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## **Camp Hill, Scammonden Huddersfield,**

**Offers over £300,000**

Enjoying a semi-rural setting with views over Scammonden and the surrounding valley is this superbly appointed, two double bedroom cottage. It blends character and contemporary style with a light and bright interior, having undergone a recent programme of redesigning and updating. The accommodation comprises an entrance hall/utility with a feature door through to an open-plan living/dining kitchen with lots of character and a multifuel stove. On the first floor is the large master bedroom with a multifuel stove and the large bathroom. On the top floor is a second, characterful double bedroom. The property has uPVC double-glazing and radiators with an electric boiler. The enclosed garden has been redesigned with a large stone flagged patio, artificial grass and a stone sett parking area (which buyers could forgo if they wish to increase the size of the garden). A beautiful home that requires an early internal inspection.

# Camp Hill, Scammonden Huddersfield,

## Floorplan



Floor area 38.6 m<sup>2</sup> (416 sq.ft.) Floor area 34.8 m<sup>2</sup> (374 sq.ft.) Floor area 24.2 m<sup>2</sup> (260 sq.ft.)

**TOTAL: 97.5 m<sup>2</sup> (1,050 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Camp Hill, Scammonden Huddersfield,

## Details



### Entrance Hall

A composite entrance door gives access to the entrance hallway. This multipurpose space is a formal hallway, perfect for storing shoes and coats, and a utility. Beneath a woodblock style worktop is plumbing for a washing machine and space for a condensing tumble dryer. The timber panelled ceiling incorporates LED lighting and uPVC windows overlook the enclosed front garden. A timber and glazed door with exposed stone surround gives access to the open-plan living/dining kitchen.



### Living/Dining Kitchen

This large open-plan room runs from front to rear of the property and certainly has the wow factor, seamlessly blending character and contemporary style. It is particularly light and bright with uPVC windows to two elevations. The rear bank of uPVC windows enjoys wonderful views over Scammonden and the surrounding area. The front windows incorporate exposed stonework, a central stone mullion and a timber window sill. There are superb exposed beams, stonework, stone flagged floors and floorboards. The focal point of this living area is the floor-to-ceiling stone fireplace with heavy stone cheeks, a timber mantel and a raised hearth, home to a multifuel stove. There are two radiators. The dining/kitchen area is positioned at the rear of the cottage, with a beautiful York stone flagged floor, and can accommodate a formal dining table. There is a handy under stairs storage cupboard with exposed stonework and a beam above. The kitchen has wall cupboards and base units with woodblock worktops, a rectangular Belfast style sink with mixer tap and an integrated dishwasher. The centrepiece of the kitchen is a Belling range style cooker with an induction hob, ovens beneath and a canopy style Rangemaster illuminated filter hood. A staircase with exposed stonework on either side rises to the first floor landing.



# Camp Hill, Scammonden Huddersfield,

## Details



### First Floor Landing

The landing has LED ceiling downlighting, a radiator and a staircase rising to the top floor accommodation.



### Bedroom One

This fabulous master bedroom is positioned at the front of the property and runs the full width of the cottage. It is light and bright with a bank of uPVC windows with exposed stone mullions, stonework above and a deep timber sill. The focal point of the room is the floor to ceiling fire surround with exposed stonework and a glazed door multifuel stove on a raised hearth. The room has an integrated low-level storage cupboard and a radiator.





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## Details



### Bathroom

The stylish bathroom is presented to a high standard and runs the full width of the cottage. It has a series of uPVC windows to the rear, overlooking Scammonden and the valley beyond. This room has been recently updated and has a four-piece suite. The freestanding roll-top bath has claw and ball feet, a floor mounted mixer tap and a hand-held shower attachment. The large shower cubicle has a glazed screen, brick style tiling and an overhead waterfall style shower fitting. There is a hand basin and a low-level WC. The room has half height panelling to the majority of walls, a radiator and a useful storage cupboard housing the electric boiler for the heating system and a combination boiler.



### Top Floor Accommodation

From the landing, the staircase rises to the top floor.



### Bedroom Two

This large double bedroom is presented to a high standard with neutral decor and access to useful storage within the eaves. It has a stunning view over Scammonden and down the valley via a uPVC window. Within the angled roofline is a Velux window with a blackout blind. There is provision for a wall-mounted flat screen TV and two radiators.

# Camp Hill, Scammonden Huddersfield,

## Details



### External Details

The property enjoys a superb semi-rural setting, yet is an ideal commuting base. In front of the property is a stone sett area that can be used for off-road parking, depending on vehicle side, with a dry stone wall on either side. This area is also perfect for garden storage. There is a timber fence with a trellis style archway and a gate leading to the enclosed garden. The garden has recently been redesigned and landscaped with the upper portion having artificial grass with gravel borders. There is a dry stone boundary wall and three steps set within railway style sleepers leading down to a stone flagged patio, making a perfect eating and entertaining space. There is external lighting. At the rear of the cottage is small access strip of land which could be used any maintenance.



### Tenure

The vendor informs us the property is Freehold.

# Camp Hill, Scammonden Huddersfield,

Directions

