



4 St David's Court
Scotgate Road | Honley | Holmfirth | HD9 6RE

FINE & COUNTRY

4 ST DAVID'S COURT



Set within a gated community of individually designed and built homes; a stunning 5 bedroom detached family property presenting spacious accommodation laid out over 3 floors, a delightful corner plot position enjoying private south facing gardens and a desirable semi rural setting.



KEY FEATURES

Offering versatile accommodation, which is presented to an exceptional standard throughout, each room flooded with natural light; the heart of the home being an impressive living kitchen which has bi-folding doors opening directly onto garden. There are three reception rooms to the ground floor and five first floor bedrooms in addition to second floor accommodation which lends itself to a variety of uses.

An idyllic location on the outskirts of glorious open countryside whilst only a short walk from the village centre being well served by local amenities including highly regarded schools.

Ground Floor

A contemporary styled entrance door with full height windows to either side, opens to a generous hallway offering an impressive introduction to the property, has a window to the side aspect and a bespoke Oak and glass panelled staircase rising to the first-floor level.

A bank of bi-folding doors opens to reveal a generous cloaks/storage cupboard and access is gained to a cloaks room, which is presented with a modern two-piece suite.

The Utility has an internal door gaining access to the garage, a window overlooking the courtyard and furniture comprising base and wall cupboards with a worksurface incorporating a stainless-steel sink unit, having plumbing for an automatic washing machine and space for a tumble dryer. A double-glazed door opens on to the side garden.

A versatile room currently used as a home office offers generous proportions and has a window overlooking the garden.













A living kitchen forms the heart of the home, offering expansive proportions with windows to the side aspect and bi-folding doors which open directly onto a South facing terrace, inviting the outdoors inside. The room has spotlighting to the ceiling, a dining area and is presented with a comprehensive range of bespoke kitchen furniture including base and drawer units with a Corian work surface over and matching upstands. An L shaped island has a Corian surface extending to a five-seater breakfast bar, with an inset drainer and a stainless steel one and a half bowl sink unit, with a mixer tap over. The room has a full complement of appliances including twin Neff ovens and twin microwaves. There is a five-ring Neff induction hob with an extractor hood over and a glass splashback, an American style fridge freezer, an under-counter drinks fridge and a dishwasher.

The lounge enjoys a double aspect position overlooking the gardens, with bi-folding doors to two aspects, ensuring tremendous levels of natural light are invited indoors. The room has a stone fireplace with a stone inset and hearth which is home to a wood burning stove.

A sitting room has windows to the front aspect set within stone mullioned surrounds, offering versatile accommodation and is currently used as a TV room/snug.





SELLER INSIGHT

“On the occasion of our first visit to 4 St. David’s Court, it was the indoor-outdoor kitchen and living space which really appealed to us,” say the current owners of this stunning 5 bedroom property in West Yorkshire. “Combined with a very private south-facing sun terrace which captures the sun all day, we could see it would be the perfect home for everyday life and entertaining alike.”

“Sure enough, the wraparound garden provides us with ample outdoor space which is enjoyed by all the family,” the owners continue. “Having an easily maintained garden was important to us as a professional couple with three children, and we have loved spending time relaxing outside while the children run around, instead of working on upkeep. The garden has many mature plants which provide interest throughout the seasons, yet would lend itself to further horticultural development should a new owner wish to do so.”

The situation of the property has much to offer, too, in terms of countryside charm, community, and convenience. “Having run through the beautiful landscape of the Holme Valley with the local running club, it was an easy decision of where we would like to make our home,” say the owners. “Honley village successfully combines a rural setting with easily accessible countryside and a village at the heart of the community. Being in a conservation area, it provides interesting architecture to walk through, something we and Eddie (our Jack Russell) take full advantage of. Honley also boasts a wonderful range of independent shops, cafes, bars and restaurants, as well as well respected junior and high schools. The railway station sits on the Huddersfield to Sheffield line, which provides good access to the wider rail network, for example between Leeds and Manchester.”*

*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.

