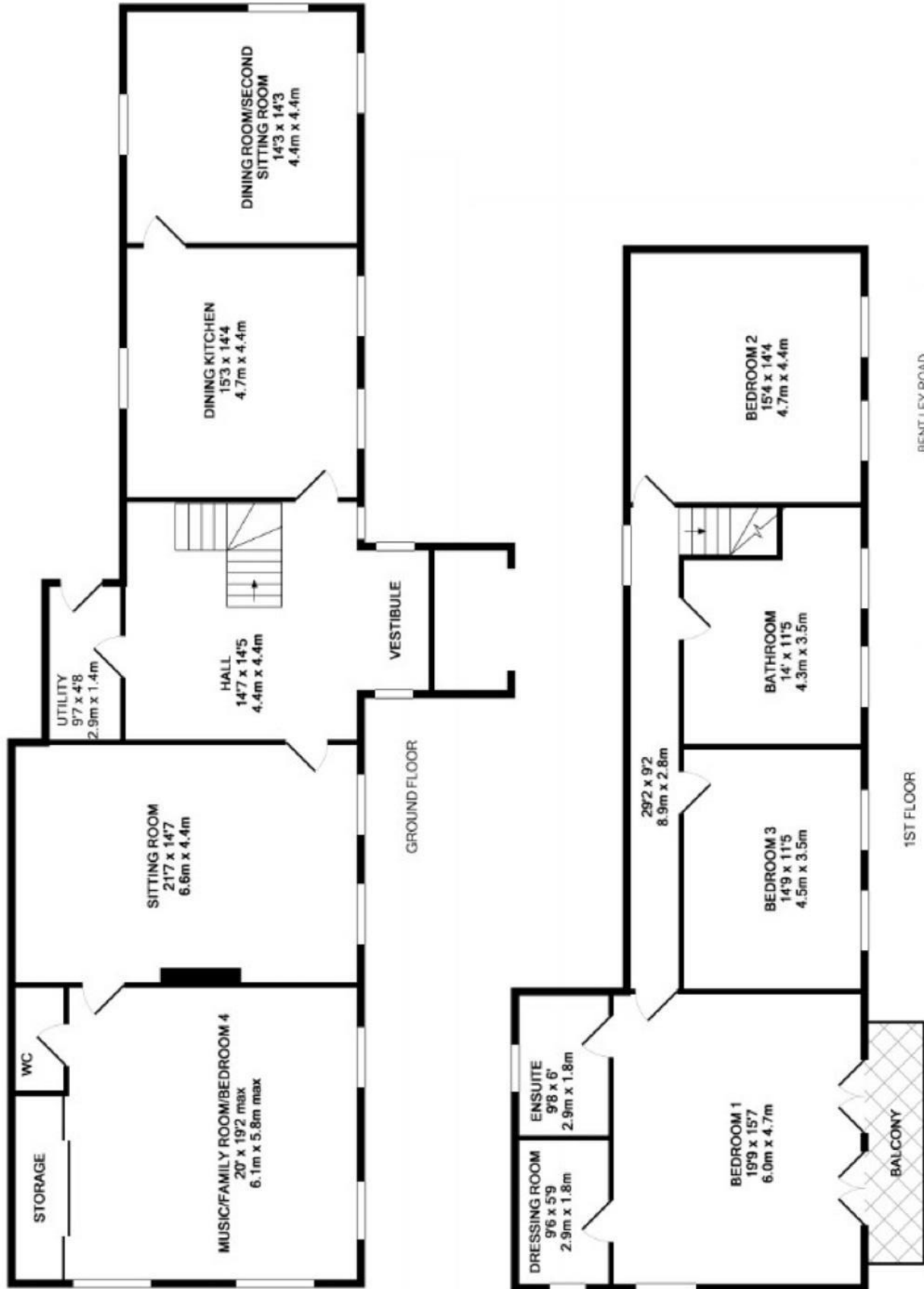


Simon Blyth
ESTATE AGENTS



WOOD BOTTOM FARM, BENT LEY ROAD, MELTHAM, HOLMFIRTH, HD9 4AP

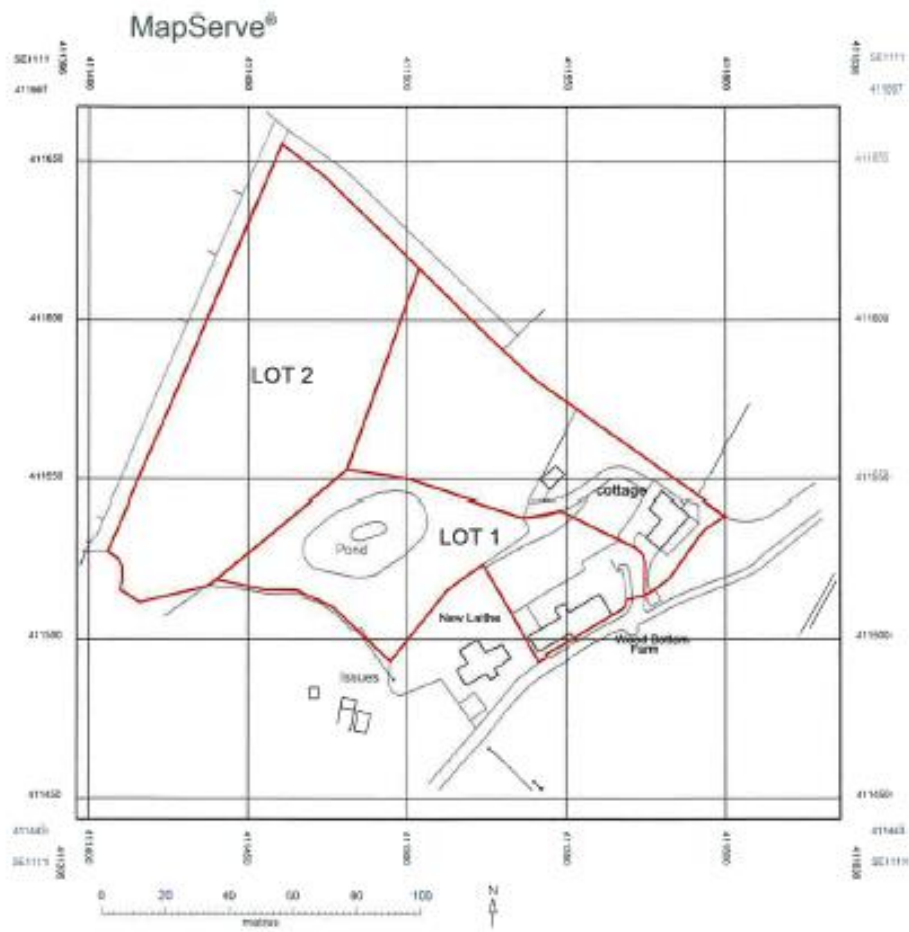


BENT LEY ROAD
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropax (2018)

PROPERTY DESCRIPTION

SET IN APPROXIMATELY AN ACRE IN A DELIGHTFUL LOCATION TOWARDS THE END OF A COUNTRY LANE AND HAVING A STUNNING VIEW OUT OVER ITS OWN ADDITIONAL LAND WITH BEAUTIFUL POND AND VALLEY VIEWS BEYOND. ENJOYING THIS VIEW IS A SUPERB HOME OFFICE STUDIO POD WITH FULL GLAZING AND DELIGHTFUL SITTING OUT AREA. THE HOME OFFICE SPACE AND THE SETTING MUST BE VIEWED TO BE FULLY UNDERSTOOD. THE DETACHED, SPACIOUS HOME HAS ACCOMMODATION THAT IS SURE TO PLEASE. THERE IS A DELIGHTFUL FORMAL GARDEN TO THE FRONT AND A GOOD-SIZED DRIVEWAY WITH WONDERFUL RURAL WALKS CLOSE AT HAND, ONE SUCH WALK BEING THROUGH THE WOODLAND TOWARDS THE VILLAGE OF HONLEY, AND MELTHAM IS JUST A SHORT WALK AWAY. The accommodation is spectacular and briefly comprises; superb large entrance hall, good sized dining kitchen, spectacular double height dining room / second sitting room, large sitting room, superb family room which is also used as a music room and occasionally as bedroom four, this is served by a w.c. First floor landing, Bedroom one with en-suite and dressing room, Bedroom two a good-sized double room, Bedroom three once again, a good-sized room and house bathroom. Please note scope exists to create a further bedroom on the first-floor level by taking away some of the height above the dining room on the ground floor. Many special features are here, including the wonderful outlook, the delightful garden, the balcony enjoying the long-distance views from bedroom one, and a tremendous setting in between these two welcoming villages. Setting approximately an acre wood bottom farm should be viewed to be fully appreciated and understood. Please note an additional 1.7-acre paddock may be available by separate negotiation that adjoins the property.

