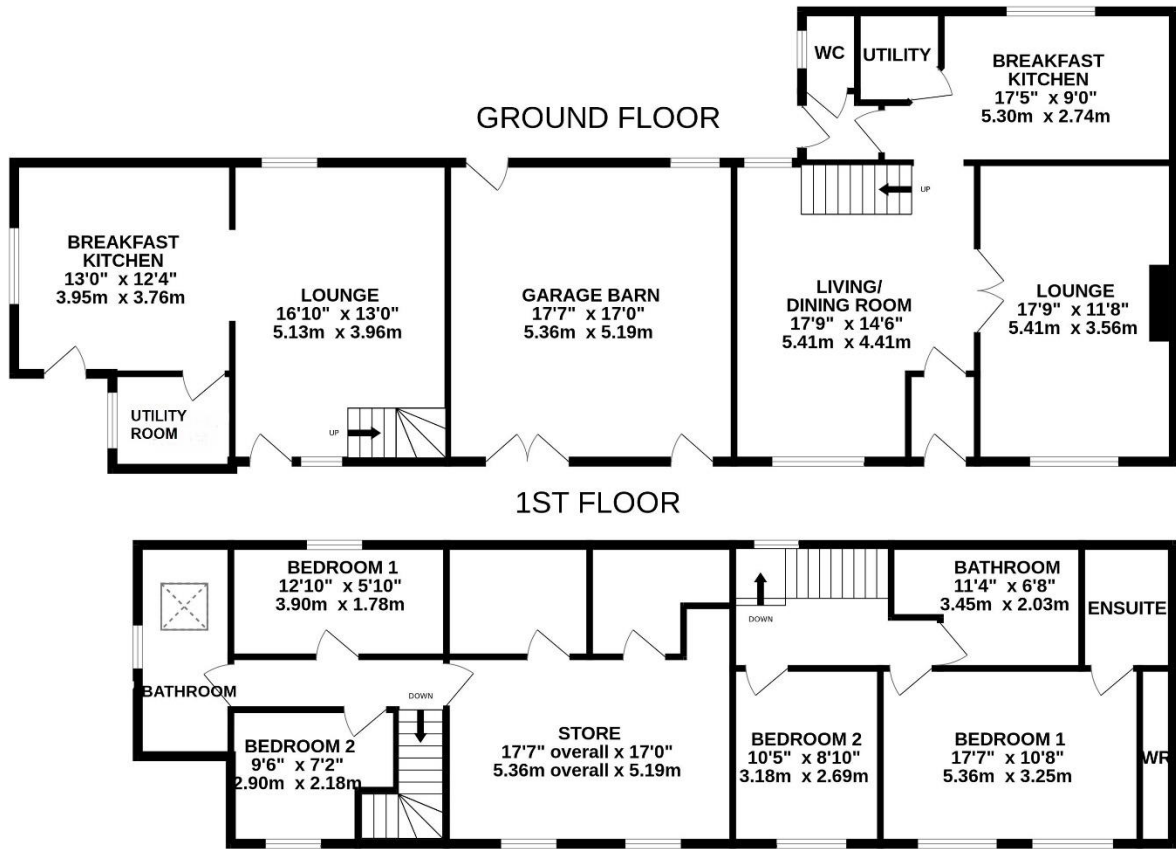


Simon Blyth

ESTATE AGENTS



MEAL HILL FARM, MEAL HILL ROAD, HOLME, HOLMFIRTH, HD9 2QQ



MEAL HILL FARM

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

A beautiful farmhouse, a superbly converted barn for holiday accommodation and all standing in approximately 3.9 acres with staggering views out over the Holme Valley with Holmfirth in the distance. If one requires a superb array of delightful rooms with a huge amount of flexibility, then Meal Hill Farm must be viewed. There is the principal farmhouse, a most welcoming two bedroomed holiday cottage and between the two a garage/barn with first floor level. Brochure with photographs and floorplan give a good indication of the huge amount of accommodation available. Attached to its neighbour, Meal Hill Farm occupies a stunningly beautiful, elevated location and has a large amount of fields with stables/shelter. The accommodation briefly comprises farmhouse, entrance lobby, delightful lounge, huge living dining room, superb breakfast kitchen, utility room, w.c., two double bedrooms, bed one with ensuite and house bathroom. Holiday cottage, large lounge, superb breakfast kitchen, shower room, two bedrooms and bathroom. Central barn/garage with broad timber doors, personal door to the front and rear and large store above, delightful gardens, high quality cobbled driveway, additional lawns, superb fields, village just a short walk away as is indeed the village school, tremendous views, and superb commutability particularly over Holme Moss in the Manchester direction.

Offers Around £800,000

ENTRANCE

A beautiful combination of three elements including farmhouse, holiday cottage and barn. The farmhouse briefly comprises of a steady timber entrance door giving access through to an entrance lobby.

