



YORKSHIRE'S
FINEST
HOMES COLLECTION



Thorncliffe Lane, Emley,

Offers In The Region Of

£625,000

- Stunning open countryside views
 - Peaceful village setting
- Full of character and original features
 - Four double bedrooms
- Excellent transport links and local schools
- Driveway and detached garage



Nestled in a quiet and private setting within the charming village of Emley, this special home offers the perfect balance of countryside tranquillity and everyday convenience, with local amenities, well-regarded schools and excellent access to the M1 close at hand.

Surrounded by open countryside, there are picturesque rural walks directly from the doorstep, while village facilities and transport links remain just moments away. Peaceful and secluded, yet never remote, it is a home that feels both welcoming and wonderfully private.



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Inside the Home

The entrance hallway immediately gives a sense of the character that runs throughout the house, with stone flooring and exposed beams. There is a useful storage cupboard and access to the utility room, which has plumbing for a washing machine and an external door — ideal after muddy walks.

A downstairs WC sits just off the hallway.

The kitchen is very much the heart of the home. It's light, welcoming and enjoys lovely views over the rear garden. Cream Shaker-style units, black granite worktops, a Belfast sink and the Aga set within the exposed chimney breast give the room its country cottage feel. There is plenty of space for a family dining table, along with a breakfast bar and a handy pantry for extra storage.

The dining room is a great space for entertaining, with patio doors opening directly onto the garden, making it easy to enjoy outdoor dining in the warmer months.

The main lounge is full of charm, with exposed beams, mullion windows, window seats and a stone fireplace with multi-fuel stove. It's a warm and cosy room, perfect for relaxing in the evenings.

A second reception room leads off the lounge and offers flexibility depending on your needs. It has been used as an additional sitting room but would also work well as a home office or playroom. The arched fireplace and views over the front garden add to its character.

Upstairs

The landing is spacious and continues the exposed beam features, with additional built-in storage.

The main bedroom sits to the front of the house and enjoys stunning, far-reaching views across open countryside. It has exposed beams, a fitted wardrobe and a modern ensuite with walk-in shower.

There are three further double bedrooms, all well-proportioned and bright. Two of these also enjoy the countryside views, and several benefit from fitted wardrobes.

The house bathroom has a traditional feel, with a bath and shower attachment, WC, wash basin and bidet. Soft panelling and wooden flooring give the room a warm, relaxed atmosphere.

Outside

Double gates open onto a generous driveway with space for several vehicles, leading to a detached garage. The front garden feels private and enclosed, with mature hedging and a small patio area.

The rear garden is a real highlight — mainly laid to lawn and surrounded by established shrubs and trees. There is a pergola seating area, a stone patio for outdoor dining, and a feature well that adds charm and interest. It's a peaceful space that's been enjoyed throughout the seasons.

Photos shown were taken prior to tenant move-in and may not reflect current condition.

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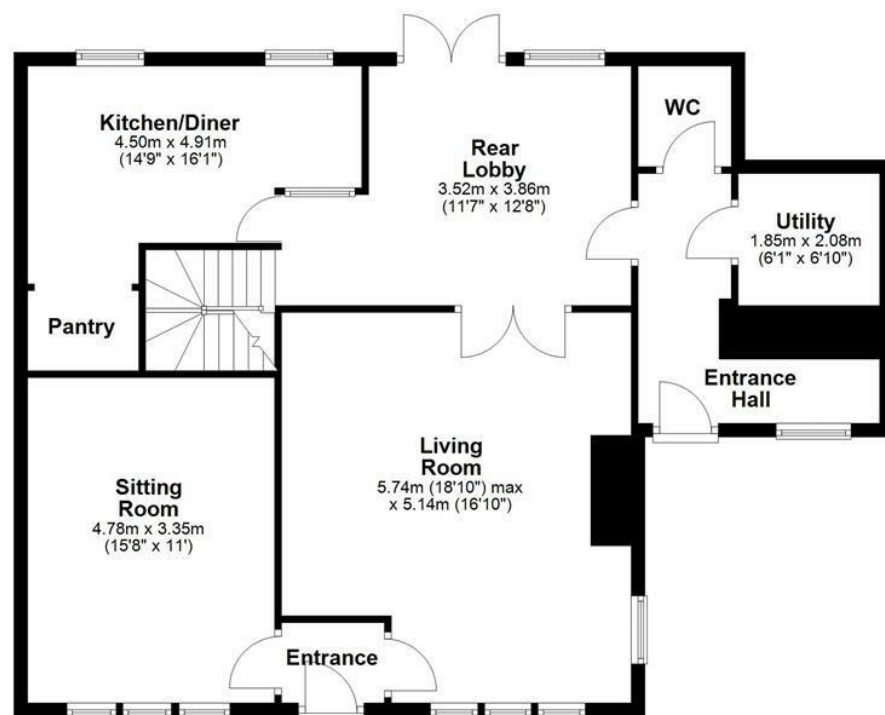






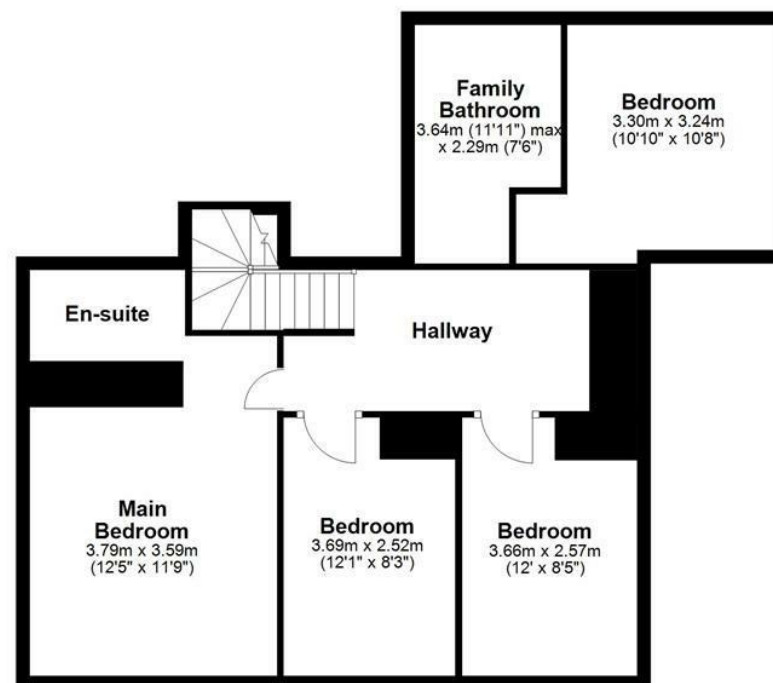
Ground Floor

Approx. 98.6 sq. metres (1060.9 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.3 sq. feet)



Total area: approx. 169.0 sq. metres (1819.2 sq. feet)



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To view Thorncliffe Lane, Emley, Huddersfield
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