

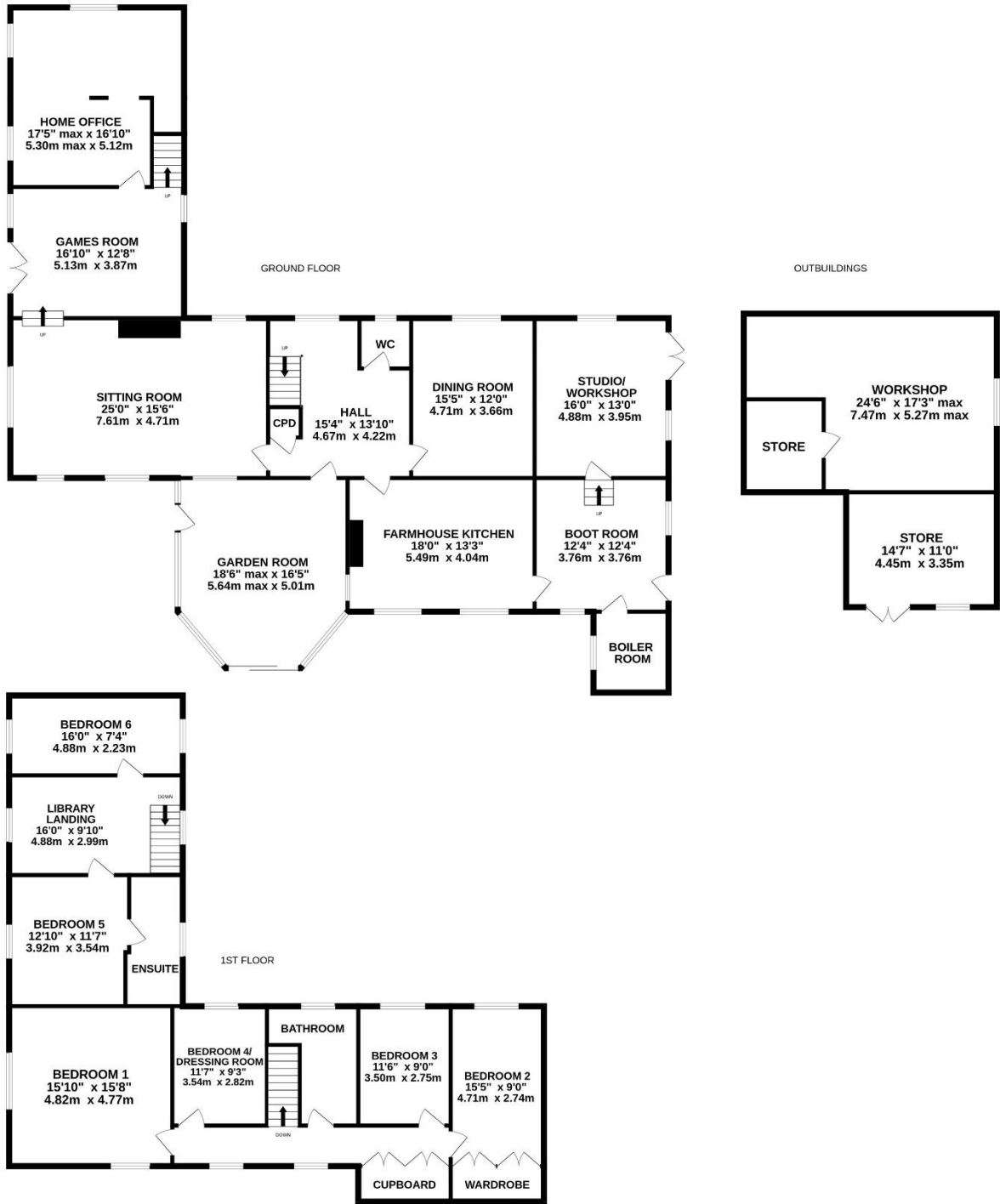
Simon Blyth

ESTATE AGENTS



SNUG HOUSE FARM, SNUG LANE, HEPWORTH, HD9 1RP

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SNUG LANE

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PROPERTY DESCRIPTION

STANDING IN APPROXIMATELY 24 ACRES, THIS BEAUTIFUL, RURAL PROPERTY HAS A SIX BEDROOMED ACCOMMODATION, THAT COULD EASILY BE CONVERTED TO AN ANNEX IF REQUIRED. THE EXTENSIVE ACCOMMODATION IS WELL PRESENTED AND HAS MANY DELIGHTFUL FEATURES. IT HAS A STABLE YARD, BARN, HOME OFFICE, WORKSHOP SPACE, POLE BARN, GARAGING AND DETACHED STABLE BLOCKS. THE LAND IS A FABULOUS COMBINATION OF FIELDS, PADDOCKS AND A DELIGHTFUL AREA OF WOODLAND. POSITIONED JUST OUT OF THE VILLAGE OF HEPWORTH NEAR HOLMFIRTH, FOOTPATHS GIVE EASY ACCESS TO THE VILLAGE AND TO THE LOCAL HAMLET OF BARNSIDE WITH ACCESS TO THE MAIN, MAJOR ROADS BEING CLOSE AT HAND, PARTICULARLY IN THE SHEFFIELD AND MANCHESTER DIRECTIONS, EASY COMMUTING CAN BE ACHIEVED FROM SNUG HOUSE FARM.

The home briefly comprises a large garden room, inner hallway with stone-flagged floor, delightful farmhouse kitchen, boot room, boiler room, studio/workshop, large sitting room, games room, fabulous home office/snug, six bedrooms all of a good size, library landing, house bathroom and en suite. The home must be viewed to be fully appreciated both internally and externally in a delightful, semi-rural location, being just a short drive away from major arterial roads and the villages of Hepworth and township of Holmfirth.

Offers Around £1,600,000



ENTRANCE / GARDEN ROOM

Measurements – 18'6" max x 16'5"

