



Applegate
Properties

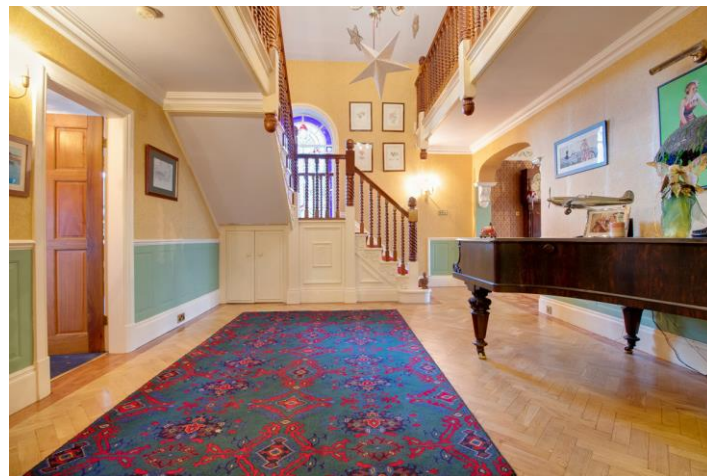


Miry Lane, Thongsbridge, Holmfirth, HD9 7RY

Offers in the region of £925,000

A substantial and sympathetically restored detached period residence with garaging, gardens and private woodland totalling approx. 1.7 acres on fringes of regarded Holmfirth.

- Substantial period detached
- Extensive & versatile accommodation
- Five beds & three baths
- Sweeping driveway and garaging



PROPERTY DESCRIPTION

Positioned along a private gated driveway and occupying a secluded woodland setting totalling Approx. 1.7 acres is this most imposing detached period residence. Being sympathetically and meticulously converted from the original Sunday School and retaining a wealth of period grandeur and charm alongside more contemporary enhancements, the property affords most generous and versatile accommodation which may well suit the family buyer. Located close to regarded schooling and only a short distance from the popular shops, restaurants and amenities of bustling Holmfirth the property includes considerable garaging and outbuildings as well as formal gardens, external seating/entertaining areas and private adjoining woodland.

In brief the extensive accommodation comprises: Grand Entrance Hall accessed via an open canopy porch with stained glass entrance door leading into sumptuous reception hall featuring parquet flooring and central galleried landing with access to all rooms and separate side entrance, formal Sitting Room with feature open fire within stone surround, panelled shelving and walk-in bay to the front, bright and spacious Snug/Garden Room with feature arched French doors leading to side courtyard, formal Dining Room with period marble fireplace, fitted Breakfast Kitchen with shaker units, Belfast ceramic sink and feature cast iron range with living flame gas fire. A further fitted Utility and separate Cloaks/w.c completes the ground floor accommodation.

A sweeping staircase with half landing featuring a stunning arched stained glass window leads to the impressive galleried landing with access to the four double bedrooms, the Principal having a walk-in wardrobe and en suite shower room and further guest bedroom again with spacious en suite bathroom.

Stairs lead to a second floor landing with eaves storage and into a large Attic room/bedroom five with exposed beams and roof lights currently used as a bright and spacious home office.

Externally, the property is approached by a cobbled, gated driveway with turning circle leading to an attached double garage with full power and covered side access. A formal lawn to the front leads to a further bespoke timber garage/barn with double barn doors and further covered side seating area, currently used as a working garage but affording a host of other potential uses including further office space/gym.

