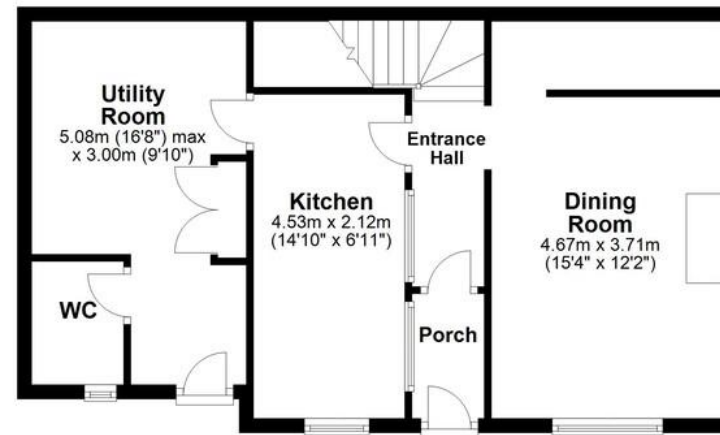




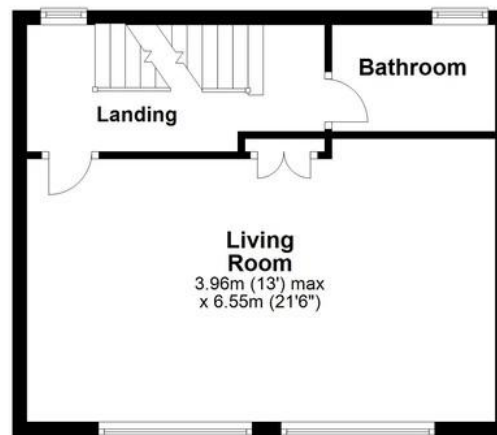


**Ground Floor**

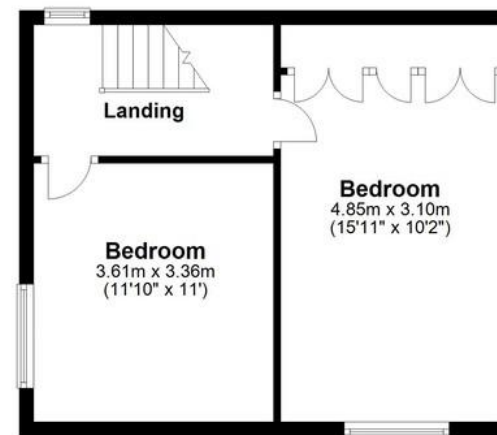
Approx. 54.8 sq. metres (589.5 sq. feet)

**First Floor**

Approx. 36.3 sq. metres (391.3 sq. feet)

**Second Floor**

Approx. 36.3 sq. metres (391.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)



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