First Floor

A spacious landing has windows to the front aspect of the house, additional Velux skylights and a spacious seating area. There is an Oak and glass panelled staircase continuing to the second-floor level and a useful storage cupboard.

The principal bedroom suite is positioned to the rear aspect of the house and has windows commanding stunning long distance rural views. There is a bank of wardrobes with sliding doors to one wall and a walk in en-Suite which is presented with a low flush W.C, a bidet, twin wash hand basins and a step in double shower. The room has partial tiling to the walls, spotlighting to the ceiling, an extractor fan, a heated towel rail and a frosted window.

A second double bedroom to the front of the property has windows set into a stone mullioned surround and en-Suite facilities comprising a step-in shower, a Villeroy & Boch floating wash hand basin and a matching W.C. The room has partial tiling to the walls, a heated chrome towel radiator and a frosted window.

There is an additional double bedroom to the front aspect of the property, which enjoys a double aspect position; windows to two aspects commanding a pleasant outlook. This room has built in wardrobes to one wall.

To the rear of the property there are two further double rooms, each with windows overlooking the gardens, commanding long distance rural views beyond, one of the rooms having fitted wardrobes.

The family bathroom is presented with a modern suite, comprising a double ended bath with a tiled surround, a wash hand basin with a vanity drawer beneath, a floating W.C and a step-in shower. The room has complimentary tiling to the walls, spotlighting to the ceiling, an extractor fan, a heated towel rail and a frosted window.









Second Floor

The landing has a Velux Skylight window and overlooks the first-floor landing.

There are two double rooms, each with Velux skylight windows and additional windows to the side aspect. Offering versatile accommodation ideal as separate bedrooms or alternatively as a fantastic teenage suite / self contained home office area.





Externally

The property is positioned within a gated community of four individually designed homes; accessed by electronically operated wrought iron gates. Once within the development access is gained to the private driveway, which provides off road parking for several vehicles and gives access to the garage, the drive being flanked either side with established flower borders. To the rear aspect of the property, enjoying a South facing elevation is a privately enclosed garden, mainly laid to lawn with established surrounding flower borders, a paved seating terrace and a sunken patio which is currently home to a hot tub. The garden extends to the side aspect of the house, where there is an additional lawned area, paved walkways, flower, tree and shrubbed borders in addition to boxed vegetable areas.

Garage

An integral double garage, with an electronically operated up and over entrance door, power and lighting.





