



Blackberry Valley Cottage, 20 Booth House Lane, Holmfirth

A charming character cottage in the picturesque hamlet of Booth House, a miles' walk from Holmfirth's ever popular and vibrant centre, with its many and varied local amenities, independent bars and eateries. Blackberry Valley Cottage boasts an array of period features including exposed beams, stone mullion windows, exposed stonework, stone arched cellar and exposed stone steps. Internal inspection is the only way to fully appreciate this beautiful cottage, which briefly comprises: kitchen, large lounge, cellar, first floor landing, two bedrooms and spacious bathroom. The spectacular rural valley views can be enjoyed from all rooms except bedroom two, as well as the raised cottage garden. There is storage underneath the garden and private parking for two cars across Booth House Lane. The location and far-reaching valleys are sure to impress. Viewing is a must.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Kitchen

This particular light and airy room has double-glazed windows to three aspects, all of which offering far reaching Holme Valley rural views. There are units to the low-level with a ceramic style sink with mixer tap over, plumbing for a dishwasher, integral electric oven and electric hob. The kitchen is home to the property's gas fired central heating boiler and there is a wall mounted electric heater. The kitchen has a double-glazed external access door which gives access directly to the front of the property.

13' 5" x 6' 7" max

**Blackberry Valley Cottage,
20 Booth House Lane,
Holmfirth, HD9 2QT**



**Lounge / Dining Room
17' 8" x 17' 7" overall max**

This particularly impressive room has an exposed stone fireplace with a multi fuel burning stove set up on a raised stone hearth. The room has exposed beams to the ceiling and double-glazed mullion windows to the front aspect. Timber style flooring runs throughout the room, there are two central heating radiators and inset storage to the right-hand side of the chimney breast. There is a small built-in cupboard housing the electric meter, and exposed stone stairs rise to the first floor. Underneath the stairs is a timber panel doorway giving access to further stone stairs which descend to the cellar below.



Lounge / Dining Room



**Cellar
12' 7" x 8' 10" max**

This stone arched cellar has exposed stonework to all walls, all of which have been recently pointed. There are inset arch tops storage areas, stone flagged floor, plumbing for automatic washing machine, power, lighting and a central heating radiator.

FIRST FLOOR

Landing

There is an exposed beam to the ceiling and doors lead off.



Bedroom 1 12' 4" x 10' 9" max

The first impression is the magnificent view courtesy of the double-glazed mullion windows, there is exposed stonework to one section of the wall, built-in wardrobes and a central heating radiator.



Bedroom 2 10' 9" x 5' 4"

This single bedroom has a double-glazed Velux style window, central heating radiator and loft access point. Please note that this photograph has been supplied by the vendor to show how the room could be presented.



Bathroom 9' 4" x 7' 9"

This surprisingly spacious room comprises a four-piece suite in white, including a shower cubicle, low level flush WC, pedestal hand wash basin and bath. The room has an exposed beam to the ceiling, clear double-glazed windows offering striking far reaching views, tiled splashbacks, tiled floor and central heating radiator.



OUTSIDE

Immediately to the front of the property, is a hardstanding cottage style garden which offers an outside seating area; a fabulous spot to embrace the stunning location of this property. There is outside lighting and steps descend to the timber gate which gives access directly onto Booth house Lane. Directly underneath the front garden is a coal storage area which offers additional storage and options.



OUTSIDE



Parking

Across Booth House Lane is a strip of land owned by number 20, as shown by the sign, which offers private parking for the property and can offer off-road parking for two cars.

Additional Information

The property is Freehold; Energy rating 64 (Band D); Council tax band A.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

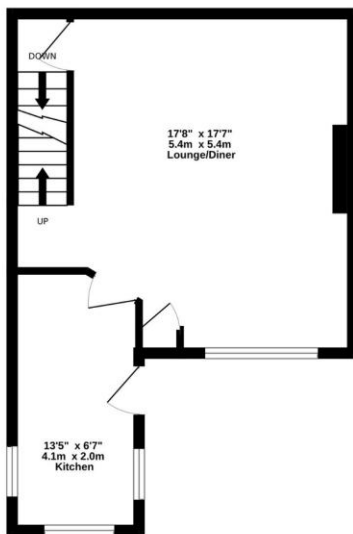
Viewing

By appointment with Wm. Sykes & Son.

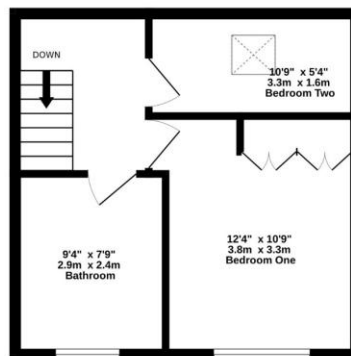
Directions

Leave Holmfirth centre on the Greenfield Road and at Compos Fish & Chip Restaurant turn left down Burnlee Road. Proceed along and the road becomes Liphill Bank Road and then turning down left onto Bank Lane. Follow this road which eventually becomes Booth House Lane. No. 20 can be found on the left hand-side.

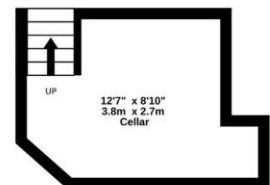
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



CELLAR
97 sq.ft. (9.0 sq.m.) approx.



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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