



Applegate
Properties



- Substantial period residence
- Currently boutique B and B
- Over three floors
- Seven beds & Five Baths

Holmleigh Manor, Church Street, Holmfirth, HD9 3EA Offers over £1,150,000

A most impressive and substantial Georgian residence affording sumptuous, elegant and quirky seven bedroom accommodation over three floors currently split into a boutique bed and breakfast with second floor owner accommodation, gardens and garaging with stunning views over adjoining fields.



PROPERTY DESCRIPTION

Approached via a sweeping driveway and nestled within popular Netherthong village is this impressive period residence. Dating from c.1820 and having undergone an extensive refurbishment in recent years, this unique property is currently successfully used as a highly regarded four bed boutique bed and breakfast with separate spacious living accommodation to the top floor. No expense has been spared in achieving a sympathetic blend of period elegance with a contemporary edge, the property now offering both a turn key business opportunity or a versatile family residence.

Standing in generous gardens with further outbuildings and garaging, Holmleigh Manor commands an enviable position having breath-taking views over surrounding countryside yet set within the heart of the picturesque village of Netherthong with highly regarded schooling, local pubs and shops, as well as the bustling amenities and eateries of Holmfirth nearby.

In brief the accommodation comprises: Entrance vestibule, Grand Entrance Hall with original tiled flooring, rear lobby with Cloaks/w.c and access to a basement level with vaulted boiler room and separate wine cellar. To the ground floor are a Sitting room with period fireplace, Formal Dining Room, Library/Drawing Room and stylish Breakfast Kitchen with contemporary units, feature cast iron range, stone flagged flooring and central island.

A sweeping staircase with feature arched window leading to spacious landing gives access to four large, individually and distinctively themed bedroom suites, each having luxuriously appointed en suite shower rooms. A private door with staircase leads to the separate large living studio, again completed to a high standard and including a substantial 42' Living/Dining/Kitchen with vaulted ceiling, exposed beamwork, large concealed store room and stairs to mezzanine level library with access to substantial loft space.

A central landing with glass balustrade and fitted, walk-in wardrobe also gives access to three double bedrooms and luxuriously appointed Shower room.

Externally, the property is approached by a sweeping driveway and private gated entrance with generous lawned frontage including useful garden store, wooded area and paved patio. Continuing to the side leads to a rear courtyard affording ample parking with E/V charging point, pedestrian gate to village and access to two open fronted garages, adjoining laundry room and store (offering further potential subject to necessary consents). No vendor chain.



