



Moorgate Farm
Moor Lane | Netherthong | Holmfirth | West Yorkshire | HD9 3UP

MOORGATE FARM



Set within grounds approaching 5 acres, enjoying a delightful rural back drop, a stunning farmhouse conversion with an adjoining annex, a detached guest cottage, garaging for 12 cars, a substantial stable block, landscaped gardens, paddocks and breathtaking countryside views.



Enjoying the most idyllic of settings, positioned on the outskirts of this popular rural village only a short drive from the hugely sought after Pennine market town of Holmfirth. Sympathetically restored and developed to an exceptional standard throughout, retained period features displaying charm and character from all viewpoints, enclosed within private landscaped grounds offering the most delightful outdoors lifestyle.

A welcoming family home offering spacious versatile accommodation with self-contained ancillary living, equestrian facilities and garaging for those with a keen vehicular interest. Local services are close by and include highly regarded schooling, Honley and Holmfirth each within a short drive whilst surrounding commercial centres are easily accessible.

KEY FEATURES

Ground Floor

An oak door opens to the reception which has a limestone floor and exposed stone walling. The adjoining boot room / utility has a bank of storage cupboards and a Belfast sink; access is gained to a cloaks room which is presented with a two piece suite.

A centrally positioned, spectacular dining hall presents an impressive introduction to Moorgate Farm; flooded with natural light through the original barn opening, now fully glazed with a door leading onto an enclosed south facing courtyard garden. This centralized room displays features including exposed stone walling, a flagstone floor, beams and roof timbers. A bespoke oak staircase accesses the first floor galleried landing.

The living kitchen forms the hub of the home; an exceptionally well proportioned room with limestone flooring, exposed timbers and stone walling. Windows to three aspects ensure excellent levels of natural light whilst commanding delightful cross valley views. An external door opens onto the south facing courtyard terrace inviting the outdoors inside. A broad stone chimney breast is home to a cast iron, pellet fed stove which sits on a raised flagstone hearth. The kitchen area is presented with a comprehensive range of bespoke fitted furniture complemented by granite work surfaces incorporating a sink unit with a mixer tap, boiling water and chiller taps. A compliment of appliances includes a fridge freezer, Gaggenau double ovens, a deep fat fryer, wok hob, a two ring gas hob, halogen hob and griddle and a Neff heated pan drawer, all set beneath a broad Westin extractor unit. There are two Gaggenau dishwashers, a wine cooler, a Siemens microwave and a steamer oven. A central island has a granite surface with drawer units and cupboards beneath and an inset sink unit with waste disposal and an adjoining oak six setting breakfast table. The living area has exposed stone walling and timbers to the ceiling.

French doors lead into the snug which offers a delightful seating area with exposed stone walls to three aspects, beams to the ceiling and windows commanding stunning views over the gardens and beyond.

From the kitchen access is gained into the garden room which links the annexed accommodation. A stunning room with oak roof trusses and timbers on display, exposed stone walling and a limestone tiled floor. Four sets of French doors open onto both the north and south aspects of the property creating a feel of outdoor/indoor living, the front displaying delightful views over the gardens and beyond towards Emley Moor and Castle Hill.





SELLER INSIGHT

“Enviably located in the picturesque Holme Valley, just a stone's throw from the charming town of Holmfirth is Moorgate Farm, a stunning family home that sits in five acres of land and boasts magnificent countryside views. “I can honestly say that this is the nicest house I've ever lived, or indeed been in; in my opinion it's perfect in every way and I've loved living here,” says the owner. “For us it was a real combination of the look and feel of the house, the space both inside and out, and this gorgeous setting that sold it to us.”

“We wanted a lovely big family home with space enough for my mum to come and live with us, and during our time here we've been able to partition off a section of the main house to create a sizable two-bed, almost self contained annex. It's a private space for her and one that she can retreat to for a bit of peace and quiet, but we'll eat together and she can be with us whenever she wants; it's worked incredibly well. The house has lots of rustic features such as exposed stonework and beautiful old beams, but although it's a very old building it works brilliantly for modern living. The layout flows incredibly well, the rooms are all nicely proportioned, and it has such a warm and welcoming feel throughout. In my opinion it's the perfect family home.”

