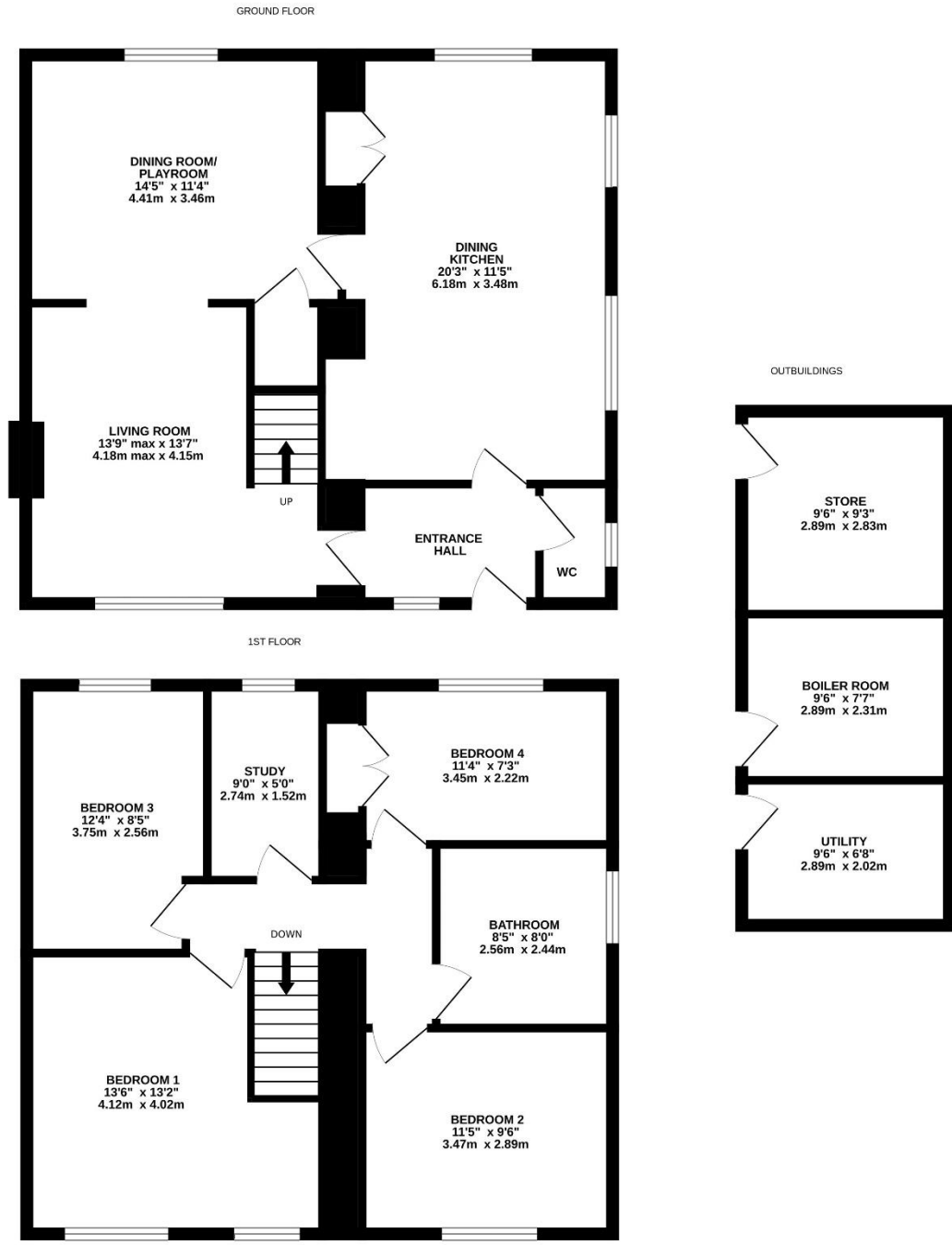


Simon Blyth
ESTATE AGENTS



THE VILLAGE, HOLME, HOLMFIRTH



THE VILLAGE

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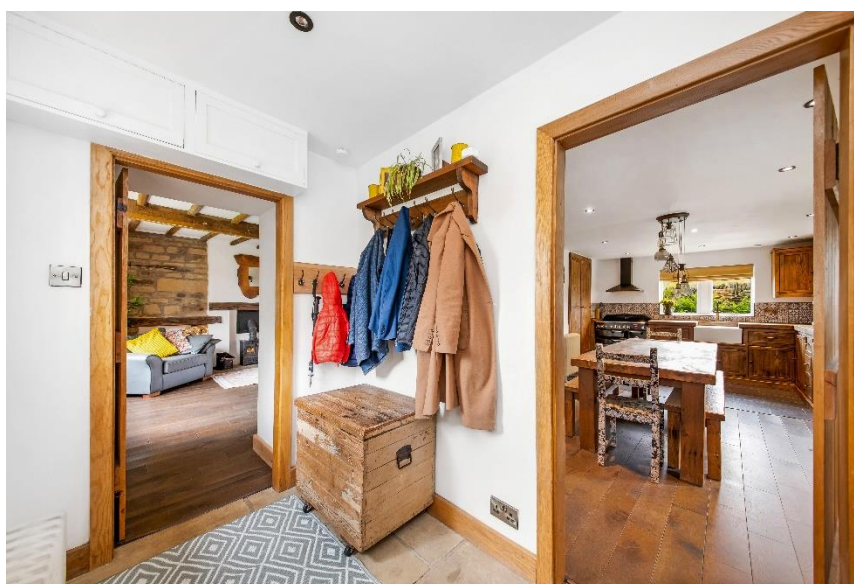
PROPERTY DESCRIPTION

A large five-bedroom cottage with a beautiful house bathroom and a substantial amount of living space including a good-sized entrance hall, downstairs w.c., dining kitchen, formal dining room / playroom and delightful lounge with significant views out over the property's; front gardens, village scene and fabulous long-distance views over towards the moors beyond. The cottage also has stunning views to the rear and is tastefully presented throughout. With a rare feature of a good-sized garden, a row of useful outbuildings one of which acts as a utility room, the other being home for the wood pellet biomass boiler. With parking once again being at a premium in this much-loved village this cottage has three parking spaces and has fantastic access to the village amenities including well regarded public house and school. This property is in the peak district national park and is grade II listed.

Offers Around £560,000

ENTRANCE HALL

Period style door with iron furniture gives access through to the entrance hallway. The entrance hall sets the scene in terms of style and design. It has a lovely stone flagged floor, inset spotlighting to the ceiling, period style central heating radiator and fabulous oak latched bordered door gives access through to the downstairs w.c.



DOWNSTAIRS W.C.