A high-quality PVC and double-glazed door gives access through to the garden room. This fabulous reception/garden room has a wonderful stone-flagged floor and is glazed to two sides, giving superb views and direct access out to the gardens and fields beyond. There is a wall of exposed stone, inset spotlighting to the angled ceiling line and a doorway leads through to the inner hallway.



HALLWAY

Measurements – 15'4" x 13'10"

Once again, with stone flags and wonderful beams and timbers on display, this room has a bank of mullioned windows with a pleasant outlook to the rear gardens. A doorway leads to the downstairs w.c.



DOWNSTAIRS W.C.

With low-level w.c. and pedestal wash hand basin, beams on display, exposed stonework and obscure-glazed window. An attractive timber door leads through to the sitting room.

SITTING ROOM

Measurements – 25'0" x 15'6"

This very large room has windows to three sides, providing a good amount of natural light and pleasant views out over the gardens and land. There are beams and timbers to the ceiling, a fabulous, broad, stone fireplace, this with raised stone flagged hearth is home for an attractive, coal/log-burning effect fire. The chimney breast reaches up to the full ceiling height. The room has a variety of wall light points. An opening lead through to the games room.



GAMES ROOM

Measurements – 16'10" x 12'8"

This, as the photographs suggest, has twin, glazed doors out to the side and windows to two sides of this room. The room has inset spot lighting to the ceiling and lighting points above the pool table. The room has a doorway leading through to the home office.



HOME OFFICE

Measurements – 17'5" max x 16'10"

Once again, this is of a good size and with windows to two sides giving delightful views.



