



**Springwood House,
The House and Coach house,
Butterly Lane, New Mill,
Holmfirth**



A LARGE PERIOD DETACHED FAMILY HOME OVERLOOKING MATURE GARDENS AND HAVING LONG DISTANCE VIEWS. In need of updating throughout we offer for sale Springwood House by the best and final offers pricing method. Offered for sale with the existing two storey detached stone built Coach House that includes garaging, stables and workshop/home office space Springwood House itself has a classical layout of an impressive hallway, four magnificent reception rooms, extensive cellars, five bedrooms, a house bathroom, outbuildings, a driveway, and gardens. The property briefly comprises; hallway 27' in length, sitting room, dining room, family room, kitchen, five bedrooms, and a bathroom. Please note The Coach House has separate planning permission, please see separate brochure.

*****Offers to be submitted in writing by 12:00 noon on Thursday 12th February to the Holmfirth office*****

Best and final offers £530,000

**Fairfield House, Hollowgate, Holmfirth, HD9 2DG
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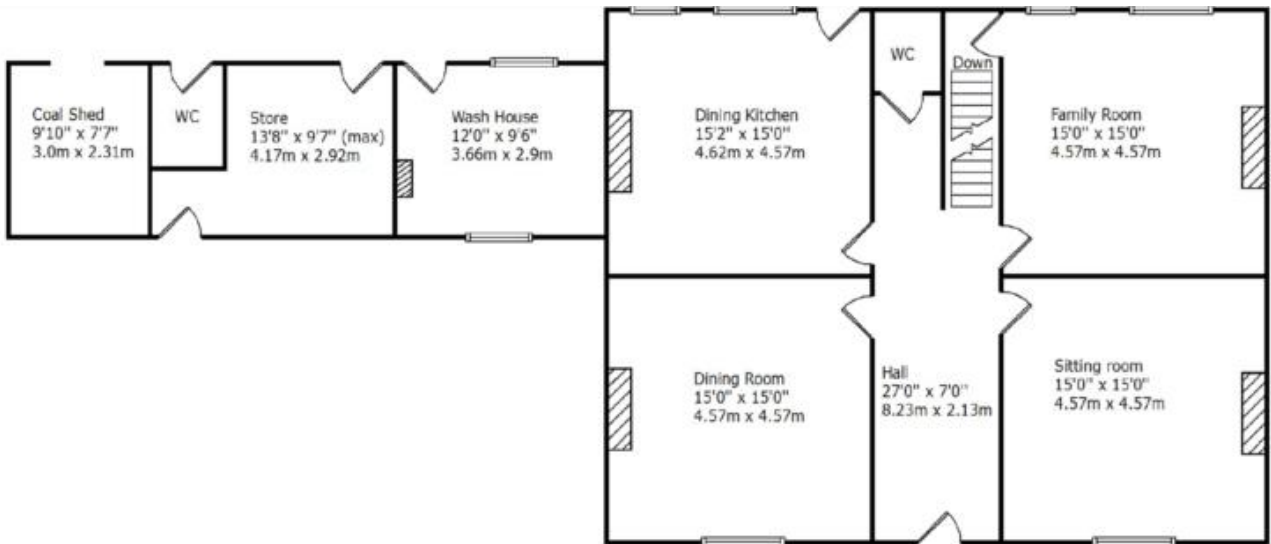
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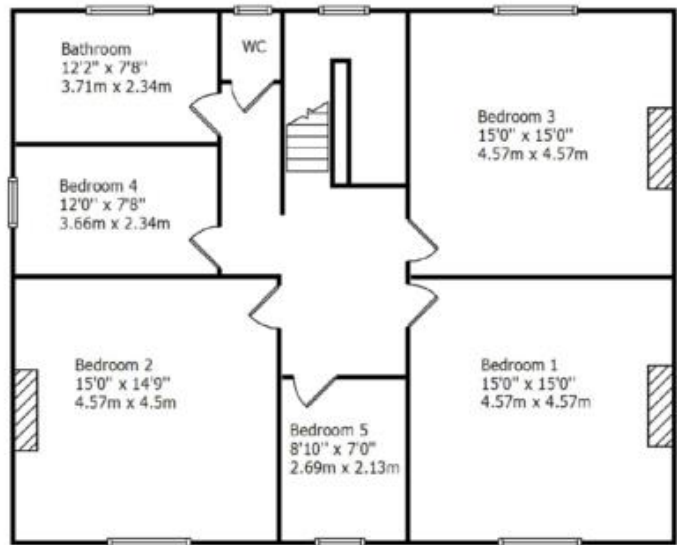
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Ground Floor