A continuation of the stone flagged flooring with concealed cistern w.c., stylish shaped wash hand basin with stylish mixer tap over, vertical central heating radiator / heated towel rail, obscure glazed window and inset spotlighting. Similar high quality oak door with latch leads through to the lounge.



LOUNGE

Measurements – 13'9" max x 13'7"

This fabulous room has a number of striking features including a beautiful floor, wonderful beams and timbers to the ceiling, twin windows fitted with superb window shutters and having a window seat beneath. These two windows not only give the room a good amount of natural light but also a lovely view out over the property's enclosed garden, the village scene in the foreground and fabulous hills in the distance, all facing in a southerly direction. The room has a raised stone hearth with cast iron wood burning stove and twin glazed doors. The room also has four wall light point operate by dimmer switches. A broad opening leads through to the formal dining / playroom.



FORMAL DINING ROOM / PLAYROOM

Measurements – 14'5" x 11'4"

Once again with a whole host of period features and stunning beams and timbers on display there is a continuation of the high-quality flooring, wall light points and two characterful windows one of which gives a particularly good view out to the rear. Fitted with substantial window shutters there is also a good amount of inbuilt furniture including library style shelving, display plinth and cupboards and period style radiator. This room also has a door giving access to a useful understairs storage cupboard. Doorway from the dining room and the entrance hall leads through to the dining kitchen.



