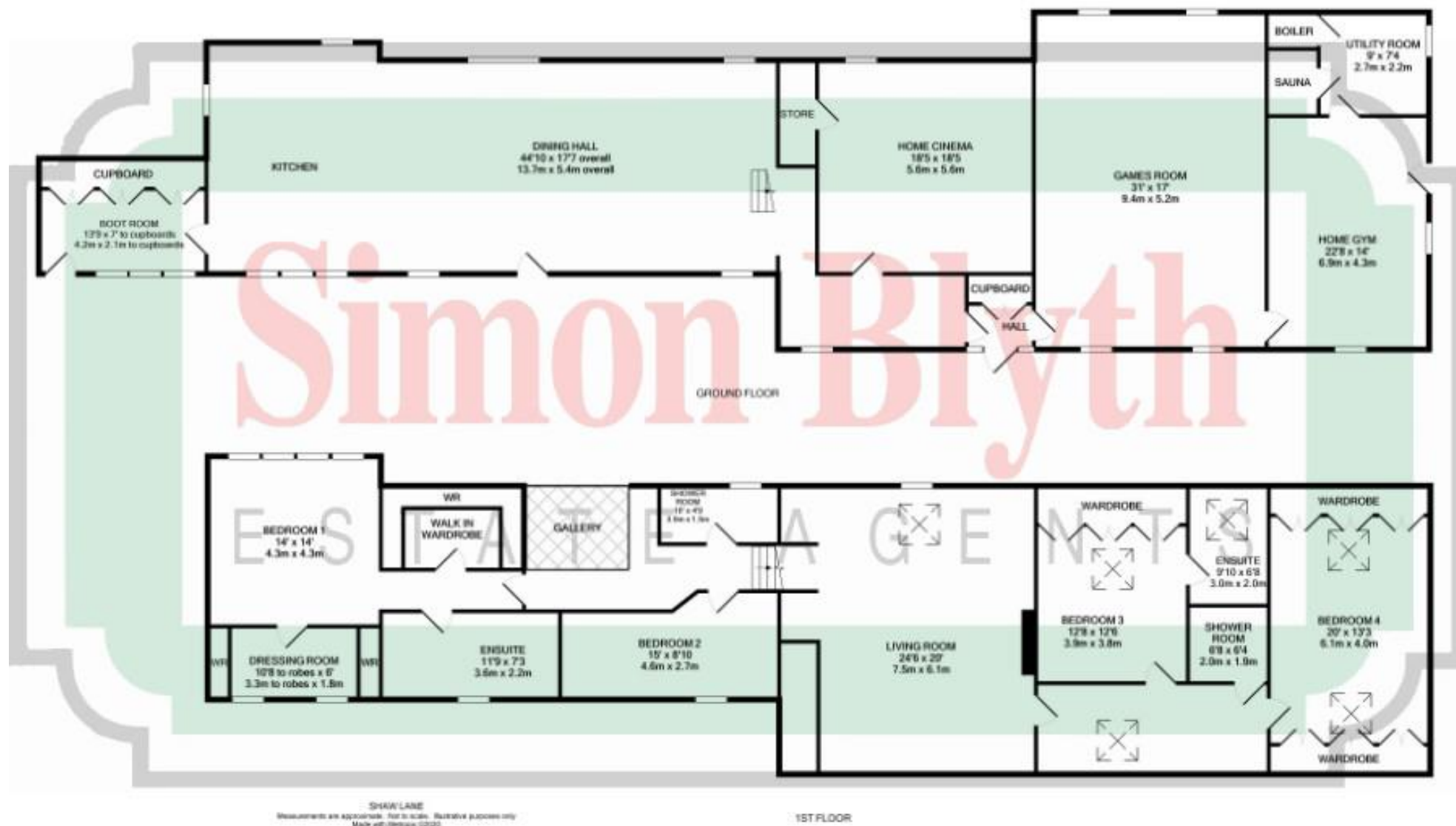


Simon Blyth
ESTATE AGENTS



THE OLD MISTAL, SHAW LANE, OUTLANE, HUDDERSFIELD, HD3 3FQ







PROPERTY DESCRIPTION

THE OLD MISTAL IS A LAVISHLY APPOINTED DETACHED CHARACTER GRADE II LISTED SPLIT LEVEL HOME OF AROUND 4,500 SQUARE FEET WHICH HAS BEEN REFURBISHED TO THE HIGHEST OF STANDARDS WITH A VISUALLY STUNNING INTERIOR AND SET IN APPROXIMATELY SIX ACRES OF GARDENS AND GRAZING LAND.

