

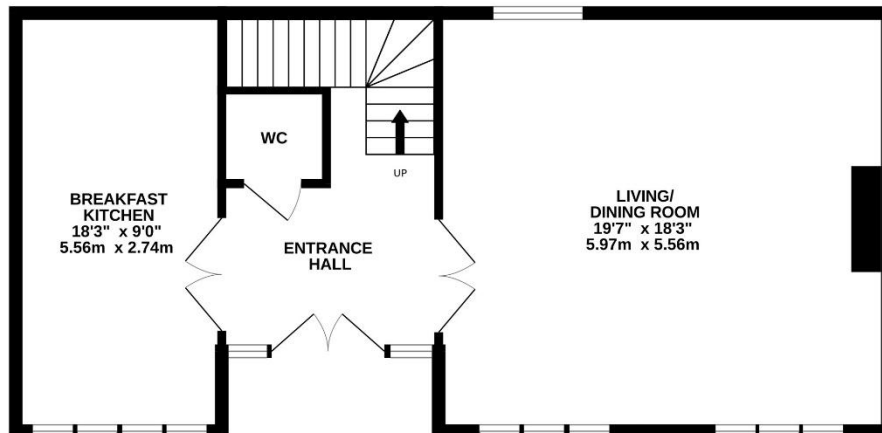
Simon Blyth
ESTATE AGENTS



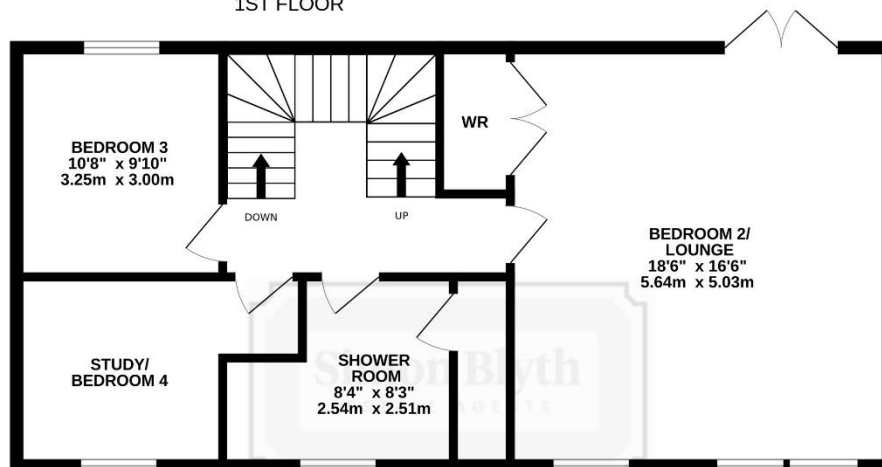
THE CARRIAGE HOUSE, HUTHWAITE LANE, THURGOLAND, S35 7BU

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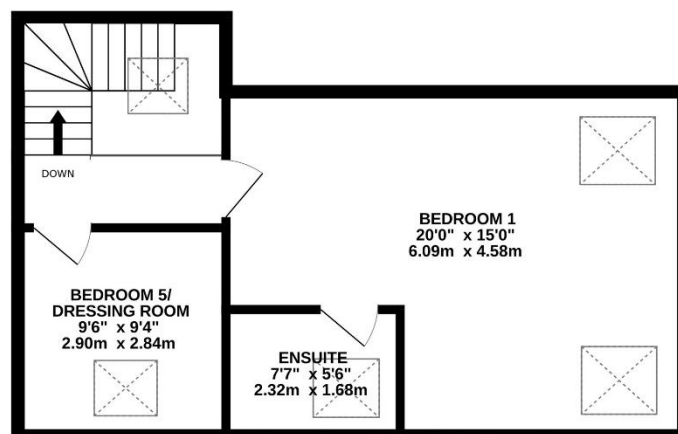
GROUND FLOOR