DINING KITCHEN

Measurements – 20'3" x 11'5"

With a whole host of period features the dining kitchen has windows to two sides. There are five windows in total with a good ceiling height and inset spotlighting, period style central heating radiator and a wood burning stove upon a raised stone flagged hearth. There is attractive flooring and ceramic tiling to the kitchen area. The kitchen area has solid timber units at both high and low level, these are of a particularly characterful period nature, plumbing for a dishwasher and a classic range style oven with the usual warming ovens and five ring hob with extractor fan above. The room also features a Belfast sink and stylish mixer tap over. There are further integrated larder style cupboards and a further period style radiator. Above the dining area there is a chandelier point and fridge freezer space.



FIRST FLOOR LANDING

Stone staircase with wrought iron handrail rises to the first-floor landing. This has two loft access points and inset spotlighting to the ceiling. With attractive timber flooring the first-floor landing gives access to bedroom one.

BEDROOM ONE

Measurements – 13'6" x 13'2"

A lovely room with high quality flooring, period style central heating radiator, inset spotlighting to the ceiling, two good sized windows giving a stunning view out over the gardens, village, fields / moors beyond.



BEDROOM TWO

Measurements – 11'5" x 9'6"

Once again positioned to the front and having windows to the front and side this room has inset spotlighting to the ceiling and a stunning view out to the front out over the property's driveway, outbuildings and side gardens.



BEDROOM THREE

Measurements – 12'4" x 8'5"

Once again, a good size room with periods style central heating radiator, attractive flooring, inset spotlighting and twin windows giving a fabulous view out over neighbouring fields and moors on the skyline. This room has a bank of inbuilt cupboards and library style shelving.



BEDROOM FOUR

Measurements – 11'4" x 7'3"

A good-sized room with tremendous view out to the rear, window shutters, period style radiator, continuation of the high-quality flooring and inset spotlighting to the ceiling.



BEDROOM FIVE / STUDY

Measurements – 9'0" x 5'0"

A delightful room with polished flooring, period style central heating radiator, inset spotlighting, a stunning view courtesy of a good-sized window with window shutter.



HOUSE BATHROOM

Measurements – 8'5" x 8'0"

The house bathroom is superbly appointed. It has a fixed glazed screen shower with attractive period style fittings, ball and claw foot cast iron bath with wall mounted taps, low level w.c., stylish wash hand basin with storage cupboard beneath and mixer taps above. With extractor fan, double glazed window, period style heated towel rail / central heating radiator.



ADDITIONAL INFORMATION

It should be noted the property has been subject to an upgrading in recent times and has external lighting. The property also has double glazing and central heating as previously mentioned by the biomass boiler.

EXTERNAL

The property occupies a remarkable location within the heart of the village yet overlooking fields to the rear and long-distance views to the front. There is a local village green / play area with swings, slides and the like just over the boundary wall particularly convenient for the growing family. The property has a surprising amount of garden space.

To the front there is a lawned garden with stone flagged pathway and stone flagged sitting out area and a bank of delightful outbuildings with four doors in total. These outbuildings provide a large amount of storage space one of which is used as a utility room which has plumbing for an automatic washing machine and space for a dryer. The other is home for the fabulous biomass boiler which uses 100% renewable energy of premium wood pellets. The biomass boiler is a fabulous feature to this beautiful rural home. The other two doors give access through to a good-sized bicycle shed and is also home for a couple of the family pets.

Gateway gives access to a path which leads to the side garden. This has mature trees and shrubbery. It is currently home for a fort, swing, climbing frame and trampoline. There is also a garden shed, all is well boundaried and there is a pedestrian gate out to the village.











PARKING

An unusual feature to this village is a home that has parking and indeed the property has parking for at least 3 vehicles and with timber gates through to the front garden areas, further parking could be achieved if so desired. It should be noted the property has been subject to an upgrading in recent times and has external lighting. The property also has double glazing and central heating as previously mentioned by the biomass boiler.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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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