“The large open-plan kitchen is the real heart of the home. We have a very big built-in table and space for two sofas so it's a very sociable part of the house, and it's the room to which everyone seems to naturally gravitate.”

“At home we enjoy peace and tranquillity, total privacy and the most breathtaking countryside views, however we're by no means isolated. Holmfirth, which is a gorgeous little town with lots of independent shops, cafés and bars, is only a mile and a half down the road, and it's an easy commute into places such as Leeds, Manchester and York. We also have some really good schools close by so it's a wonderful place to bring up a family.”

“It is with really heavy hearts that we've decided to sell,” says the owner. “As I said before, this is the nicest house I've ever been in, a fantastic family home and to top it all the setting is simply idyllic. I've no doubt that the new owners will love living here every bit as much as we have.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

The lounge retains original features including exposed stone walling, timbers to the ceiling and a stone chimney breast which is home to a cast iron wood pellet stove which sits on a flagstone hearth. There are mullioned windows to two elevations and a glazed door opening to the courtyard garden.

An inner lobby gives access to the utility and wine cellar. The utility has limestone flooring and is presented with a comprehensive range of base and wall cupboards with a work surface over and plumbing for both an automatic washing machine and a dryer.

A second cloakroom is presented with a Sanitan two piece suite. A rear porch has a limestone flagged floor, full height windows and a glazed ceiling. A door opens to the covered porch accessing the garage courtyard.

A home office has stone mullioned windows overlooking the gardens, exposed beams and a stone fireplace with a raised stone hearth and a cast iron stove with library shelving and drawers to the alcoves.







KEY FEATURES

First floor

A galleried landing has a stunning oak floor and a delightful outlook over the dining hall. There are exposed timbers into the apex of the ceiling and pleasant views over the gardens. Off the landing there is a useful storage room and a laundry room which is home to the boilers and hot water cylinder tank.

The principal bedroom suite offers exceptional proportions, exposed timbers on display into the apex of the ceiling, windows to two aspects commanding far reaching panoramic rural views. This room has exposed stone walling and built in wardrobes. En-suite facilities comprise a separate shower, twin wash hand basins with vanity cupboards beneath, a bidet, a low flush W.C and a sunken jacuzzi bath with marble surround and exposed stone backcloth.

To the remainder of the first floor there are four additional bedrooms. Two rear facing double rooms with exposed timbers to the ceiling, stone mullioned windows commanding stunning long distance views and an en-suite shower rooms.

The two remaining front facing bedrooms enjoy stone mullioned windows overlooking the courtyard whilst each has a mezzanine level with exposed timbers into the apex of the ceiling, Velux sky light windows and fitted wardrobes.

The family bathroom is presented with a modern suite including a bath, a low flush W.C, twin wash hand basin with cupboards beneath and a step in shower with fixed glass screen. The room has complementary tiling to the walls and floor and sash style windows set to stone mullioned surrounds.









KEY FEATURES

Linked Annex

Ground Floor

Accessed off the garden room the ground floor to the Annex is presented in an open plan format; a stunning room enjoying far reaching views through a bank of windows in the original arch to the building. This room has exposed stone walls, the kitchen area presented with a high quality range of fitted furniture, consisting of base units with a substantial granite work surface over that incorporates a drainer and has an inset sink unit. French doors open to an oak framed porch which commands a delightful outlook over the gardens and directly down the valley beyond.

First Floor

The main bedroom has exposed beams into the apex of the ceiling and an exposed stone wall which incorporates the original barn arch, now fully glazed resulting in breathtaking cross valley views. The room benefits from a cloakroom en-suite and a walk-in wardrobe. The second bedroom has exposed stone walls and two windows whilst the shower room is presented with a modern three piece suite.

Guest Lodge

Situated within the main courtyard, a detached building incorporating the annexed accommodation and a triple garage.

