







- Magnificent period property
- Extensively refurbished
- Extensive and flexible interior
- Elegant and luxurious throughout

Calf Hill Road, Thongsbridge, Holmfirth, HD9 3TG

Offers in the excess of £825,000

A truly stunning, extremely spacious and sympathetically refurbished semi detached Georgian residence with generous gardens and driveway occupying enviable elevated position on the fringes of sought after Holmfirth.













PROPERTY DESCRIPTION

From entering the magnificent and elegant Hallway of this spectacular property, the attention to detail and blend of period splendour alongside the recent contemporary enhancements can be easily viewed throughout.

Having undergone an extensive and sympathetic refurbishment and re-modelling in recent years, yet retaining a wealth of character with a luxury finish, this breath taking property now affords flexible and extensive family accommodation.

Occupying a pleasant elevated position, away from the roadside and with far reaching views towards Holmfirth and the wider Holme valley, this most impressive property also stands in generous grounds having extensive parking, gardens and rear access. Designed with family needs in mind and including high quality, opulent fittings throughout the accommodation includes: Grand Entrance Hall with feature tiled flooring leading through to Study/Library Vestibule with sweeping staircase, Sitting Room with dual aspect windows and feature log burning stove in period surround, spacious Dining Kitchen which includes central island, integrated appliances, open dining area with bay window and French doors to garden, versatile Snug/Family room with access door to extensive Basement (offering further potential subject to consents), Rear Boot Room lobby with fitted storage and Cloaks/w.c.

The sweeping staircase with polished balustrade and half landing leads up to an extremely generous first floor landing with sitting space and gives access to four good sized double bedrooms, the Principal and Guest suites including spacious and contemporary En suites and further House Bathroom including contemporary roll top bath and separate walk in shower.

Externally, the property is approached by a sweeping driveway providing generous multi-vehicle parking with further adjacent triangle offering further parking. Carefully landscaped banking, rockeries, inset lighting and steps lead to the front entrance with paved frontage, log store and gated access to the large side garden which is mainly laid to lawn with paved patio seating area, further raised rear garden with rear access door and further double gates accessed via a shared rear lane and offering further potential for parking or garage (subject to relevant consents).

EPC: C

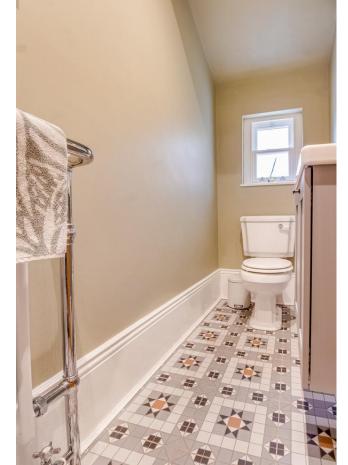
Tenure: Freehold Council Tax Band: F

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.











































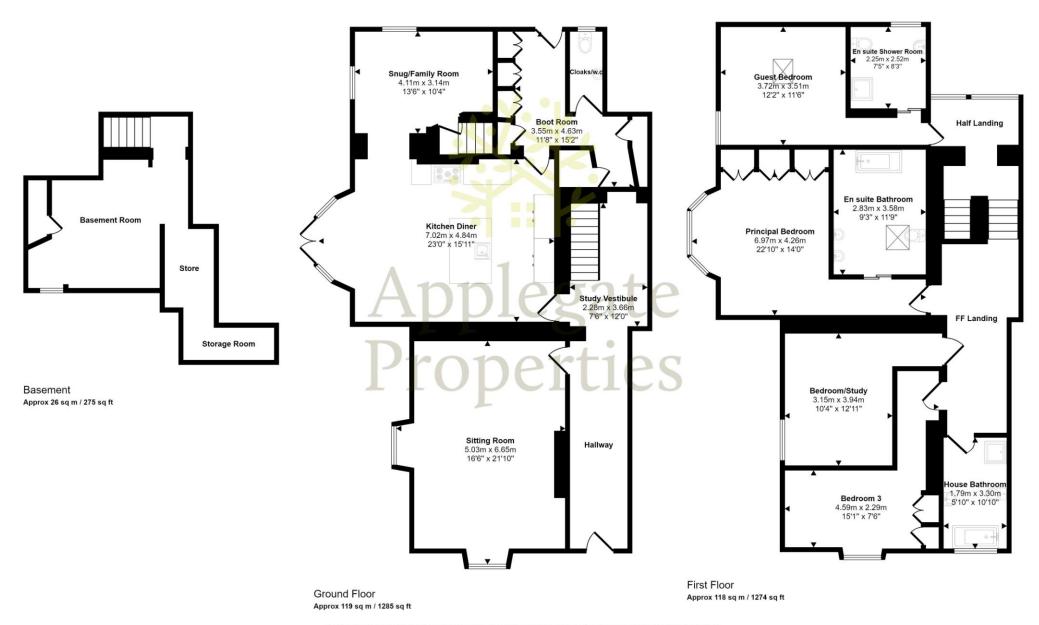




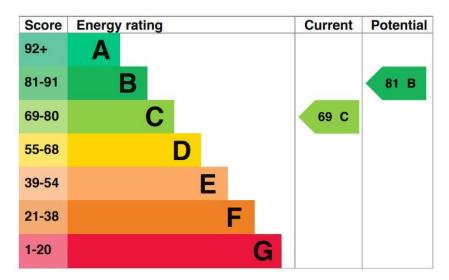








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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. Copyright: Drawing by Applegate Properties

Measurements

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.

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.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm Saturday – 9.00am – 4.00pm Sunday - CLOSED