Offers Around £895,000







GROUND FLOOR

ENTRANCE

A beautiful timber door gives access through to the entrance vestibule, this arched top timber door has iron furniture, the entrance vestibule has beautiful, polished oak flooring and windows to either side and central chandelier point.



ENTRANCE HALL

The fabulous hall has a full height stone chimney breast with open fired grate, polished oak floorboarding and a fabulous turning staircase in timber with glazed balustrading, useful under stairs area. There is inset spotlighting to the ceiling, beams and a window giving an outlook to the front.



SITING ROOM

Period timber door leads through to the sitting room, this once again has a continuation of the oak flooring, wonderful beams to the ceiling, inset spotlighting, characterful windows and glazed doors giving direct access out to the gardens and a large amount of natural light. Once again, the beautiful stone fireplace/chimney breast which is to the full ceiling height and a solid fuel burning cast iron open fire with concertina cast iron closing doors. The room has a Velux window light to the rear, inset spotlighting and from here a doorway leads through to the family room/music room/ bedroom four.





MUSIC ROOM / BEDROOM FOUR

This very versatile space is quite simply superb, with an array of large windows providing lovely views out over the property's driveway and gardens. There is polished timber boarded flooring, inset spotlighting to the ceiling, and a bank of inbuilt robes/storage cupboards. This room has been used for a variety of purposes over the years, but is currently used as a music room and guest room, and is served by an en-suite w.c. It could also be sub-divided due to its large size, subject to necessary works and consents.



BEDROOM FOUR EN-SUITE

The bedroom four en-suite w.c. comprises of a low-level w.c. and wash hand basin.



UTILITY ROOM

Positioned to the rear of the home and having a rear entrance door with marble flooring, high ceiling height with Velux window, plumbing for automatic washing machine, space for a drier and wall mounted cupboard.

DINING KITCHEN

The dining kitchen is a contemporary space mixed with period features such as the ceiling beams and oak flooring, is of a particularly good size, has windows to both the front and rear, and glazed doors giving direct access out to the gardens. The room has inset spotlighting to the ceiling, and benefits from a fabulous range of high-quality units, superb granite working surfaces and splashbacks. There is an inset stainless steel sink unit with stylish mixer tap over, a glazed display cabinet, an integrated dishwasher, space for a fridge freezer, inbuilt stainless steel and glaze-fronted double ovens, and a NEF hob with extractor fan over. The dining kitchen is also served by an island unit providing a casual seating space but would accommodate a large dining table if so required. There is also provision for a wall mounted TV.



DINING ROOM / SECOND SITTING ROOM

The dining room/second sitting room benefits from beautiful oak flooring, a window to the rear and a high mullioned window, twin glazed doors to the front, and offers a huge amount of versatility. The room is quite magnificent in its current form with wonderful beams on display, as well a feature theatre wall which is particularly scene setting. There is a central chandelier point and spotlighting, and the room is fabulous for entertaining.



FIRST FLOOR

FIRST FLOOR LANDING

A staircase from the entrance hall rises up to the first floor landing, which is of a particularly good size and has a window giving a pleasant outlook to the rear, and inset spotlighting to the ceiling.

BEDROOM ONE

A truly remarkable and particularly large double room, which has many features including window to the side, twin glazed doors which give access out to the balcony and offer a super view out over the property's gardens and rural scene beyond. Bedroom one has inset spotlighting to the ceiling, and a large bank of high-quality inbuilt robes.





BEDROOM ONE EN-SUITE

The bedroom one en-suite is beautifully finished with an opaque glazed door, a stylish wash hand basin, a stylish low level w.c., and a very large wet room style shower with American-style shower head, a combination central heating radiator/heated towel rail, an obscure glazed window and an extractor fan.



DRESSING ROOM

The dressing room for bedroom one features built-in wardrobes, inset spotlighting and a window giving a pleasant outlook to the side.

BEDROOM TWO

A large double room with twin windows giving a pleasant outlook to the front, fabulous stone fireplace and chimney breast, inset spotlighting to the ceiling, and store cupboard.



BEDROOM THREE

Yet again a double room with high angled and beamed ceiling, chandelier point, twin windows giving a pleasant view out over the gardens and beyond.



