



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Drake Hill Cottage
Cumberworth, Huddersfield



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Offers In Region Of £895,000

THIS STUNNING BARN CONVERSION HAS BEEN TASTEFULLY STYLED TO THE HIGHEST STANDARDS, SEAMLESSLY BLENDING CONTEMPORARY DESIGN WITH RUSTIC CHARM. THE SPACIOUS LIVING AREA CREATES A BRIGHT AND INVITING ATMOSPHERE, PERFECT FOR MODERN LIVING. WITH FOUR GENEROUSLY SIZED BEDROOMS, INCLUDING ONE WITH LUXURIOUS EN-SUITE FACILITIES, THIS PROPERTY OFFERS BOTH COMFORT AND STYLE. SET WITHIN APPROXIMATELY 4.5 ACRES OF BEAUTIFULLY LANDSCAPED GROUNDS, THE PROPERTY ALSO FEATURES STABLES AND A PROFESSIONALLY DESIGNED MANÈGE, MAKING IT AN IDEAL HAVEN FOR EQUESTRIAN ENTHUSIASTS. EVERY INCH OF THIS HOME HAS BEEN THOUGHTFULLY CRAFTED, PRESENTING AN EXCEPTIONAL LEVEL OF QUALITY AND ATTENTION TO DETAIL.

Nestled in a tranquil rural setting and offering exceptional equestrian facilities, this beautifully presented 4-bedroom barn conversion has been thoughtfully styled to create a blend of quality contemporary living with charming rustic character. The neutral interior is finished to the highest standard throughout, offering both style and comfort..

This delightful home features three generous reception areas, including a spacious study/playroom or snug, complemented by underfloor heating for added warmth and luxury, which benefits from double doors opening to the exterior. The expansive sitting room boasts a striking double-sided fireplace, which is shared with the open-plan dining area. The newly renovated kitchen boasts a sleek central island with a convenient boiling tap, making meal prep a breeze. It is fully equipped



with top-of-the-line appliances, including double slide-and-hide Neff ovens, an AEG 5-ring induction hob, an AEG dishwasher, an American-style fridge freezer and a fitted wine cooler. The bi-folding doors seamlessly open to a patio, creating a seamless flow between indoor and outdoor living spaces. Additional features include a separate utility/boot room and a stylish guest cloakroom, adding both practicality and elegance to this beautiful home.

An oak staircase leads to the first floor, where you'll find four well-proportioned bedrooms, one of which has the added benefit of an en-suite bathroom. The landing offers a beautiful window seat, perfect for soaking in the stunning countryside views. The barn conversion's charm is evident in the exposed beams and cathedral ceiling in all the bedrooms, which further enhances its character. The en-suite shower room features a double walk-in shower, a vanity sink with drawer unit, and a low-level WC, all finished with a lovely porcelain tiled floor and partial wooden panelling.

The house bathroom showcases a charming vintage aesthetic, featuring both a free-standing roll-top tub with footed legs and a separate free-standing bath without legs or a rolled top. The space also includes a step-in

shower, a stylish vanity sink with a drawer unit, and a low-level WC, combining classic elegance with modern functionality.vintage aesthetic, with a free-standing, footed roll-top tub and a step-in shower. The room is completed with a pedestal wash basin, and low-level WC.

Exterior

Approaching the property through secure gated access, you're greeted by a well-maintained driveway that sweeps around to the rear of the barn.

At the rear, the equestrian facilities are immediately accessible, with a sturdy timber stable block, tack room, hay barn and paddocks directly behind. The gardens are designed for family enjoyment, offering privacy and spectacular views. The grounds are predominantly lawned, with a purpose-built decked seating area and a patio ideal for large garden furniture.

Set within approximately 4.5 acres of land, the grounds include a network of paddocks, a manège, a duck pond, and a large double garage, making this a truly exceptional property in a picturesque setting.

ADDITIONAL INFORMATION

Council Tax: F

EPC: F

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Gas: TBC

Electric: TBC

Water: TBC

Heating: TBC

Broadband:Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G 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.

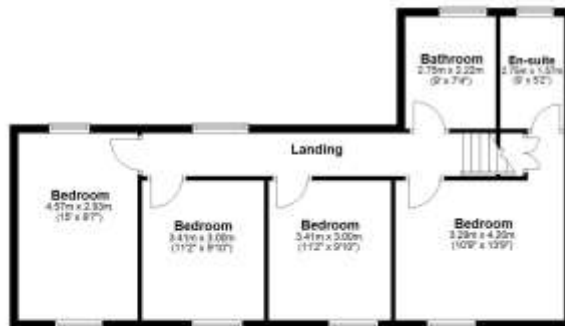
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



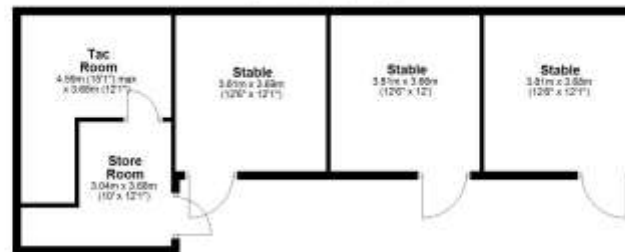
Ground Floor
Approx. 123.8 sq. metres (1332.2 sq. feet)



First Floor
Approx. 72.7 sq. metres (783.3 sq. feet)



Stables
Approx. 33.0 sq. metres (353.2 sq. feet)



Total area: approx. 259.8 sq. metres (2796.7 sq. feet)



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