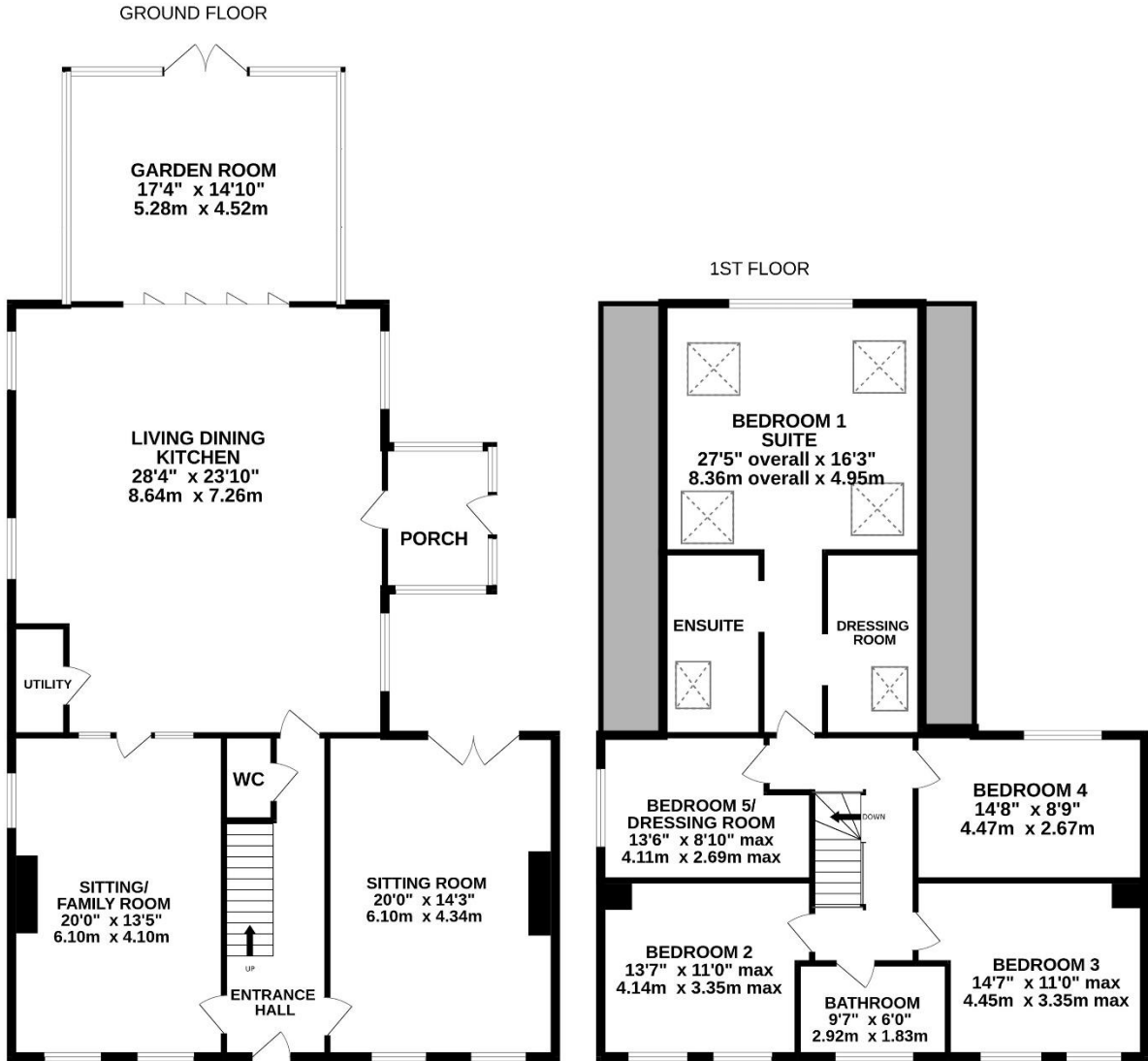


Simon Blyth
ESTATE AGENTS



ASHCROFT HOUSE, THE VILLAGE, THURSTONLAND, HD4 6XX



THE VILLAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

SITUATED WITHIN THE HEART OF THIS MUCH ADMIRE RURAL VILLAGE THIS RELATIVELY NEW BEAUTIFUL STONE DETACHED FIVE-BEDROOM HOME HAS MANY FEATURES INCLUDING TWO IMPRESSIVE SITTING ROOMS, A HUGE DINING LIVING KITCHEN AND A FABULOUS OAK GLAZED GARDEN ROOM OVERLOOKING THE REAR GARDENS AND SMALL PADDOCK BEYOND. WITH TWO STABLES, LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE THIS HOME HAS AN AWFUL LOT TO OFFER. THE PRINCIPAL BEDROOM SUITE ONCE AGAIN ENJOYS A LOVELY VIEW OUT OVER THE REAR GARDENS AND PADDOCK BEYOND. WITHIN EASY WALKING DISTANCE OF THE VILLAGE PUB, SCHOOL, CHURCH, AND CRICKET GROUND, THIS IS A RARE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED, WELL FITTED OUT FAMILY HOME IN A TRUE VILLAGE LOCATION. It briefly comprises entrance hall, downstairs w.c., sitting room, second sitting room, dining living kitchen (size), garden room (size), five bedrooms, bedroom one with en-suite and dressing room, house bathroom, enclosed delightful gardens, good sized driveway, double garage, stabling, small paddock, and village location.

****Part Exchange Considered****

Offers Around £1,080,000

ENTRANCE

Broad and impressive timber glazed door gives access through to the entrance hall.



ENTRANCE HALL

This entrance hall sets the scene in terms of size and style with inset spotlighting to the ceiling, the hallway being particularly broad has a useful understairs storage cupboard. Beautiful oak and spindle balustrade staircase and high quality and exceptionally stylish door gives access through to the downstairs w.c.



DOWNSTAIRS W.C.

With oak flooring the downstairs w.c. has a low level w.c., attractive vanity unit with storage cupboard beneath, appropriate tiling, extractor fan, inset spotlighting to the ceiling and combination central heating radiator / heated towel rail. Doorway being oak and glazed leads through to the sitting room.



SITTING ROOM

Measurements – 20'0" x 14'3"

This beautiful room has twin windows to the front and twin glazed doors out to the rear patio and gardens beyond. There is a central chandelier point, broad stone fireplace with raised stone hearth, brick backcloth all being home for a high-quality gas coal burning effect cast iron stove. Across the hallway a similar door gives access through to the second sitting room / family room



SECOND SITTING ROOM / FAMILY ROOM