FARMHOUSE KITCHEN

Measurements – 18'0" x 13'3"

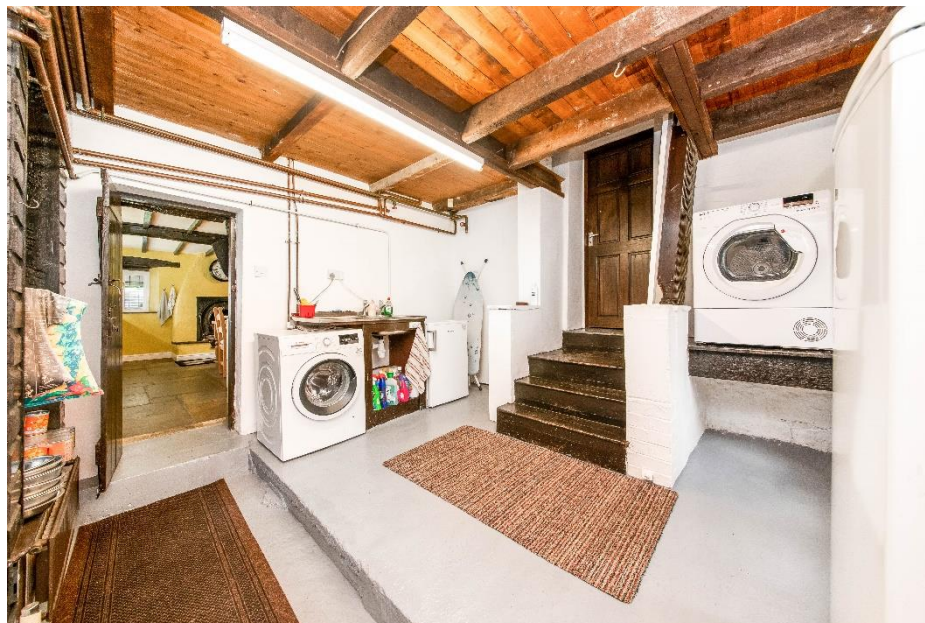
This farmhouse kitchen, once again, has stone-flagged floors, wonderful beams and timbers on display, a superb bank of mullioned windows overlooking the property's front garden and further windows giving a view through the garden room. The kitchen has a wonderful fireplace with open-fire grate, period-style central heating radiator and walls of exposed stonework. The kitchen units are principally at the low level with a fabulous amount of granite working surfaces, inset, one and a half bowl sink unit of Franke manufacture with mixer tap above, space for a dishwasher, fridge-freezer space and integrated Rangemaster oven with broad extractor fan over. The Rangemaster has the usual warming ovens, five-ring gas hob and electric hotplate. A doorway leads through to the boot room/utility room.



BOOT ROOM / UTILITY ROOM

Measurements – 12'4" x 12'4"

With a stainless-steel sink unit, plumbing for an automatic washing machine, additional space for additional fridge/freezers etc and pantry-style shelving, this has an everyday entrance door out to the courtyard side. There is also a boiler room/fuel store, the boiler room being home for two modern, Worcester, gas-fired central heating boilers (LPG). A doorway from the boot room leads through to the studio/work room.



STUDIO / WORK ROOM

Measurements – 16'0" x 13'0"

Having provided a good amount of workspace over the years, this room has broad, access doors, mullioned windows and good ceiling height.

DINING ROOM

Measurements – 15'5" x 12'0"

The dining room features exposed beams and batons to the ceiling with fabulous, exposed stone wall. There is a bank of mullioned windows giving a fabulous outlook. From the inner hallway, a staircase rises to the first-floor landing.



FIRST FLOOR LANDING

This is of a good size and once again, has windows giving a lovely outlook over the property's gardens and fields beyond. There are beams and timbers on display and large storage cupboards.

BEDROOM ONE

Measurements – 15'10" x 15'8"

Bedroom one has a fabulous vista, looking out over the land in two directions. This good-sized double room has beams and timbers on display.



BEDROOM TWO

Measurements – 15'5" x 9'0"

Once again, a good-sized double room with in-built wardrobes and a pleasant outlook.



BEDROOM THREE

Measurements – 11'6" x 9'0"

Once again, with beams and timbers and twin windows giving a pleasant view.



BEDROOM FOUR / DRESSING ROOM

Measurements – 11'7" x 9'3"

Again, a good-sized room, currently acting as a dressing room.