Ground Floor

An entrance lobby has stone mullioned windows and units with an inset sink. Access is gained to the dining kitchen which has a stone mullioned window, base and wall units with work surfaces extending to a breakfast bar with an inset sink and a compliment of appliances.

First Floor

A lounge with exposed beams and a gable window overlooking the gardens. A generous bedroom has three velux windows and a gable window commanding stunning long distance views. There is a three piece en-suite and a separate bathroom presented with a three piece suite.

“ As well as my mum’s section of the house, we also have a gorgeous one-bed annex. We’ve always rented it out and it generates a nice little income, but it could be ideal for accommodating visiting family and friends.”







KEY FEATURES

Externally

Electronically operated wrought iron gates open to a sweeping tree lined approach extending through lawned gardens before arriving at a granite cobbled driveway offering a glimpse over the gardens towards a stunning rural backdrop. The courtyard offers parking and gains access to the triple garage, annex and showroom garage.

The gardens offer a mix of both formal and informal lawned areas, all landscaped with mature hedging, flower beds and established shrubs and trees, all wrapped within private stone walled and fenced boundaries. The south facing courtyard garden includes a flagstone terrace ideal for 'alfresco' dining, a garden in the main laid to lawn extending to the east aspect of the house. There are two paddocks, the east paddock accessed off the driveway, the west paddock having a separate access onto the road.

Garaging

A triple garage with three electronically operated access doors, power, lighting and heating. Incorporating a boiler room and W.C. Subject to the necessary planning consents this generous space would lend itself to many uses including leisure, home office space or residential in conjunction with the annexed accommodation.

The showroom garage is quite exceptional set beneath a rooftop garden and accessed via two electronically operated doors. Providing power, lighting, heating and a dehumidification system offering space for approximately 10 vehicles.

Stables, Yard and Grounds

Off the principal driveway a tarmac driveway leads to the stable yard which has an enclosed garden / paddock area and access to the west paddock. The stable block offers generous proportions extending to approximately 1900 sqft.

“Another gorgeous feature of the property is the fabulous amount of outside space that we have,” continues the owner. “There’s around five acres, which wrap around three sides of the house so the outlook from almost all of the rooms is just stunning. The grounds incorporate a really pretty courtyard garden, which is south facing and therefore a real suntrap, and that’s where we spend a lot of our time. There’s also a large formal garden that’s been ideal for the children, we have a vegetable patch and two paddocks as well as stables so it’s ideal for anyone wanting to keep horses. I love the peace and tranquillity of it all and the amazing views in all directions.”





NETHERTHONG

Netherthong is a charming village with a relatively small population of circa 1750 people boasting a wonderful community spirit. Situated within the Holme Valley, surrounded by glorious open countryside. Locally there are two village pubs, a church dating back to 1771, small village store and a primary school.

Netherthong is neighbour to one of West Yorkshires most famous market towns: Holmfirth, perhaps best famed for its 'Last of the Summer Wine' scenery and pioneering film making history is host to numerous festivals including film, arts, folk, and both food and drink. This 13th Century town boast a bus station, a bustling centre presenting shops from small gift and clothes shops to supermarkets, a farmers market alongside traditional pubs, bars and restaurants. Honley has a train station, numerous bars and restaurants and can be reached within a 10 minute drive.



INFORMATION

Additional Information

A Grade II listed Freehold property with mains water and electricity. Drainage via a septic tank and LPG heating. A public footpath crosses the property however strategically managed landscaping ensures the impact of this is negligible and non-intrusive. A recently installed monitored alarm system.

Directions

From the centre of Holmfirth take the A6024 towards Huddersfield after a short distance turn left onto New Road and proceed up the hill to Netherthong. Follow the road around to the left and after the village store continue onto Moor Lane. The property will be found on the right hand side.