Measurements – 20'0" x 13'5"

Once again, a large room with twin windows to the front with a further window giving a view out to the property's side gardens. This room has a beautiful stone fireplace with a raised stone hearth, antique brick backcloth and all being home for a cast iron multifuel burning stove. Oak and glazed screen with centrally located door gives access through to the magnificent living dining kitchen.



LIVING DINING KITCHEN

Measurements – 28'4" x 23'10"

This also has a doorway from the entrance hall being oak and glazed. The kitchen is quite simply staggering, its proportions are enormous, and it has a very high standard of fit and finish throughout. With a huge number of windows overlooking the property's gardens and a full bank of bi-fold doors opening through to the garden room, this truly is a spectacular space. With inset spotlighting to the ceiling, chandelier points above the huge island unit with breakfast bar seating and integrated wine fridges. The island unit is also home for a beautiful ever hot range oven with the usual warming ovens and twin stainless steel hot plates. This high specification oven is quite simply superb. The oven is matched by an extractor fan over, there is an inset stainless steel sink unit with Quooker instant boiled water tap over, integrated dishwasher, integrated fridge and freezer both being extremely large, fabulous array of other inbuilt units, provision for wall mounted television, two period style central heating radiators and fabulous oak flooring. Bi-fold doors with a total of six glazed panels gives a huge amount of natural light through to the kitchen and access through to the family room / garden room. Superb when opened for parties and the like.





GARDEN ROOM

Measurements – 17'4" x 14'10"

A delightful oak flooring. It is principally oak constructed and has glazing to three sides including up to the high angled and beamed ceiling line, twin glazed doors out to the gardens and period style central heating radiators.



SIDE ENTRANCE LOBBY

The everyday side entrance lobby gives direct access to the dining living kitchen. It has ceramic tile flooring, once again it is principally of oak construction high with the wonderful ceiling height, chandelier point, huge amount of glazing and a lovely view out of the property's gardens, driveway, and the like.

STAIRCASE

From the entrance hall the staircase rises to the first-floor landing. This first floor landing is of a good size and has a loft access point.