1ST FLOOR



2ND FLOOR



HUTHWAITE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

LOCATED AT THE VERY END OF HUTHWAITE LANE, IN THIS LITTLE-KNOWN SEMI-RURAL SETTING, WE ARE DELIGHTED TO BRING TO THE MARKET THIS SUPERB FORMER CARRIAGE HOUSE, A GRADE II LISTED PROPERTY WHICH BEAUTIFULLY COMBINES ORIGINAL CHARACTER WITH A FRESH, STYLISH AND CONTEMPORARY INTERIOR. Occupying an idyllic position alongside just a handful of other exclusive properties, this exceptional five-bedroom home has been thoughtfully upgraded by the current vendors to an impressive high specification. The result is a beautifully presented home which oozes style and design, with carefully considered interiors, quality fittings and a fresh, modern feel, whilst retaining and celebrating the building's original character features. The accommodation offers an excellent level of versatility and flexibility, with five bedrooms and a variety of generously proportioned rooms which can be adapted and interchanged to suit individual requirements, whether for family living, working from home or additional reception space. The accommodation briefly comprises: to the ground floor, entrance hallway, downstairs WC, breakfast kitchen and spacious living/dining room. To the first floor are three double bedrooms and a house shower room, with the second floor providing two further bedrooms, including the principal bedroom with en-suite. Externally, the property enjoys an enclosed garden, gated driveway providing off-street parking and two single garages, one of which is currently utilised as a bespoke music studio, creating an excellent additional space for those with creative or recreational interests, whilst retaining the potential to be readily returned to its original use as a garage if required. A truly individual home offering a rare combination of period character, contemporary style, quality and versatility. A must-view property to fully appreciate the superb accommodation, thoughtful upgrades and exceptional specification on offer.

OFFERS IN REGION OF £695,000

ENTRANCE HALL

Entrance gained via timber and double-glazed twin doors with glazed side panels into a welcoming and colorful entrance hall, stunningly decorated throughout and featuring beautiful Yorkshire stone-flagged flooring. A spacious and inviting reception area with inset ceiling spotlights, two central heating radiators and staircase rising to the first floor. A door gives access to the W/C downstairs and the following rooms:



DOWNSTAIRS W.C

A beautifully presented downstairs W/C, delicately decorated with a continuation of the welcoming colour palette from the entrance hall. The room comprises a contemporary two-piece white suite, including a close-coupled W/C and wash hand basin set within a stylish vanity unit, complemented by a chrome mixer tap. A ceiling light point and the continuation of the stunning Yorkshire stone flagged flooring complete this charming and well-appointed space.



LIVING/ DINING ROOM

Accessed via twin doors from the entrance hallway, this fabulous open-planned room is of excellent proportions, offering ample space for both living and dining furniture if so desired. Tastefully decorated throughout, the room is full of colour and designer touches, creating a truly impactful yet comfortable and inviting space. A superb level of natural light is afforded by two separate timber double glazed period arched windows to the front, overlooking the central courtyard, together with a further timber double glazed window to the rear. The room features inset ceiling spotlights, six wall lights, two central heating radiators and solid wooden flooring, with a gas fire and contemporary surround providing the main focal point. A beautifully considered room which combines character, colour and contemporary design to create a particularly impressive and light-filled living space.



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BREAKFAST KITCHEN

Twin doors open to the breakfast kitchen, which is fitted with a range of wall and base units in a high gloss white, complemented by contrasting solid wood block worktops, tiled splashbacks and a continuation of the attractive stone flagged flooring. There is a SMEG range cooker with six rings, including a wok burner, which we understand will be included in the sale, together with a chimney-style extractor fan over. There is housing for a freestanding American-style fridge freezer, integrated dishwasher and integrated washing machine, together with a one and a half bowl stainless steel sink with mixer tap over. A breakfast island with solid wood block worktop provides a useful seating area. The room features a ceiling light, inset ceiling spotlights and further under-cupboard lighting, with natural light provided by an attractive arched timber double glazed window to the front. There are also a central heating radiator and exposed timber beams to the ceiling, adding to the character of this impressive kitchen.



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FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to first floor landing, with inset ceiling spotlights, central heating radiator and solid wood flooring, with staircase rising to second floor. Here we gain access to the following rooms:



LOUNGE/ BEDROOM TWO

Currently used as a second reception room/lounge, this superbly proportioned room offers excellent versatility and was previously used as a bedroom. The room features timber beams exposed to the ceiling, inset ceiling spotlights, solid wood flooring and two central heating radiators. Timber double glazed windows overlook the front, while timber double glazed French doors provide access onto the rear balcony, with steps leading down to the garden. The room offers a variety of potential uses, whether retained as a spacious second reception room, used as a bedroom or adapted to suit individual requirements. A door opens to a useful built-in storage area with ceiling light, heated towel rail and obscure timber double glazed window to the rear, which could potentially be adapted to create an en-suite, subject to any necessary consents.