First Floor

Drawing: SB-Hol-14-0251



Please note that Springwood House is being offered in five lots. Whilst planning has been achieved for there to be three individual parts, i.e. Springwood House, The Coach House and The Building Plot, we also offer the opportunity for there to be only two elements; The House and Coach House, and The Building Plot with a larger garden.

THE HOUSE

A period style entrance door with obscure glazing and matching glazed over light gives access through to the impressive entrance hall.

ENTRANCE HALL

This has timber panelling, beautiful coving to the ceiling, a decorative ceiling rose, and the hallway runs the full depth of the property including the staircase and half landing which has an arched topped window giving a large amount of natural light down and through the hallway. A doorway leads through to the downstairs w/c.

DOWNSTAIRS W/C

Fitted with a low level w/c and wash hand basin.

SITTING ROOM

Positioned to the front with a lovely view out over the property's gardens, this room has a high ceiling line, once again with many high quality period features including high skirting boards, picture rail, coving, attractive ceiling rose, and a chandelier point. There is decorative work to the walls, a broad chimney breast and a period marble fire surround, currently being home for a gas fire. The room has a view out over the property's gardens, as previously mentioned, this is courtesy of a period style sash window with working window shutters.



DINING ROOM

Once again with sash windows with working shutters, this impressive room is now lacking in decoration however all period features are present including an impressive fire place with raised hearth, open fire grate currently being fronted by a Cannon Gasmeiser fire with attractive fret, presumably off the original fireplace behind. There is a polished timber surround which incorporates a mantle, delft rack/picture hanging rail, coving to the ceiling and attractive ceiling rose, with a pleasant view out over the property's gardens.



FAMILY ROOM

With a view to the rear courtesy of two windows, this room has a high ceiling height once again, period style cupboards either side of the chimney breast, one of which incorporates a stainless steel sink unit, there is once again a Cannon Gasmeiser fire through the previously open fire place. A doorway from here leads down to the cellars, details of which are to follow.



DINING KITCHEN

With an outlook to the rear this good sized dining kitchen once again has all the features to be enhanced, including a high ceiling height with Creel above the fireplace, a double drainer stainless steel sink unit, an electric cooker point, a picture rail, and an everyday entrance door.



CELLARS

With a view to the rear courtesy of two windows, this room has a high ceiling height once again, period style cupboards either side of the chimney breast, one of which incorporates a stainless steel sink unit, there is once again a Cannon Gasmeiser fire through the previously open fire place. A doorway from here leads down to the cellars, details of which are to follow.

From the entrance hall a beautiful stone staircase of cantilevered construction with wrought iron balustrading and polished timber hand rail rises up to a three quarter landing.

FIRST FLOOR LANDING

This has the arch topped window as previously described and this allows a large amount of natural light both the the hallway and to the first floor landing. The first floor landing has a period style central heating radiator, a lowered ceiling and a loft access point.



BEDROOM ONE

This is a good sized double room with a super view out over the property's gardens and lovely rural view beyond, it has an ensuite area to one corner incorporating a pedestal hand wash basin, and separate shower however consideration must be given to the location of bedroom five which would make a super shower/ensuite if required. The room has a beautiful fire surround incorporating a mantle and is currently home for a gas fire. The room once again has period features including high skirting boards, a picture rail, and two ceiling light points.



