

# MoveNow Properties



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**FOR SALE**

**Dearneside, Denby Dale,**

**HD8 8TP**

**2 Bedroom, Cottage**

**£325,000**



Movenowproperties proudly presents this delightful cottage, where two former dwellings have seamlessly merged to create a captivating home that defies its quaint exterior. Honeysuckle Cottage beckons with its enchanting charm and unexpected spaciousness.

- Unveil the hidden allure of a deceptive 2 bedroom cottage. With converted attic room offering an additional versatile space.
- Wrap yourself in the warmth of the double aspect lounge/dining room with multi fuel burner, where comfort and hospitality merge seamlessly.
  - Indulge your senses in the superb breakfast kitchen, where underfloor heating adds a touch of luxury.
- Park your vehicle with ease with the single garage and parking space. Complete with power and lighting for added convenience and safety.
- Witness the fusion of history and modernity as two former cottages seamlessly blend into one, offering a truly unique living experience.
- Surrender to tranquillity in the spacious bathroom, boasting a luxurious 4 piece suite designed to pamper your senses.
- Escape to the gardens, where serenity reigns supreme in both the front and rear, inviting moments of peace and reflection.
- Nestled in a secluded setting, this haven of tranquillity offers privacy and serenity, creating the perfect retreat from the outside world.
  - Truly must be viewed to be appreciated fully.

#### **Entrance Porch:**

The entrance porch provides a haven from the elements. It's not just practical, it's a space for storing outdoor essentials, illuminated by natural light filtering through a side-facing window. A generously sized mat well at the entrance area ensures cleanliness and convenience.

#### **Living Room / Dining Room:**

**Measurements 20' 10" x 13' 5" (6.36m x 4.09m)**

Step into the heart of the home, a principal reception room boasting generous proportions and an abundance of natural light. A double glazed window and a floor to ceiling window at the front elevation floods the space with light, offering views of the village center. The room's focal point is an attractive fireplace housing a multi fuel stove, adding a touch of cosy charm. With feature beams adorning the ceiling, two wall light points, and wiring for Sky satellite television, this room is both inviting and functional.





### **Kitchen:**

**Measurements 13' 7" x 8' 8" (4.13m x 2.65m)**

Prepare to be impressed by the superb open plan breakfast kitchen. Cream fronted base and wall units blend seamlessly with Quartz worktop surfaces and upstands, creating an atmosphere of elegance and practicality. Underfloor heating adds a touch of luxury, while numerous ceiling downlighters and concealed lighting enhance the ambiance. Equipped with a range of appliances, including a free-standing Rangemaster range style cooker, integrated fridge / freezer, washing machine and dishwasher this kitchen is a chef's dream. Access to a vaulted cellar from the kitchen,



### **Stairs & Landing:**

Carpet flooring and hand rail leading to the first floor which hosts two double bedrooms and bathroom.

### **Bedroom 1:**

**Measurements 13' 5" x 13' 5" (4.10m x 4.08m)**

Bedroom One enjoys stunning views across the village and comes complete with a built in oak effect fronted wardrobe, overhead storage and side table.



## Bedroom 2:

**Measurements 13' 11" x 8' 9" (4.25m x 2.66m)**

Bedroom 2 boasts ample storage space and natural light from windows on both front and side elevations.



## Attic Room:

**Measurements 12' 10" x 10' 1" (3.91m x 3.08m)**

Due to the incline of the stairs this loft space is not an additional living area however offers flexibility, whether you envision it as a peaceful additional bedroom or a functional home office. Having carpet flooring, a large double glazed bay window and exposed stone from the chimney breast, which adds a rustic charm.





**Bathroom:**

**Measurements 8' 7" x 7' 4" (2.61m x 2.24m)**

Indulge in luxury in the spacious bathroom featuring a sliding entrance door, herringbone tiled flooring, and a frosted double glazed window overlooking the rear garden. A claw foot, roll top freestanding bath, walk-in shower with waterfall feature, underfloor heating and traditional towel heater complete the ensemble.



**Outside:**

A delightful cottage style garden to the front welcomes you with its low-level stone walls and established shrubs. The rear offers a stone-flagged patio ideal for family gatherings, while a newly renovated timber deck area takes full advantage of sunlight with stunning scenic views.

Access to the single garage, via a shared driveway, provides secure parking.