This property has it all, land, views, ample off road parking, double garage, motorway access, local schools and a breathtaking interior including a six figure fitted kitchen. There is Everest double glazing, oil fired central heating, alarm, CCTV, fire alarm and briefly comprising 44' living kitchen with underfloor heating, remote blinds, Corian work surfaces and a host of integrated Miele appliances, sitting room, home cinema with 4K laser projector and surround sound, 31' games room with fitted bar, gym, sauna, utility and fitted boot room, four double bedrooms, one with en suite, two shower rooms and master suite with double bedroom, fabulous en suite, dressing room and walk in wardrobe.

The property is approached through electric gates onto a large driveway with detached double garage, there are gardens to front, side and rear together with grazing land beyond the rear garden and wonderful open views over the golf course and beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A timber and sealed unit double glazed door opens into the boot room.

BOOT ROOM

13'9" × 7' measured to
cupboards (4.19m × 2.13m
measured to cupboards

This has a bank of stone mullioned windows with stone sills, there are inset ceiling downlighters, vertically hung chrome radiator, tiled floor with matching tiled skirtings and having a range of cupboards and seating with one of the cupboards opening to reveal a Corian sink with backlit glass shelving above. From the boot room a doorway provides access through to the living kitchen.



LIVING KITCHEN

44'10" × 17'7" (13.67m × 5.36m)

As the dimensions indicate this is a particularly spacious room which is filled with natural light from a number of sealed unit double glazed windows with remote control Thomas Sanderson blinds and the main focal point being the barn arch which incorporates double glazed windows and French doors, there is a galleried area above, sophisticated lighting system including floating LED's to the ceiling, downlighters, uplighters and ceiling lights together with concealed lighting beneath the wall cupboards. There is a tiled floor which spans the full area of the living kitchen and has underfloor heating, there are tiled skirtings and the kitchen area itself has a range of white handleless cupboards and drawers which are complimented by overlying Corian worktops and splashbacks, there is an inset double bowl Blanco sink with waste disposal, Quooker instant boiling water and filtered water, to one side there is a wall hung unit which incorporates a host of Miele appliances including two electric fan assisted ovens, microwave, steamer and two warming drawers, there is an integrated Miele dishwasher, integrated Miele fridge and freezer, two Caple wine coolers, there is a central island unit with shaped Corian work surface with an attached circular breakfast bar, there are a bank of sixteen deep pan drawers and set into the worktops is a six burner Miele induction hob with remote control extractor hood and adjacent to this there is remote control pop up plug sockets. At the far end of the living kitchen there is a short flight of steps rising to the mezzanine level and a further short flight of steps leading to the lower level accommodation.

LIVING KITCHEN



LIVING KITCHEN



LOWER LEVEL

HALLWAY

With a sealed unit double glazed window, stone sill, three wall light points, central heating radiator and to one side a door gives access to the cinema room.

CINEMA ROOM

18'5" × 18'5" (5.61m × 5.61m)

This has an Epson 4K enhancement laser projector with 3m fixed screen, surround sound and adjustable LED mood lighting, there are two central heating radiators, blackout blind and storage cupboard.



From the lower level hallway a timber and frosted glazed door gives access to an entrance lobby.

ENTRANCE LOBBY

This has a timber and bevelled glass door giving access to the front of the property, to either side of the door there are sealed unit double glazed bevelled glass windows, there are inset ceiling downlighters, stone flagged floor, twin panelled door storage cupboard and to one side a door gives access to the games room.