BEDROOM TWO

With a super view, broad boarded floor, two ceiling light points, a picture rail, a fireplace with a gas fire, and period hand wash basin of a particularly unusual nature with period style taps and splash backs.



BEDROOM THREE

With windows giving an outlook to the rear, once again with a period style hand wash basin, two ceiling light points, a picture rail, and an attractive fire surround with gas fire.

BEDROOM FOUR

A room with a view to the side courtesy of a sash window, with a picture rail, and a high ceiling height.

BATHROOM

With a view out to the rear courtesy of period style windows, the bathroom has high quality inbuilt cupboards and drawers, a shower, a bath, a hand wash basin and a separate w/c.



OUTSIDE

The property overlooks a beautiful garden, this which is somewhat over grown at this time is on three principle levels. The upper level being stone flagged, and acting as a delightful terrace giving a pleasant view out over the mature gardens with well established shrubbery and trees. The middle level being of a good sized shaped lawn, and the lower level having a delightful garden area with pedestrian gate down to the road. There is good quality hard landscaping which as previously stated is somewhat over grown at this moment in time, however there is a lot to work with at the property. There is a side garden area which is to be found in front of the out buildings (see floor lay out plan), and the other side garden currently acts as additional driveway space. The principle driveway is of a good size and is gravelled and gives access to a stone cobbled driveway which is to the rear of the home and this in turn gives access to The Coach House.