ENTRANCE LOBBY

This has a stone flagged floor. It should be noted that there is underfloor heating throughout the property. The stone flagged floor continues through into the dining hallway.

LIVING / DINING ROOM

Measurements – 17'9" x 14'6"

This spectacular room as the photographs suggest is of a particularly spacious nature, it has a high ceiling height with inset spotlighting, beams on display, delightful stone fireplace and cast iron and glazed fronted woodburning stove. There is a lower stone flagged area acting as a home office / study.





HOME OFFICE / STUDY

This study has a window to the rear and display shelving. The room has a fabulous stone staircase with wrought iron balustrading and there is a good variety of lighting points. Twin timber and glazed doors lead through to the lounge.

LOUNGE

Measurements – 17'9" x 11'8"

This once again as the photograph suggests is particularly well presented. It has a stunning view out over the property's gardens courtesy of a bank of mullioned windows. There are three windows in total, and these allow the room a huge amount of natural light. Once again there are beams to the ceiling, timber boarded floor, fabulous stone fireplace with raised stone hearth and all being home for a cast iron multifuel burning stove with twin glazed doors. There is a display alcove and period style cupboard. From the dining hallway an opening lead through to a stunning breakfast kitchen.





BREAKFAST KITCHEN

Measurements – 17'5" x 9'0"

This is positioned to the rear of the home. Once again with a bank of mullioned windows giving an outlook over the property's rear gardens and views beyond. There is a Velux style rooflight, inset spotlighting, beam on display and a wonderful array of units, these being at both high and low level, have a large amount of granite working surfaces, decorative tiled splashbacks. The units incorporate such features as glazed display cabinets. There is an integrated dishwasher and an integrated fridge. Inset one-and-a-half-bowl stainless steel sink unit with mixer tap over, fabulous crema colour Aga of a three-oven design with the usual twin hotplates.



UTILITY ROOM

Plumbing for an automatic washing machine, pantry style shelving, floor mounted oil-fired central heating boiler and angled ceiling height. Timber glazed door gives access through to a rear entrance lobby with high quality partially glazed door that gives access out to the rear and a doorway through to the downstairs w.c.



FIRST FLOOR LANDING

Staircase with balustrading and polished timber handrail rises to the first-floor landing. This has beams on display and a window giving a lovely view. A doorway leads to bedroom one.



BEDROOM ONE

Measurements – 17'7" x 10'8"

This tremendous, large double bedroom has a full bank of mullioned windows, seven in total, a huge amount of inbuilt bedroom furniture including wardrobes, drawers and cupboards reaching up to the full ceiling height. Spectacular beams and timbers on display, inset spotlighting, chandelier points and doorway leads through to the en-suite. This has twin mullioned windows to the rear, low level w.c., vanity unit with wash hand basin and storage and display shelving, shower cubicle.



BEDROOM ONE EN-SUITE

This has twin mullioned windows to the rear, low level w.c., vanity unit with wash hand basin and storage and display shelving, shower cubicle.



BEDROOM TWO

Measurements – 10'5" x 8'10"

A pleasant double room with a bank of mullioned windows and beams on display.



HOUSE BATHROOM

Measurements – 11'4" x 6'8"

Of a large size and fitted with high quality fittings with superb broad wash hand basin with storage cupboard beneath, bidet, low level w.c. and stylish double ended bath with standalone mixer tap / microphone style shower. A window gives a pleasant view, beams on display and Velux style window. With inset spotlighting to the ceiling.



THE COTTAGE

Sturdy timber door gives access through to the Lounge.

LOUNGE

Measurements – 16'10" x 13'0"

This with a high ceiling height has windows to both the front and rear and exposed stonework and exposed antique brickwork. A broad opening leads through to the dining kitchen. This as the photograph suggests is a lovely room. It has a window giving a pleasant outlook to the side, stone flagged floor once again with underfloor heating.



KITCHEN

Measurements – 13'0" x 12'4"

The kitchen has a large amount of granite working surfaces and is once again home for a lovely cream coloured AGA with the usual twin hotplates and of a two-oven design. This oven is powered by electricity. The stone flagged floor continues through to the utility room.



UTILITY ROOM

This utility room has a window to the side, inset spotlighting to the ceiling, is home for the property's oil-fired central heating boiler and hot water system and provides a large amount of storage space and has plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Staircase rises to the first-floor level with wonderful beams and timbers on display to the full roof height and fold away loft ladder to a hobby space with window giving a far-reaching view.

BEDROOM ONE

Measurements – 12'10" x 5'10"

Bedroom one has a window giving a long distance view out over the property's rear views.



