

THREE
CORNERED CROFT

Thornhill Edge



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Nestled in picturesque surroundings, this exceptional 7 bedroom home occupies the corner of Judy Haigh Lane and Edge Road in the attractive neighbourhood of Thornhill Edge, offering a blend of traditional charm and modern elevated living.

As you approach your eyes are drawn to the distinctive stone patchwork façade and a selection of wood effect UPVC panelled window gables built into the roof. A striking willow tree in the front garden captures your attention, while the rolling green valley and the iconic Emley Moor mast provides a stunning backdrop for any season.

Pull up onto the long, spacious driveway, leading to a generous rolling-door garage at the back, capable of accommodating up to 3-4 vehicles. Perfect for the car enthusiast or those in need of additional storage.

The garage is also equipped with a convenient toilet and counter space; enhancing its versatility as a workspace or utility area. Accessible from inside the house, with direct access to the back garden, it seamlessly connects indoor and outdoor spaces.







BUENA VISTA

As you step inside this attractive modern home, the emphasis on natural light and open space is immediately apparent.

Through the front porch and first to the open-plan kitchen and dining space, you're met immediately with an expansive view of the lush Yorkshire countryside. On your left, there are two doors. The first is a small storage space and the second reveals a staircase to the downstairs annex.

This versatile kitchen and dining area is the central hub of a truly unique residence. To the back of the room is a well-fitted contemporary kitchen, featuring a double oven and breakfast bar. To the front, unmissable views are framed by large windows and patio doors stationed next to the dining area.

The patio doors bathe the interior with light and invite the outdoors in, opening out onto a patio balcony adorned with elegant Spanish-style wrought iron railings.







OUTDOOR ELEGANCE

This balcony connects seamlessly to a private back garden to the side of the property, framed by a rustic stone wall on one side and trimmed hedges on another. The lawn offers an ideal spot for relaxation, or entertaining amongst the serene surroundings.

The stone wall becomes a sturdy stone staircase, descending gracefully from the impressive balcony area to the open front garden, where the majestic willow tree stands tall. This staircase also leads to the downstairs annex, which features a spacious, self-contained annex.





MODERN UTILITY

The annex includes a spacious master bedroom with two double french doors, a potential second bedroom or office, and a well-appointed bathroom, all designed with comfort and practicality in mind. Neutral tones and more natural light create a welcoming atmosphere throughout. It also features a modern kitchen with sleek cabinets, tiled splashbacks, and plenty of counter space.

The living area is expansive, with large glass doors that open onto a covered patio, providing a perfect spot to enjoy the outdoors while overlooking the beautifully maintained south-facing front garden.

The annex is perfectly suited for extended family, guests, or as a private retreat, blending convenience and style in a peaceful setting.

From the lower ground-floor annex, take the outdoor staircase back to the balcony and through the patio doors to the central hub of the kitchen diner.

On your left, overlooking the private back garden and its collection of striking palm trees is a bright, spacious sunroom; laminated with a natural wood finish. The neutral walls boast floor to ceiling windows and two large glass double-doors, emphasising the abundance of natural light this property enjoys.







COMFORT & CLASS

Heading back to the dining area and crossing the room you'll find a door to a spacious lounge, featuring glass double-doors overlooking the front garden. Enjoy plenty of light throughout the day, thanks to its large south-facing windows, or sit and relax on an evening with the doors open, watching the sun go down over the rolling hills.

Turning right out of the lounge and down a small hallway leads to a lovely, bright double bedroom space on the same south-facing side.

More glass double doors, framed by the same spanish-style wrought iron railings that line the balcony, offer sublime views of the willow tree in the front garden and the valley beyond.

Stepping out of the bedroom, straight ahead is a small WC. To the right is another spacious room, currently in use as a smart office space, with windows on two sides allowing views down the driveway and across Edge Road.

Back along the hallway you'll find a staircase with wooden handrails and balusters, with metallic features adding a modern touch to a traditional design. The window at the turn of the stairs allows natural light to filter in as you ascend to the top floor of the house.

The first thing you notice about the upper landing area is the exposed wooden beams above your head, as natural light once again streams in through the upper windows.

The thoughtful design and attention to detail in this space ensure it is not just a transitional area, but a feature in its own right. It offers ample room for decorative pieces, or a cosy reading nook, making it a versatile area to enjoy.



ELEVATED DOWNTIME

From here, doors lead to the various upper-level rooms, each easily accessible, enhancing the flow of the home.

The centrepiece of course is the master bedroom and en-suite. Light floods in through expansive glass doors that open out onto the south-facing private balcony, offering a loftier perspective to the breathtaking views this home offers.

The bedroom's high, vaulted ceiling with exposed beams adds a touch of rustic charm, while the neutral tones throughout create a serene and relaxing atmosphere. This spacious retreat provides ample room for a king-sized bed and additional furnishings, making it the perfect sanctuary to unwind in at the end of a long day.

Adjacent to the master bedroom you'll find a space perfectly suited as a personal dressing room. Another vaulted ceiling and skylight above gives the smaller space an intimate feel without sacrificing the brighter feel.

An ensuite bathroom continues the theme of understated luxury with its warm, stone-like tiles extending from floor to sloped ceiling. Whether you're preparing for the day ahead or enjoying a warm bath before bedtime, the ensuite space provides a peaceful and private escape.





VERSATILE SPACES

The upper floor offers three more well-proportioned bedrooms, each designed with comfort and functionality in mind. All three share the same calming neutral palette as the master suite, creating a cohesive and inviting atmosphere throughout.

The vaulted ceilings in each bedroom add a sense of spaciousness, while the windows set within these sloped roofs ensure that each room is also bathed in natural light, for a bright and airy feel. These versatile spaces are perfect to use as bedrooms, guest rooms, or even another home office, offering welcome flexibility to suit your needs.





VENTURE OUT

Enjoying a prime location in a friendly, quiet neighbourhood, Three Cornered Croft enjoys close proximity to the well-regarded Thornhill Junior and Infant Schools, a variety of local shops and a welcoming pub, ensuring all essentials are within easy reach.

The delightful Rectory Park, featuring ruins of the historic Thornhill Hall, are just a short walk away, perfect for leisurely strolls and embracing the beauty of the local landscape.

Access to the major towns in West Yorkshire, and the city of Leeds, are readily available thanks to the proximity of public transport links, and the M1 and M62 motorways.

A blend of traditional charm and modern luxury, Three Cornered Croft offers unrivalled views in a serene, elevated setting. A versatile and spacious home that adapts to your needs, embrace the elegance and tranquillity of life at Three Cornered Croft.





USEFUL TO KNOW:

- Mains gas, water and drainage
- UPVC double glazing throughout
- Gas central heating
- Kirklees Council
- Council tax band E
- EPC rating C

(Please note that photographs of the annex have been digitally altered to show how they might look with free standing furniture. All flooring, decoration, fixtures and fittings are accurately depicted).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 378.4 sq m / 4073 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1111091)

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