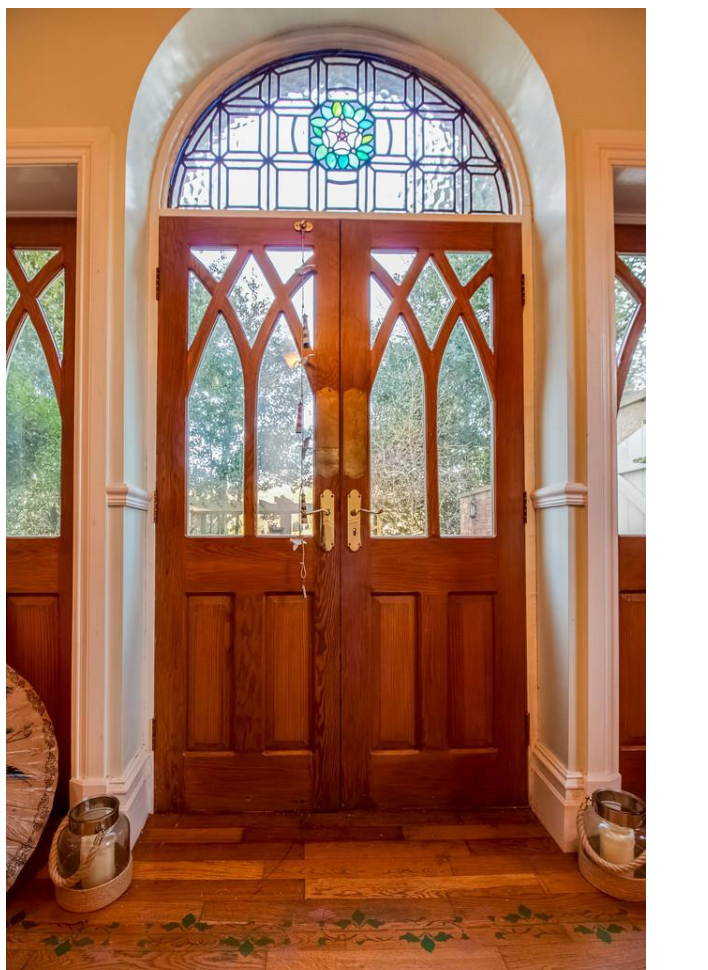
Gated access to the side leads to a stunning walled courtyard garden with secluded patio seating areas, central pond, timber and stone arbour gazebo with pitched leaded roof, further side courtyard and gated access directly to the adjoining woodland with winding pathways, seating areas and storage shed, all offering a host of further potential uses and opportunities.

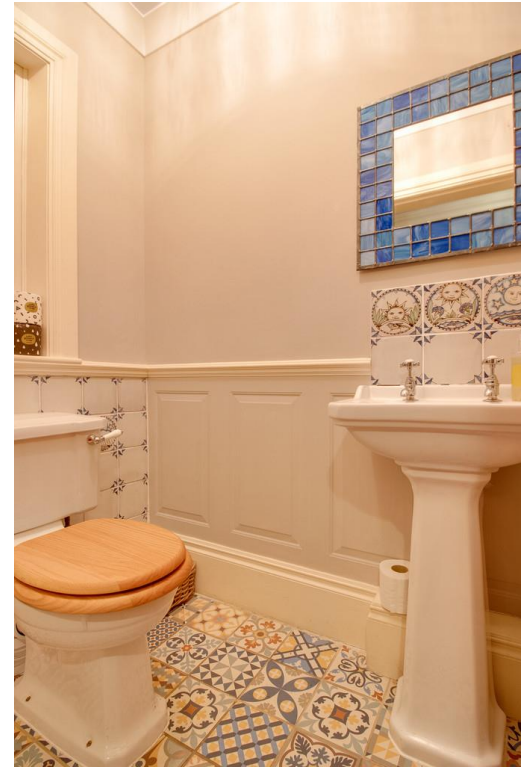
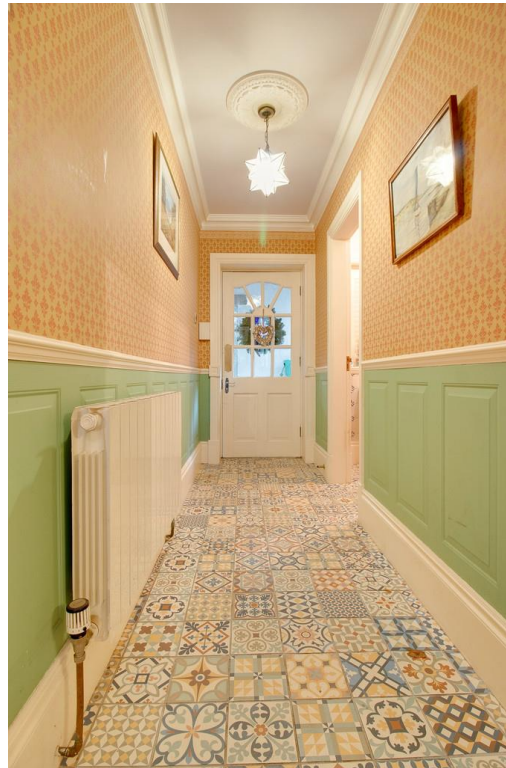
EPC Grade: C

Tenure: Freehold

Council Tax Band: E

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.