Moorgate Farm, Moor Lane, Netherthong, Holmfirth

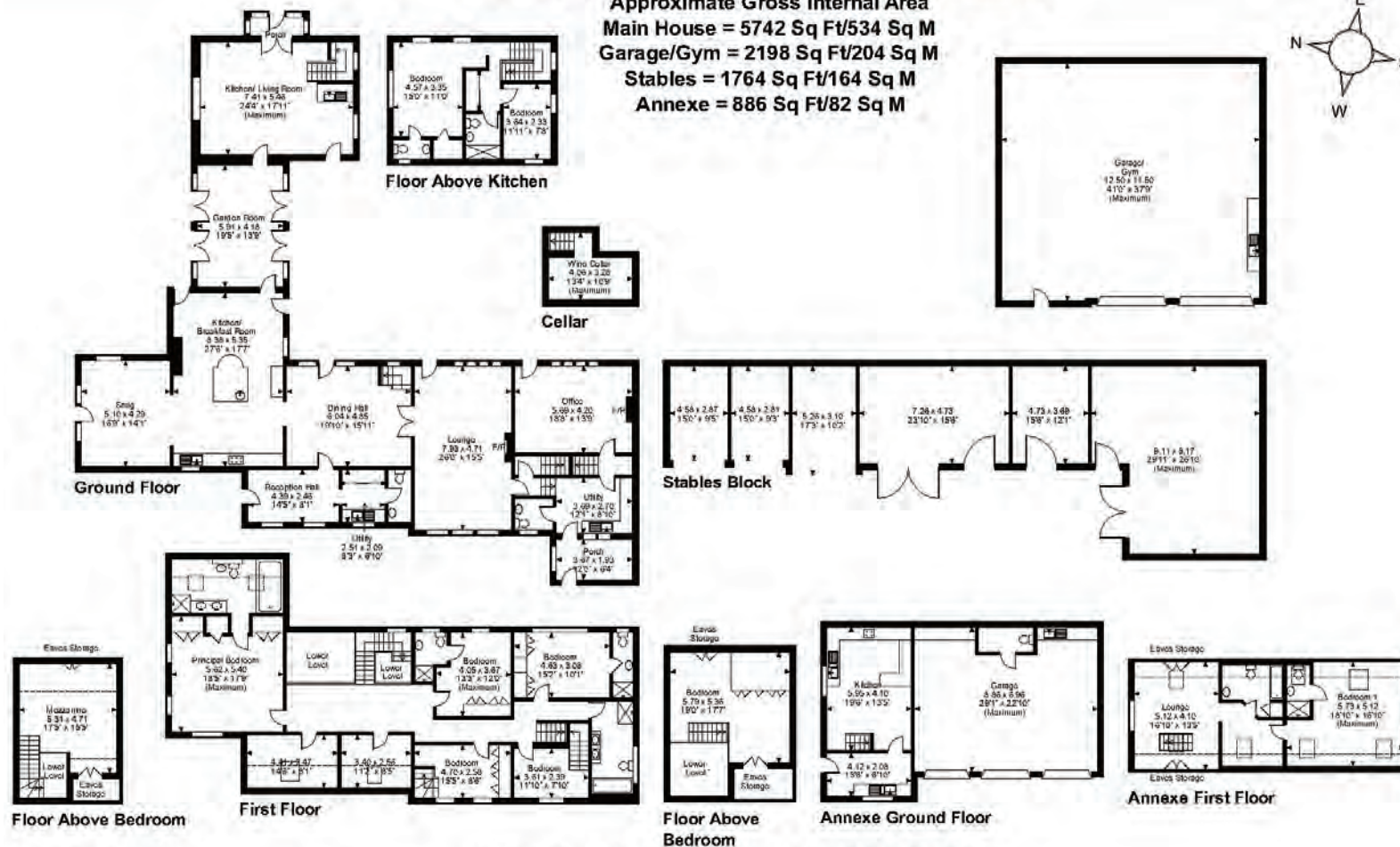
Approximate Gross Internal Area

Main House = 5742 Sq Ft/534 Sq M

Garage/Gym = 2198 Sq Ft/204 Sq M

Stables = 1764 Sq Ft/164 Sq M

Annexe = 886 Sq Ft/82 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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