BEDROOM ONE

Measurements – 27'5" x 16'3" overall

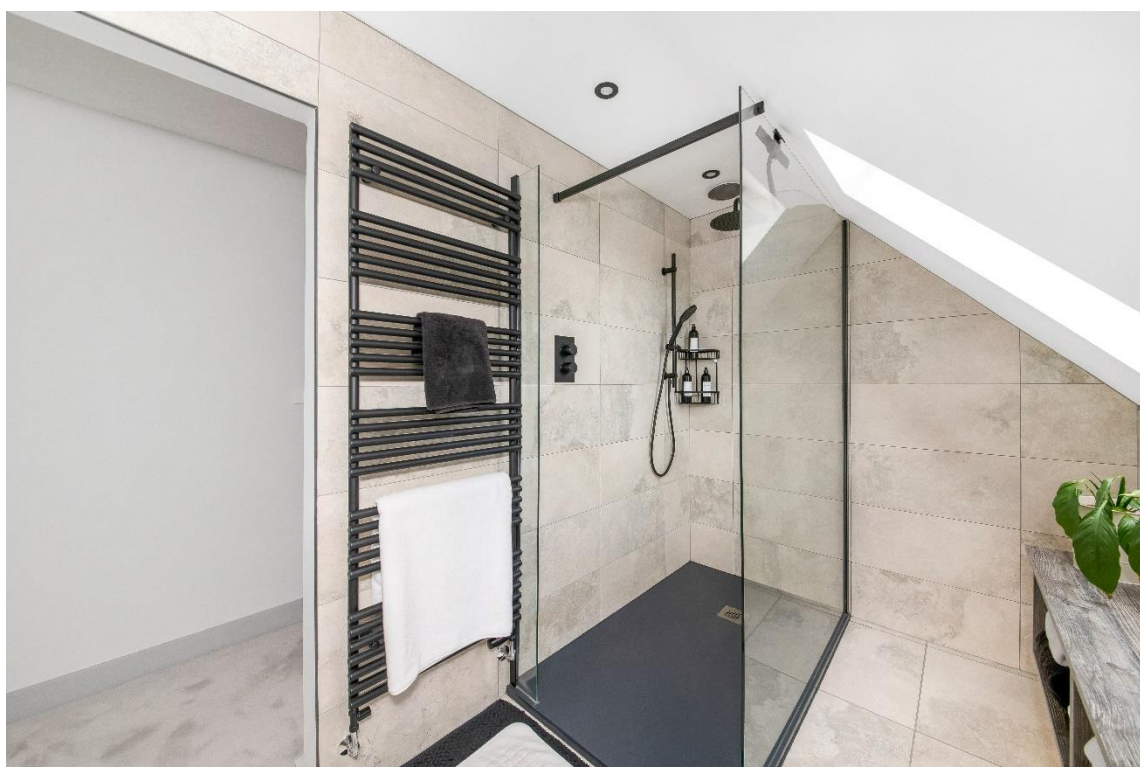
A fabulous principal bedroom suite which includes dressing room with Velux window and high-quality inbuilt furniture and large en-suite. The bedroom has four Velux windows to either side and a bank of three mullioned windows giving a lovely view out of the property's garden, paddock, and further rural views beyond. This room is decorated to a high standard and has under eave storage space and has beautiful bedroom furniture including a huge amount of drawers and bedside cabinets.