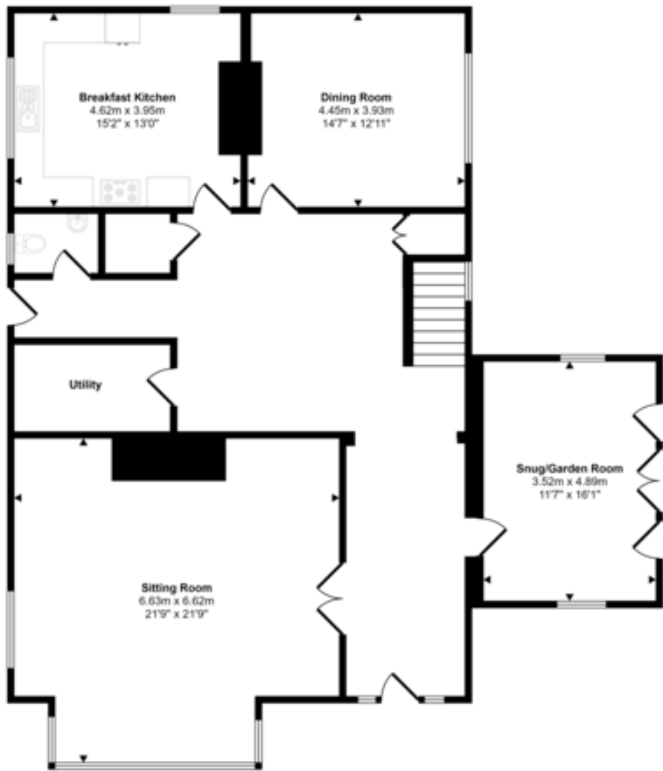






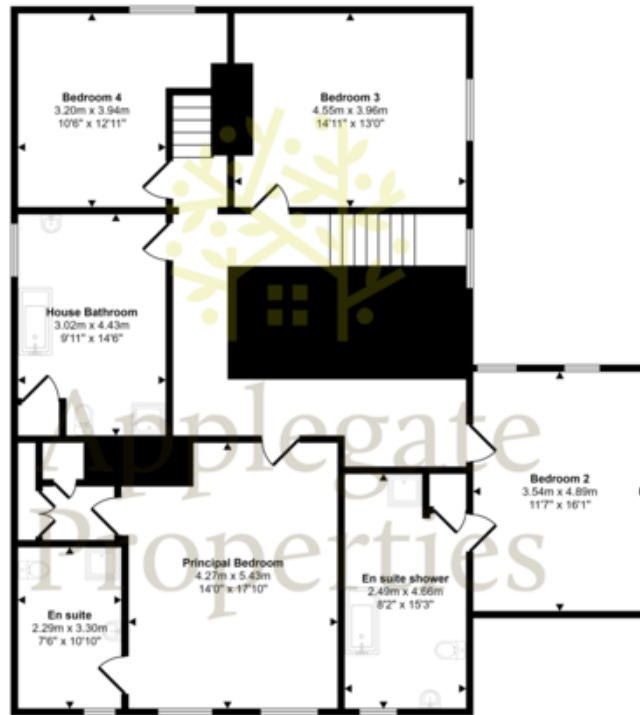


Approx Gross Internal Area
384 sq m / 3914 sq ft

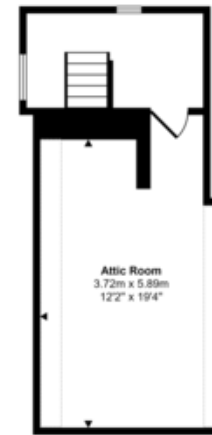


Ground Floor
Approx 153 sq m / 1652 sq ft

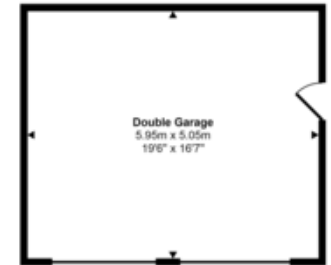
Denotes head height below 1.5m



First Floor
Approx 150 sq m / 1611 sq ft



Second Floor
Approx 30 sq m / 328 sq ft



Double Garage
Approx 30 sq m / 324 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED