



## THE LODGE, Shelley Woodhouse Lane, Shelley

Huddersfield, HD8 8NB

Offers Over  
£1,300,000

Holroyd Miller have pleasure in offering for sale this stunning stone built detached family residence occupying an enviable position approached by a private farmers lane on the edge of Shelley village with panoramic views and occupying a generous garden plot with outside oak framed entertaining room and hot tub. The superbly appointed accommodation offers spacious and well-proportioned living space throughout and briefly comprises; entrance reception hallway with cloakroom/wc, living room with dual aspect windows and feature fireplace, formal dining room, open plan kitchen/diner with bi folding doors leading onto the rear garden, adjacent family room with feature open staircase and log burner, separate utility room, ground floor guest bedroom with ensuite. To the first floor, three bedrooms having ensuite facilities, master bedroom having a luxurious dressing room with built in wardrobes and "Juliette" balcony, ensuite bathroom, fourth bedroom/office. Outside, superb, landscaped gardens being mainly laid to lawn with stone paved patio area, covered entertaining room, gravelled driveway with automated gates leading to integral double garage. A truly unique home offering complete privacy within easy reach of both Shelley and Skelmanthorpe villages and their local eateries and amenities. Easy access to the motorway network via J39/M1 for those travelling throughout the region. Offered with NO CHAIN, Viewing Essential.

### **Spacious Entrance Reception Hallway**

With oak flooring, double opening doors, full height triple glazed window. Feature open staircase.

### **Cloakroom**

Having wash hand basin, low flush w/c and access to useful storage containing central heating boiler, triple glazed window.

### **Living Room 24'1" x 13'9" (7.34m x 4.2m).**

A light and airy room with two triple glazed dual aspect windows making the most of the views, feature stone fire place and hearth with living flame gas stove, cornicing to the ceiling, two central heating radiators.

### **Formal Dining Room 15'5" x 11'1" (4.7m x 3.38m).**

With triple glazed window again making the most of the views, oak flooring, central heating radiator.

### **Kitchen/Diner 37'10" x 11'11" (11.53m x 3.63m).**

With a range of English Pipet oak painted shaker and contrasting wall and base units, contrasting granite worktops, centre island and breakfast bar, two built in ovens and microwave, induction hob, two integrated dishwashers, free standing fridge freezer with wine cooler, plus separate wine cooler, undermounted sink with quooker tap, oak flooring, triple glazed windows and rear entrance door, bi-folding doors with built in seating leading onto the rear garden, downlighting to the ceiling, stunning open views, feature radiator.

### **Family Room 23'11" x 20' (7.3m x 6.1m).**

With oak flooring and feature open staircase, three triple glazed windows, feature log burner, galleried landing and French doors.

**Inner Lobby** Leads to...

### **Utility Room 12'11" x 5'11" (3.94m x 1.8m).**

Fitted with a matching range of high gloss cream fronted wall units, marble worktops, plumbing for automatic washing machine, space for dryer, integrated larder freezer, triple glazed window, chrome heated towel rail, access to integral garage.

### **Ground Floor Guest Bedroom 11'6" x 11'3" (3.5m x 3.43m).**

Having built in wardrobes, oak flooring, triple glazed window, feature panelling and central heating radiator.

### **En Suite Shower Room**

Furnished with wash hand basin set in vanity unit, low flush w/c, walk in shower cubicle, tiling, double glazed window, chrome heated towel rail.

### **Stairs lead to First Floor Landing**

With oak balustrade, triple glazed window, airing/cylinder cupboard, open views, two wall light points, central heating radiator.

### **Master Bedroom Suite 13'6" (4.11) x 11'10" (3.6)**

*plus recess.*

Having oak flooring, triple glazed French doors leading onto glass balcony providing outside space, making the most of stunning views, central heating radiator.

### **En Suite Bathroom**

Furnished with contemporary style suite with feature free standing tub bath, "his and hers" marble wash basin in vanity unit, low flush w/c, walk in shower with rain dance shower head, feature granite walls, triple glazed window, heated towel rail.

### **Dressing Room 22'6" x 10'6" (6.86m x 3.2m).**

Superbly appointed with bespoke fitted wardrobes to both sides with period fronts, oak flooring, triple glazed French doors leading through to a glass "Juliette" balcony.

### **Guest Bedroom 14'2" x 12'10" (4.32m x 3.9m).**

With triple glazed Velux roof lights and triple glazed window making the most of the stunning views, fitted wardrobes.

### **En Suite Shower Room**

With travertine tiling, furnished with contemporary style suite with wash hand basin, low flush w/c, walk in shower with rain dance shower head, triple glazed Velux roof light, heated towel rail.

**Inner Lobby** With two built in storage cupboards gives access to guest bedroom.

**Guest Bedroom** *18' (5.49) x 16'10" (5.13) narrowing to 11'8" (3.55).*

A good sized double bedroom with triple glazed window, Velux roof light making this a light and airy room, double panel radiator.

### **En Suite Shower Room**

Furnished with contemporary white suite being fully tiled with wash hand basin set in vanity unit, low flush w/c, walk in shower with glass shower screen, rain dance shower head, heated towel rail.

**Bedroom/Office to Rear** *14' x 11'5" (4.27m x 3.48m).*

With triple glazed window and triple glazed Velux roof light making the most of the views, built in storage cupboard, eaves storage, oak flooring, double panel radiator.

### **Second Landing**

Give access from the staircase to the family room.

### **Outside**

The property is approached by automated sliding gates with dry stone walls giving access to enclosed gravelled driveway providing off street parking for six vehicles leading to integral double garage (5.73m x 5.40m) with automated door, power and light laid on, mainly laid to lawn garden with mature trees and shrubs retaining a high degree of privacy with paved pathways leading to the rear garden, making the most the stunning south facing views over the adjoining countryside, large Yorkshire stone paved patio areas create excellent seating areas off the kitchen. Away from the house is a substantial oak framed entertaining room (26' 9" x 18') with glass partitioning and Velux roof light making this a very comfortable entertaining space with open fire place, stone flagged floor, attached oak framed structure containing hot tub with feature sky lantern, large laid to lawned, garden with mature trees and shrubs retaining a high degree of privacy, to the side, useful garden store.









GROUND FLOOR  
APPROX. FLOOR  
AREA 3105 SQ.FT.  
(285.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1676 SQ.FT.  
(155.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 4781 SQ.FT. (444.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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