BEDROOM TWO

Measurements – 9'6" x 7'2"

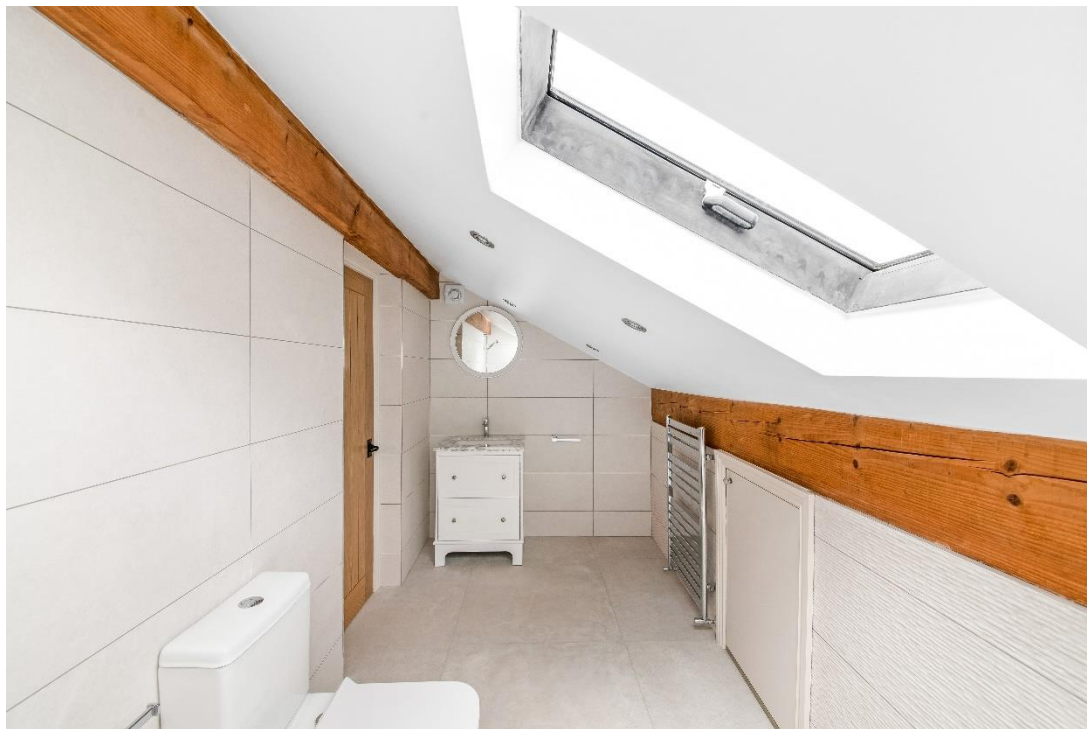
Once again with a window giving a stunning view down the Holme Valley.



BATHROOM

The property's bathroom has an angled ceiling line, heritage style Velux window, low level w.c., wash hand basin, bath with shower over, under eaves storage, fabulous tiling reaching up to the ceiling height and beams on display.





STORE

Doorway from the first-floor landing gives access to the upper part of the barn. This large door has wonderful beams and timbers on display. It is presented to a good standard and has twin windows to the front and has been partially sub-divided to create further storage space.





BARN

Measurements – 17'7" x 17'0"

On the ground floor the barn has twin timber doors. These are of a period design and have heavy iron furniture. There is also an external door to the rear and a further pedestrian door to the front. Once again there is an area for further storage to one corner.





EXTERNAL

The entire village is exceptionally rurally located however the lane from the village centre leads gently past the local village school and up to Meal Hill Farm. Meal Hill Farm is to be found to the right with its immediate neighbour. There is a driveway giving access to the farm. This is a beautiful stone cobbled driveway providing a huge amount of parking and turning space. A gated area to the rear could be used exclusively by the cottage if needs be. The cobbled driveway gives direct access into the field and into the gardens of both the cottage and the farmhouse. Dry stone walling acts as a superb boundary and due to the elevated position of the farmhouse and cottage lovely views are commanded down over the approximately 3.8 acres of fields and stunning rural views beyond all the way down to Holmfirth in the valley bottom. With a reservoir to the left and the village to the right it is a truly magnificent, framed picture and one which will simply take the breath away when viewed. The field is well tendered, extremely well bounded and is served by a field shelter / stable.









ADDITIONAL INFORMATION

It should be noted that the property is grade II listed and falls within the Peak District National Park. The property is attached to another characterful style property which is accessed further up the lane. It should be noted that the property has oil fired central heating throughout and all the ground floor of the farmhouse / holiday cottage / barn is underfloor heating with the first-floor levels having normal radiators. There are two boilers serving the property. It should be noted the property has mains water, mains electricity, no gas within the village.

Carpets, curtains and certain other extras maybe available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees
Council tax band – C

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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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

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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 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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259