BEDROOM THREE

A further double bedroom, beautifully presented with exposed timber beams to the ceiling, ceiling light and central heating radiator. Timber double glazed windows to both the side and rear elevations allow plenty of natural light into the room.



STUDY/ BEDROOM FOUR

Currently used as a study, this well-proportioned double bedroom features exposed timber beams to the ceiling, ceiling light, central heating radiator and timber double glazed window to the front elevation.



HOUSE SHOWER ROOM

The beautifully upgraded, bespoke shower room has been finished to a high specification, with striking terrazzo-style wall and floor tiles by Waxman Architectural. The room comprises an organic asymmetric curved Roca Ohtake hand wash basin with vibrant green mixer tap, set within a modern vanity unit, complemented by the distinctive tiling. There is a contemporary back-to-wall Roca W.C. with a Geberit Sigma integrated concealed cistern and colourful designer flush plate, together with a superb walk-in shower featuring a concealed Roca thermostatic shower valve with dual controls, finished in matte black, complemented by a matching matte finish Villeroy & Boch handheld shower head and attachment. The room has inset ceiling spotlights, extractor fan, chrome towel rail/radiator and an obscure timber window to the front. A door opens to a useful and spacious storage cupboard, which has been cleverly converted into a small utility area with plumbing for a washing machine, ceiling light and continuation of the attractive tiled flooring.



SECOND FLOOR LANDING

From first floor landing the staircase continues to rise and turns to second floor landing with Velux window, inset ceiling spotlights, exposed timber beams, wooden flooring and spindle balustrade. Here we gain access to the following:



BEDROOM ONE

A stunning and generously proportioned principal bedroom, beautifully presented and thoughtfully decorated by our vendors, with a wonderful sense of space and character. The room is enhanced by impressive, exposed timber framework, inset ceiling spotlights, two central heating radiators and two Velux windows which flood the space with natural light. Two banks of fitted wardrobes provide excellent storage, while a door opens to the en-suite shower room.





EN-SUITE

A beautifully appointed, recently upgraded en-suite, finished to a high specification with a modern, minimalist and stylish design. The suite comprises a Crosswater Circus brushed brass effect countertop hand wash basin with matching brass mixer tap, set within a contemporary vanity unit, together with a low-level WC and Villeroy & Boch bathtub with a Crosswater brushed bronze shower over. A brushed bronze dual-element towel rail/radiator complements the fittings. The room is finished with high-quality Ca' Pietra Long Island Hexagon mosaic tiling to the walls and floor, creating a particularly refined finish. Natural light is drawn into the room via a Velux window, complemented by inset ceiling spotlights.



DRESSING ROOM / BEDROOM FIVE

Currently used and presented as a dressing room, this versatile room benefits from a fitted wardrobe and additional storage unit, whilst retaining the flexibility to be easily converted back into a bedroom if required. The room has a ceiling light, central heating radiator and Velux window, creating a characterful and useful additional space.



OUTSIDE

The property enjoys a truly special setting within a small, private and peaceful hamlet, surrounded by just a handful of other characterful properties and offering an exceptional sense of privacy and tranquility. The approach is particularly attractive, with the Grade II Listed Carriage House occupying a charming position within this discreet and beautifully maintained setting. To the front of the home is a generous, shared courtyard, providing an attractive approach to the property and reflecting the character and heritage of the surrounding buildings. To the rear, the current vendors have thoughtfully landscaped the garden to create a wonderfully private and secluded outdoor space, enclosed by traditional dry-stone walling and established perimeter trees. A level lawn and raised decked seating area provide an excellent space for relaxing, outdoor dining and entertaining, whilst the mature surroundings create a peaceful backdrop. Electronically operated twin gates open onto a block-paved driveway providing off-street parking for up to two vehicles. The property also benefits from two single garages situated on a separate block just a short distance from the home, one of which has been converted by the current vendors into a music studio, whilst retaining the flexibility to be returned to its original use.











ADDITIONAL INFORMATION

EPC rating – Exempt as grade II listed property

Property tenure – Freehold

Council tax band – F

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownership and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience, which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors provide ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7

DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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OFFICE OPENING TIME

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Saturday - 9:00 to 2:00pm

Sunday - 11:00 to 1:00pm



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