GAMES ROOM

31' × 17' (9.45m × 5.18m)

This is currently home to a full size snooker table with lighting over, there is Amtico flooring in the bar area and windows to both front and rear elevations, inset ceiling downlighters, seven wall light points, three central heating radiators and to one end there is a fitted bar with cupboards, worktops, glass shelving and storage. From the games room there is a door to one side leading to the gym.



GYM

(22'8" × 14' (6.9m x 4.3m)

The gym has sealed unit double glazed windows to two elevations together with a timber and sealed unit double glazed door leading to the side of the property, there is a beamed ceiling with inset ceiling downlighters, laminate flooring and central heating radiator. From the gym there is a door leading to a utility room.



UTILITY ROOM

9' × 7'4" (2.74m × 2.24m)

With a frosted double glazed window, inset ceiling downlightres, extractor fan, there is a tiled floor, cream handleless base and wall cupboards with overlying worktops incorporating a single drainer sink with chrome mixer tap and with housing for washing machine and tumble dryer. To one side there is a linen cupboard and sauna.

SAUNA

5'9" × 4' (1.75m × 1.22m)

MEZZANINE LEVEL

This is accessed from the living kitchen via a short flight of steps which lead to a sitting room.

SITTING ROOM

24'6" × 20' (7.47m × 6.10m)

This has a glass panelled balustrade with walnut timber hand rail looking out over the lower hallway, there is a further flight of steps rising to the first floor. The sitting room has three skylights together with sealed unit double glazed window, there are two central heating radiators and as the main focal point of the room there is a housing for a large flat screen TV with a further housing beneath for a sound bar, below there is a remote control flame effect electric fire. At the far end of the sitting room a door gives access to an inner lobby, this has a skylight, sliding door eaves storage and from here access can be gained to the following rooms:-



BEDROOM THREE

12'6" × 12'8" (3.81m × 3.86m)

This has a skylight window, vertically hung central heating radiator and bank of fitted mirror fronted sliding door wardrobes. To one side a door opens into an en suite shower room.



EN SUITE SHOWER ROOM

6'8" × 9'10" (2.03m × 3.00m)

With a skylight window, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor with underfloor heating, ladder style heated towel rail, shaver socket and fitted with a suite comprising oval bath with tiled surround, wall hung vanity unit incorporating wash basin with chrome mono bloc tap, wall hung WC with concealed cistern and shower cubicle with glass door and chrome shower rose.



SHOWER ROOM

6'8" × 6'4" (2.03m × 1.93m)

This has inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with underfloor heating, ladder style heated towel rail and fitted with a suite comprising Villeroy and Boch wall hung vanity unit incorporating wash basin with chrome mono bloc tap, wall hung WC with concealed cistern and shower cubicle with glass door and fixed shower rose.



BEDROOM FOUR

20' × 13'3" (6.10m × 4.04m)

This has two skylight windows together with window to the gable enjoying some views over the golf course and fitted with Thomas Sanderson shutters, there are inset ceiling downlighters, central heating radiator and to either side of the room there are fitted



GALLERIED LANDING

With inset ceiling downlighters, ceiling light point and from here access can be gained to the following:-

BEDROOM TWO

15' × 8'10" (4.57m × 2.69m)

With a sealed unit double glazed window looking out to the front and fitted with Thomas Sanderson shutters, there is a column radiator, two wall light points and inset ceiling downlighters.



SHOWER ROOM

10' × 4'8" (3.05m × 1.42m)

With inset ceiling downlighters, extractor fan, sealed unit double glazed window, floor to ceiling tiled walls, tiled floor, chrome heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating Villeroy and Boch wash basin with Villeroy and Boch chrome mono bloc tap, wall hung Villeroy and Boch WC with concealed cistern and large walk in shower with glazed panel, fixed shower rose and separate hand spray.



MASTER SUITE

An inner hallway leads to the master bedroom with an en suite shower room to one side, walk in wardrobe and further dressing room off the bedroom.