EPC: D
Council Tax: B
Tenure: Freehold

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

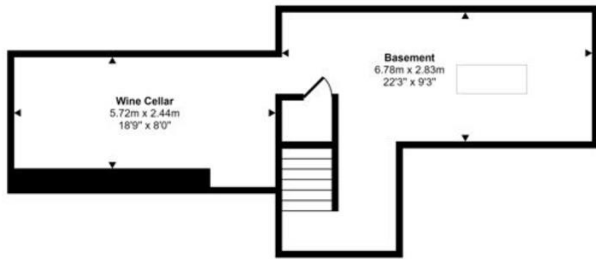




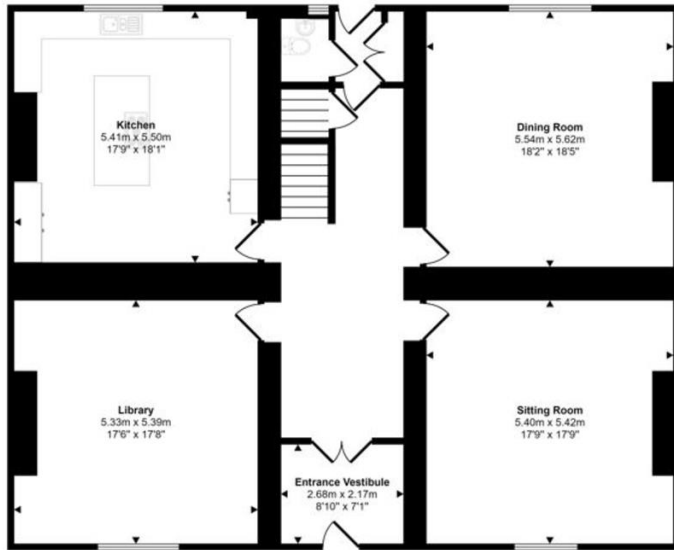




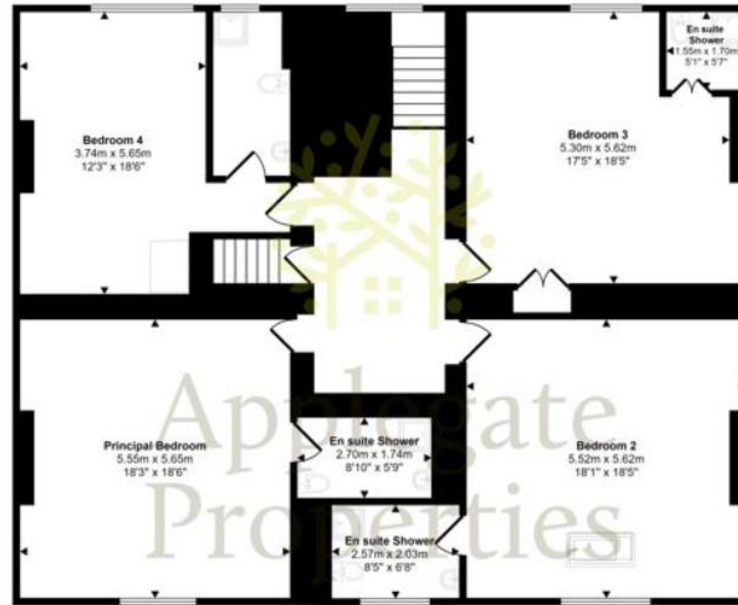




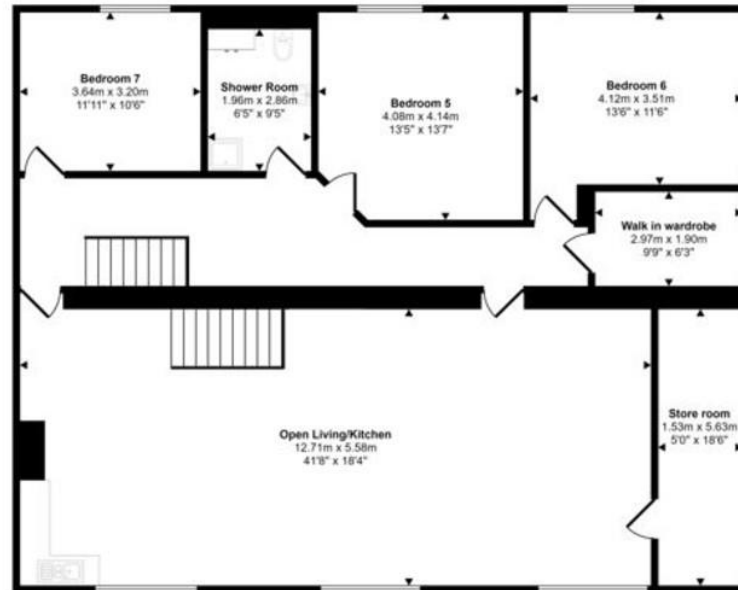
Basement



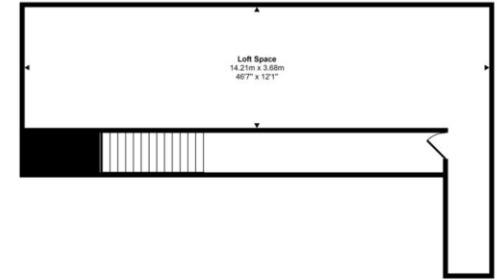
First Floor



Second Floor



Second Floor



Loft

Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Brandy 360.