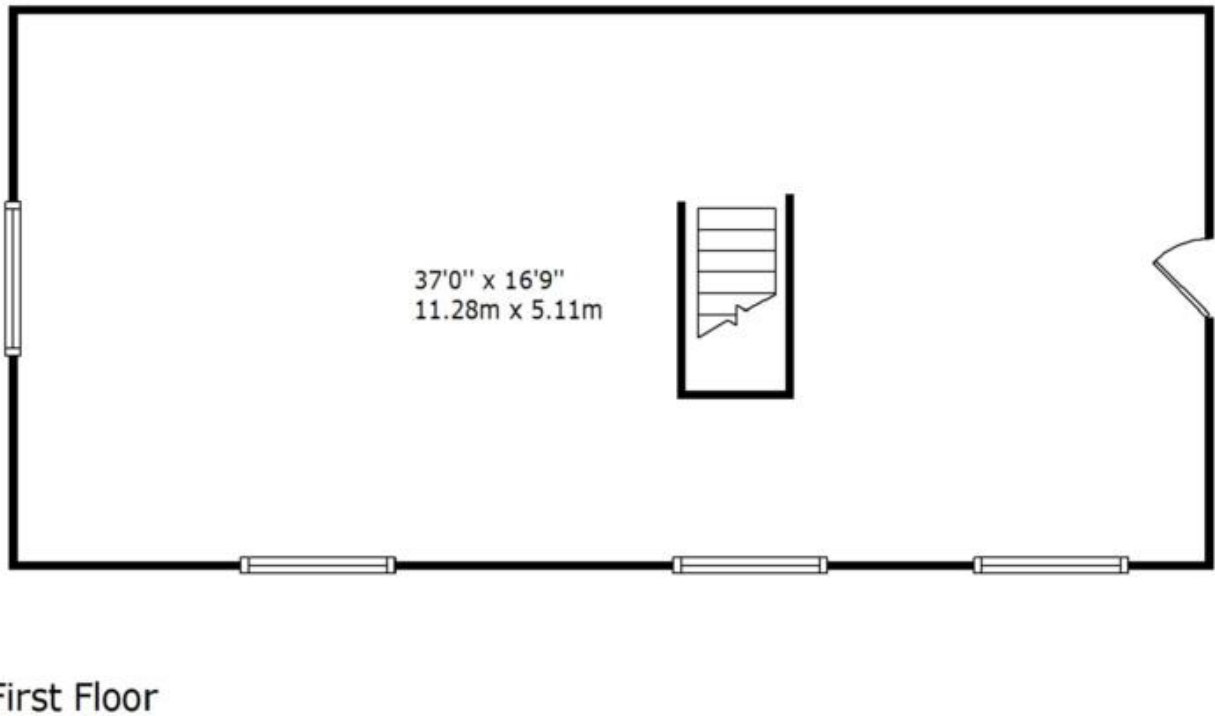
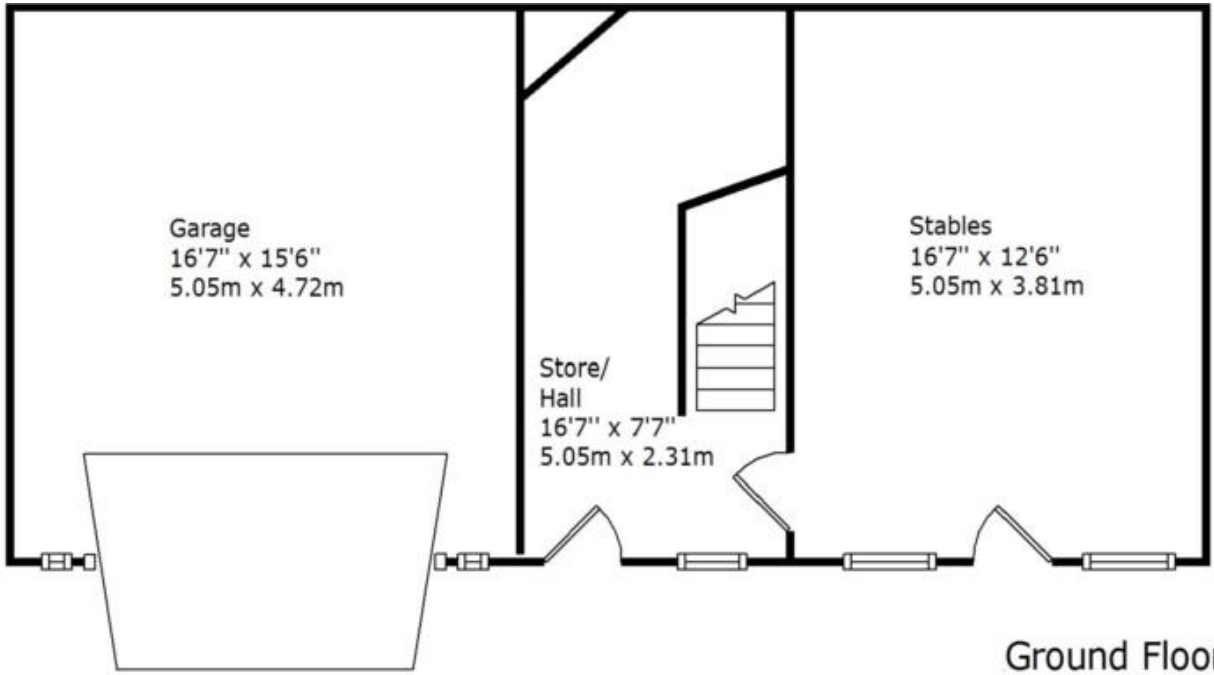


THE COACH HOUSE

The Coach House, as the floor lay out plan suggests, has an array of rooms providing a huge amount of potential for hobbies, garaging and the like. The top floor room is quite exceptional and has windows to two sides and a doorway out to the gardens. The Coach House has provided stabling in the past, once again displaying its versatility.



THE COACH HOUSE FLOORPLAN - AS EXISTING



OUT BUILDINGS

Attached to the home is a single storey range of stone built out buildings, these include a wash house with period features, a good sized store with doors to both the front and rear gardens, an outside w/c and an outside coal shed.

REAR OF THE HOUSE



VIEW



SITE PLAN

The boundaries are outlined for reference only.



VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

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 independent 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 - 9:00 am to 5:30 pm Thursday til 7:00 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 10/12/14