HOUSE BATHROOM

Beautifully finished with a four-piece suite comprising of large, fixed glaze screen shower with Grohe chrome cistern, low level w.c. beautiful ball and claw foot bath with standalone mixer tap, pedestal wash hand basin, once again beautiful beams to the high ceiling height, windows giving a good amount of natural light and pleasant views out to the front, ceramic tiling where appropriate, combination central heating radiator/heated towel rail and feature chimney breast of exposed stone.



HOME OFFICE / LEISURE POD

This large 5 x 4 metre, beautiful, detached pod occupies a tremendous location and is in the landscaped area enjoying a wonderful view out over the property's own land, with the beautiful pond far reaching, rural views beyond, as the photographs suggest. The pod is a fabulous addition to the home.







EXTERNAL

Set in just over an acre with an additional 1.7 acres that may be available by a separate negotiation, Wood Bottom Farm has a delightful amount of land, including additional paddock space with beautiful pond enjoying a stunning view. The home occupies a truly remarkable location along with only two neighbouring properties of a similar quality and build, this beautiful, very large, detached, stone-built home is set overlooking its delightful formal gardens approached through high stone gate post with automatically operated broad iron gateway. It is immediately apparent that the gardens are both mature and well laid out, having a very long lawn, large tarmacadam driveway, beautiful, cobbled area providing extra parking/display space and a fabulous stone flagged patio once again adjoining the driveway and provides additional parking if so required. There are many hidden gems within the garden, featuring beautiful stonework throughout. Approached over a long rural lane, the property is a short drive away from Meltham's varied facilities and has easy access to the main road and therefore the motorway networks. It is fair to say that Bent Ley Road in its initial part (once leaving the main road) is somewhat commercial and is a world away from this peaceful rural setting with superb woodland and countryside walks close at hand. With views across the valley, the home enjoys a good degree of privacy.







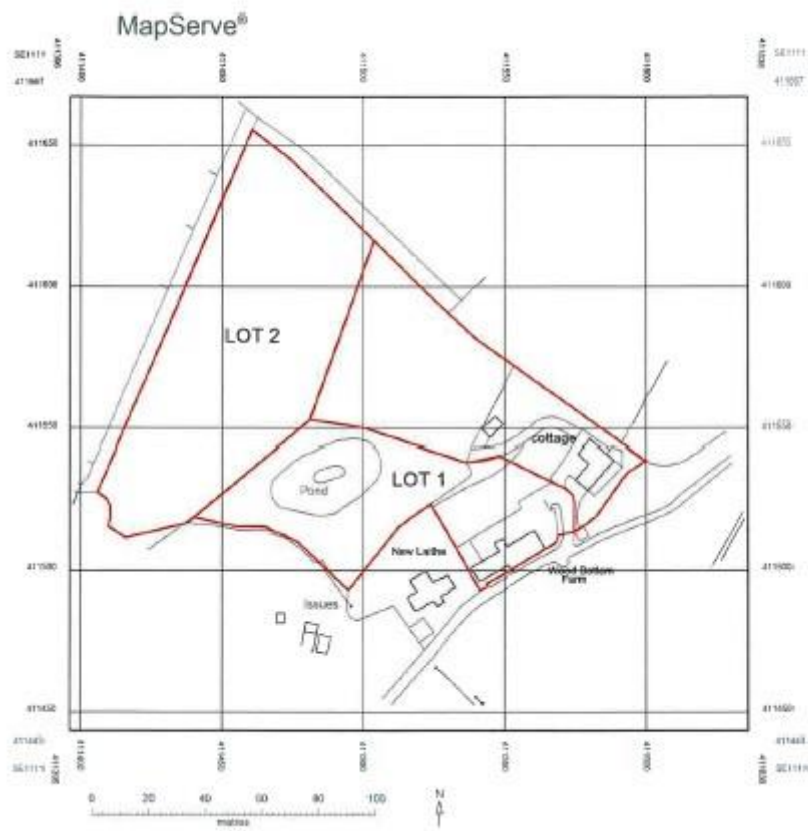








Lot 2



Additional Information

It should be noted that the property has oil fired central heating and external lighting.

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band –

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)

COPYRIGHT

Unauthorized reproduction prohibited.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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.

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 TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm

Simon Blyth

ESTATE AGENTS

MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House
Hollowgate
Holmfirth
HD9 2DG

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730