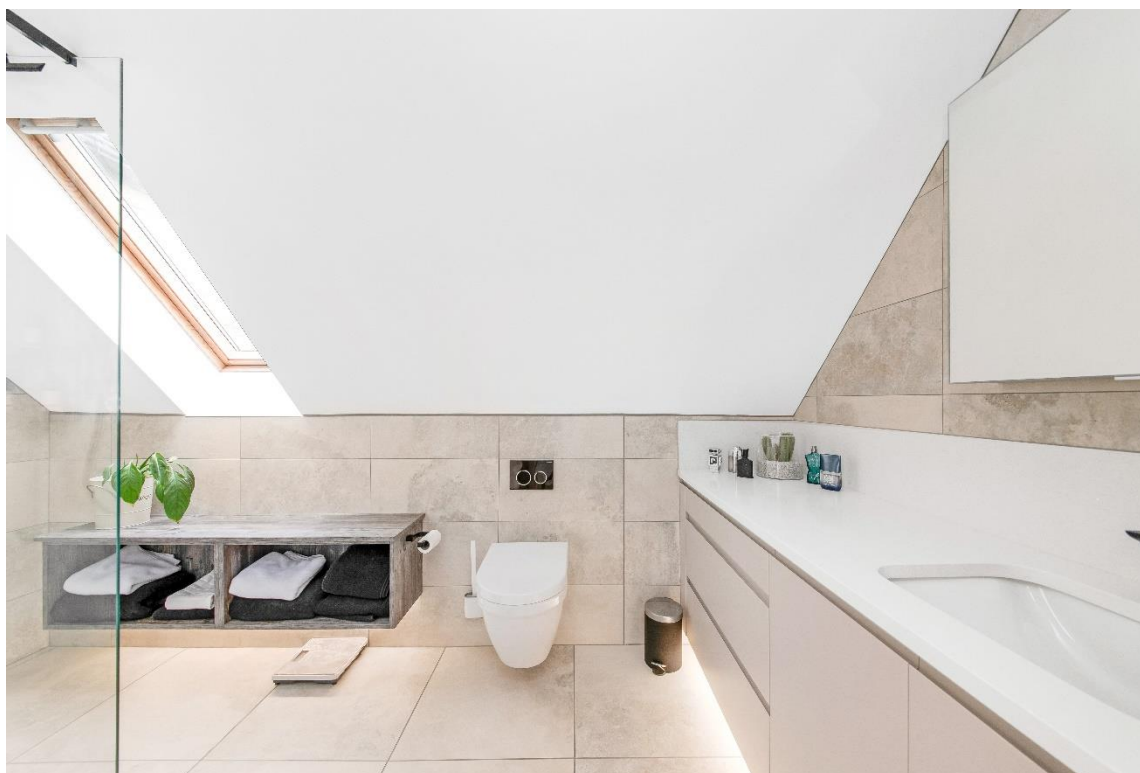




BEDROOM ONE EN-SUITE

With automatic operated under unit lighting, inset spotlighting, fabulous fittings including fixed glazed screen shower, vanity unit with cupboards and mirrored cabinet above, concealed cistern w.c., vertical central heating radiator / heated towel rail, Velux window.





BEDROOM TWO

Measurements – 13'7" x 11'0" max

Bedroom two is a pleasant double room positioned to the front of the home with twin windows.



BEDROOM THREE

Measurements – 14'7" x 11'0" max

A similar room with twin windows having a lovely view out to the front.

**BEDROOM FOUR**

Measurements – 14'8" x 8'9"

A good-sized room with a pleasant view out to the rear.

BEDROOM FIVE

Measurements – 13'6" x 8'10" max

A pleasant single room with an outlook down the village and long-distance views towards Shelley / Emley Moor. This room has recently been fitted out as a dressing room with high quality inbuilt wardrobes.



HOUSE BATHROOM

Measurements – 9'7" x 6'0"

The house bathroom is fitted with a four-piece-suite comprising of double ended bath, low level w.c., vanity unit, illuminated mirror over, shower with high quality chrome fittings, combination central heating radiator / heated towel rail, extractor fan, inset spotlighting to the ceiling and appropriate decorative tiling.



EXTERNAL

The home sits in a fabulous location within the centre of the village and having delightful rural walks close by and easy access to the village amenities including pub, school, cricket ground, church, and other facilities. A long driveway with automatic operated gate gives access to the large turning driveway providing a good amount of parking space giving access to the detached high quality-built garage.

DETACHED DOUBLE GARAGE

This has automatic operated up and over door, personal door to the side.

STABLE YARD

A gateway leads through to the stable yard. The stable yard has a crushed stone surface / driveway leading through to the paddock. The yard also has concrete yard area giving access to two stables positioned to the rear of the garage. The stable is of timber construction.

PADDOCK

The paddock is enclosed by a combination of beech hedging and stone walling. As the photographs demonstrate it has a lovely position adjoining open countryside.







GARDENS

The property's gardens are exceptionally well tended, they have a huge amount of stone flagged patio and sitting out space. Delightful stone paths lead around the home. The garden is mature, principally down to lawn with well establish boundaries. The garden as previously mentioned has a superb amount of stone flagged patio space particularly in front of the garden room which has glazed doors out to this space.





ADDITIONAL INFORMATION

It should be noted the property has external lighting, alarm system, carpets, curtains and certain other extras maybe available by separate negotiation.



ADDITIONAL INFORMATION

EPC rating – B
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – F

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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