BEDROOM

14' × 14' (4.27m × 4.27m)

With a bank of mullioned double glazed windows enjoying some lovely far reaching views and fitted with Thomas Sanderson shutters, there is a beamed ceiling with inset downlighters, central heating radiator and two ceiling light points.



EN SUITE

11'9" minimum × 7'3" (3.58m minimum × 2.21m)

With inset ceiling downlighters, extractor fan, three wall lights, floor to ceiling tiled walls, tiled floor, chrome heated towel rail and fitted with a suite comprising large double ended Villeroy and Boch bath with tiled surround and Villeroy and Boch chrome tap, Villeroy and Boch wall hung WC with concealed cistern, Villeroy and Boch wall hung bidet with Villeroy and Boch tap, Villeroy and Boch wall hung vanity unit incorporating twin Villeroy and Boch wash basins with twin Villeroy and Boch chrome mono bloc taps, above the vanity unit there is a Villeroy and Boch mirror with glass shelf and downlighter. To the rear of the vanity unit a doorway leads to a large walk in shower which has tiled walls, inset ceiling downlighters and chrome shower rose and separate hand spray.



WALK IN WARDROBE

4'5" × 7' minimum (1.35m × 2.13m minimum)

With fitted mirror fronted wardrobes, shelving and lighting.

DRESSING ROOM

10'8" measured to

wardrobes × 6' (3.25m

measured to wardrobes ×
1.83m)

With sealed unit double glazed windows, inset ceiling downlighters, angled ceiling spotlights, vertically hung radiator and having mirror fronted wardrobes to either side, shelving, cupboards and drawers.



OFFICE/STUDY



OFFICE/STUDY



OUTSIDE

PARKING

The property is approached through twin wrought iron electric gates, these open onto a block paved driveway which provides off road parking for a number of cars and in turn leads to a detached stone built double garage which was re-roofed in 2019.

GARAGE

17'7" × 19'7" (5.36m × 5.97m)

This has frosted double glazed windows to the side elevations, power, light, roof void storage and two electric up and over doors.

GARDENS

To the front of the property there is a lawned garden which spans the full width of the cottage and barn, there are block paved and flagged pathways, planted trees, flowers and shrubs, small patio area and at the far end of the property there is a block paved patio with planted trees and shrubs to the borders, outside power point and access to the rear. To the rear there is a gravelled area with railway sleeper border together with flagged pathway, gravelled beds with planted shrubs, large stone flagged patio which can be accessed from the living kitchen and a block paved pathway leading around to the side. Beyond this there is a large grassed area which is bordered by post and rail fencing and in one corner has a large two room implement store, this measures 15'8" x 11' and 15'8" x 7'9" with light and power. The land is directly beyond the post and rail fencing of the garden area and in total amounts to around 6 acres and is ideal for grazing. Please note that there is a footpath that runs through the land.

OUTSIDE



OUTSIDE





OUTSIDE

STORE & PUTTING GREEN



PUTTING GREEN



PUTTING GREEN



ADDITIONAL INFORMATION

CENTRAL HEATING

The property has an oil fired central heating system with water fed under floor heating to the living kitchen.

DOUBLE GLAZING

The property has Everest double glazing.

SECURITY

The property has an alarm, CCTV and fire alarm.

STONEMWORK

This was cleaned and re-pointed and sprayed with Belzona protective coating.

VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

DIRECTIONS

From junction 24 of the M62 continue to the roundabout by the Cedar Court Hotel and take the first exit onto Lindley Moor Road. Continue along here until reaching the roundabout by junction 23 of the M62 and take the third exit signposted Outlane. Continue through Outlane village and turn left onto Round Ings Road which goes across the M62 motorway, continue up the hill then shortly before the top of the hill turn left onto Shaw Lane and follow the lane keeping left at the fork where the property will be found as the first house on the left hand side.

BOUNDARY OWNERSHIP

The boundary ownerships 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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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

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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 independant 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 are dedicated to providing 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 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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OFFICE OPENING TIME

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