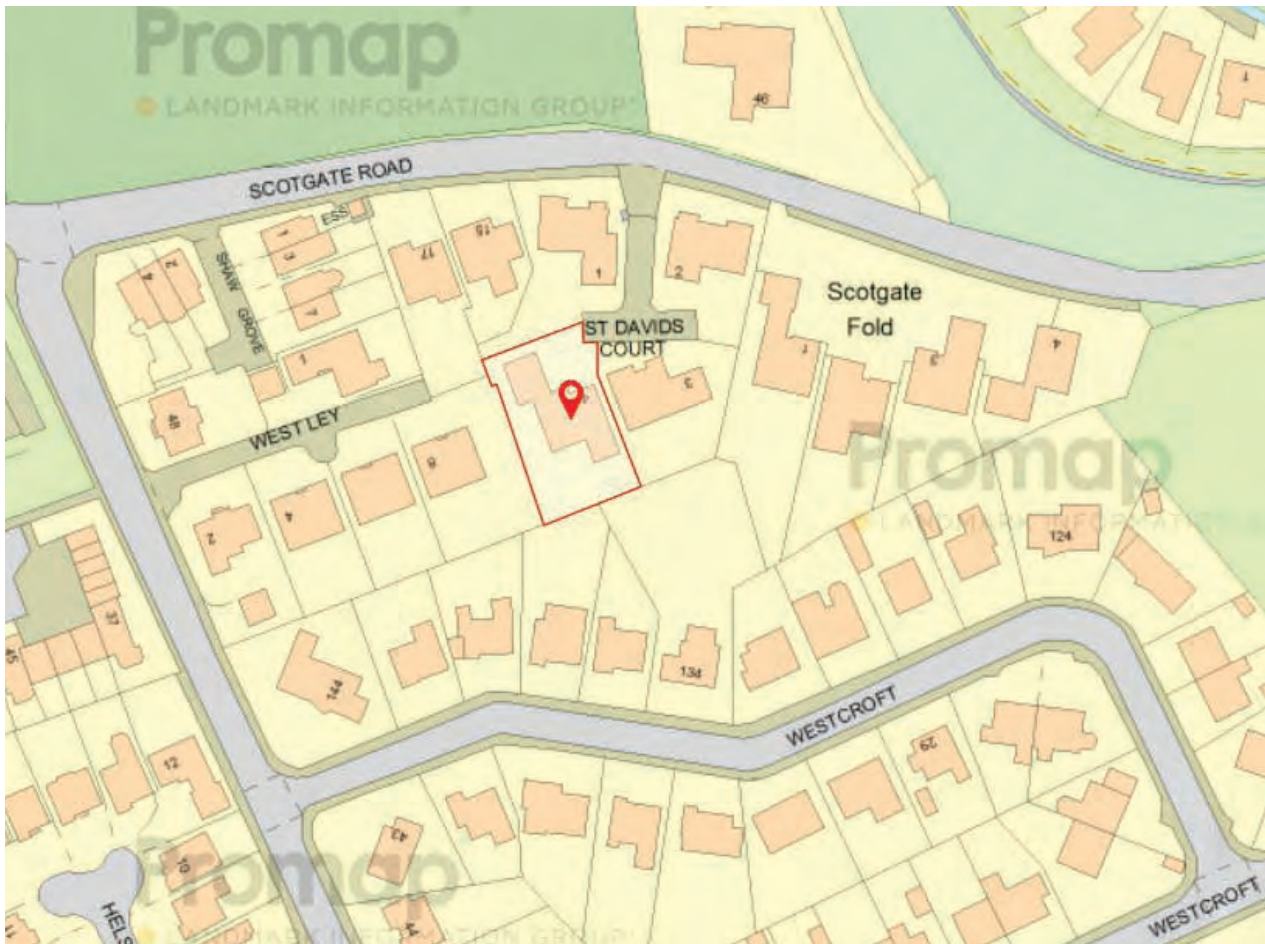
LOCAL AREA

Honley is a charming village located on the outskirts of Holmfirth presenting immediate access into glorious open countryside whilst being positioned only a short drive from Huddersfield centre presenting the most idyllic of rural settings. St Davids Court is positioned on the outskirts of the village enjoying a highly commutable location surrounded by major commercial centres. The village offers access to highly regarded schools, numerous shops, traditional pubs and well thought of restaurants and a train station. Scenic walks are immediately accessible and include The Famley Full Monty which takes you on a leisurely stroll around the top of Famley Estates. If you're feeling energetic, you can always take on the Castle Hill Challenge.

Holmfirth is one of West Yorkshires most famous market towns; located in the Holme Valley; only 4 miles from The Peak District National Park, perhaps best famed for its 'Last of the Summer Wine' scenery. This popular 13th Century town boasts a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmer's market along side traditional pubs, bars and restaurants as well as it's very own Vine Yard / restaurant, leisure centre and Picturedrome. In short, a delightful peaceful position where the 'hustle and bustle' of everyday life is also easily accessible.







INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Situated within a gated community, the central road being privately owned between the four occupying properties with equal commitment to any shared areas and the access gates. The house enjoys underfloor heating to the ground floor.

Directions

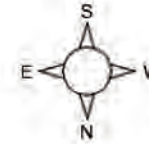
Proceed north out of Holmfirth on Woodhead Road (A6024) to the crossroads at Honley. Turn left onto Eastgate and proceed through the centre of the village. At the roundabout, take the 3rd exit onto Thirstin Road and then left onto Scotgate Road. St. David's Court is on the left.



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St. Davids Court, Scotgate Road, Honley, Holmfirth
Approximate Gross Internal Area
Main House = 3290 Sq Ft/306 Sq M
Garage = 380 Sq Ft/35 Sq M
Total = 3670 Sq Ft/341 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.10.2021





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