**Tenure**

Freehold

**Additional Information:**

- Source of heating – Gas Central Heating
- Primary source of electricity supply – Mains Electricity
- Primary source of water supply – Mains Water Supply
- Primary arrangement for sewerage – Mains Drains & Sewerage

Broadband connection & Mobile signal/coverage

Mobile Coverage

Vodafone

O2

EE

Broadband

Basic5 Mbps

Superfast66 Mbps

Satellite / Fibre TV Availability

BT

Sky

There is a pedestrian right of way through the rear garden.

**EPC**

Certificate Number :

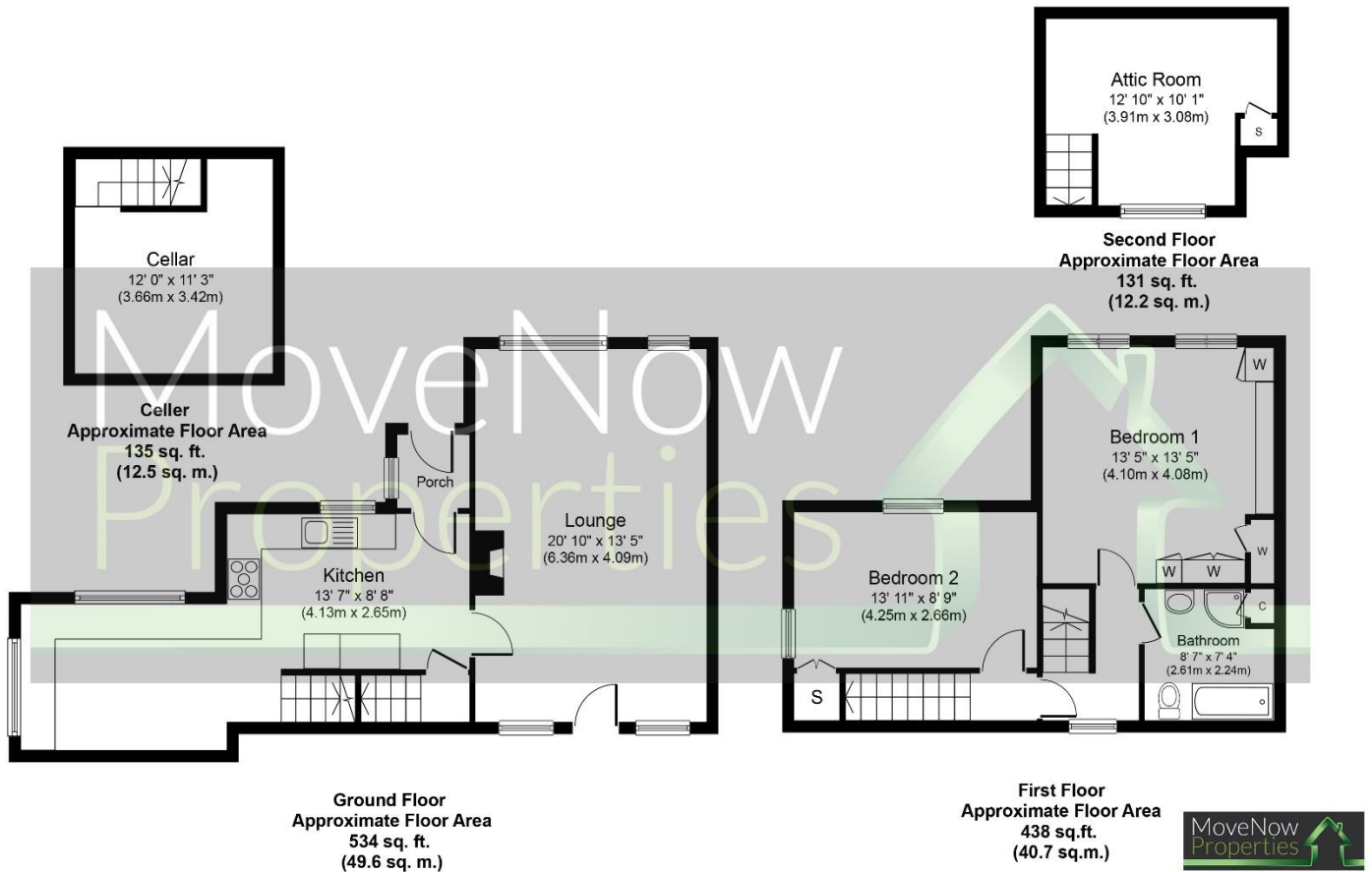
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86        |
| 69-80 | C             |         |           |
| 55-68 | D             | 64      |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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