HOUSE BATHROOM

Measurements – 12'10" x 11'7"

The house bathroom is fitted with a three-piece suite, comprising of a low-level WC, stylish bath with chrome mixer tap/shower head over, a vanity unit with wash handbasin and illuminated mirror and storage cupboards beneath. There is attractive flooring, ceramic tiling, a circular window and beams and timbers on display.



LIBRARY LANDING

Measurements – 16'0" x 9'10"

From the games room, a secondary staircase rises to the library landing. This library landing is of a good size and could be sub-divided to create a further bedroom if need be. It has windows to two sides and enjoys lovely views and a good amount of natural light. From here, a doorway gives access through to bedroom five.



BEDROOM FIVE

Measurements – 16'0" x 7'4"

Bedroom five is a pleasant, double room with a bank of mullioned windows, and is served by an en suite shower room.



BEDROOM FIVE EN-SUITE

This is of a good size and has mullioned windows, pedestal wash handbasin, low-level w.c. and good-sized shower cubicle.



BEDROOM SIX

Measurements – 16'0" x 7'4"

This is a pleasant, single room, currently used as an additional home office with windows to two sides.



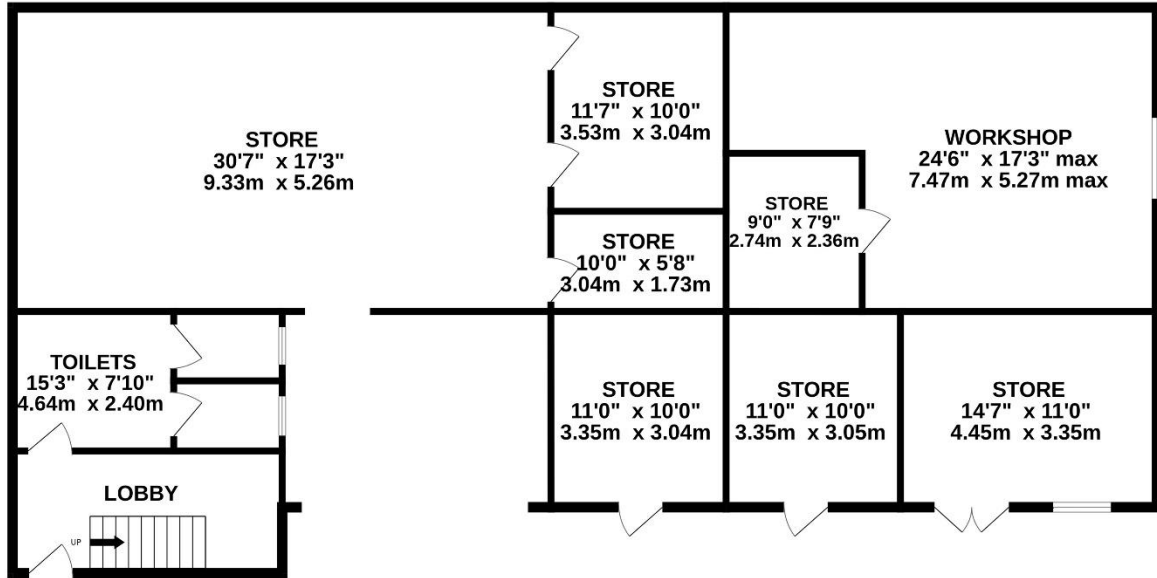
EXTERNAL

The property occupies a remarkable location, beautifully positioned between the village of Hepworth and the Victoria. The long driveway is Snug Lane on plans. This purely has a right of way for the footpath that passes through towards Barnside and does turn right down towards the village itself, therefore delightful access for the homeowners walking down to the village. The long driveway is particularly impressive. It has a broad turning-circle at the top, next to the road, a cattle grid and the driveway passes through the property's land with mature woodland to one side and further paddocks. There is a very large yard/driveway area to the front, providing a huge amount of turning space and parking. This also gives access to several outbuildings including two, detached blocks of stables.

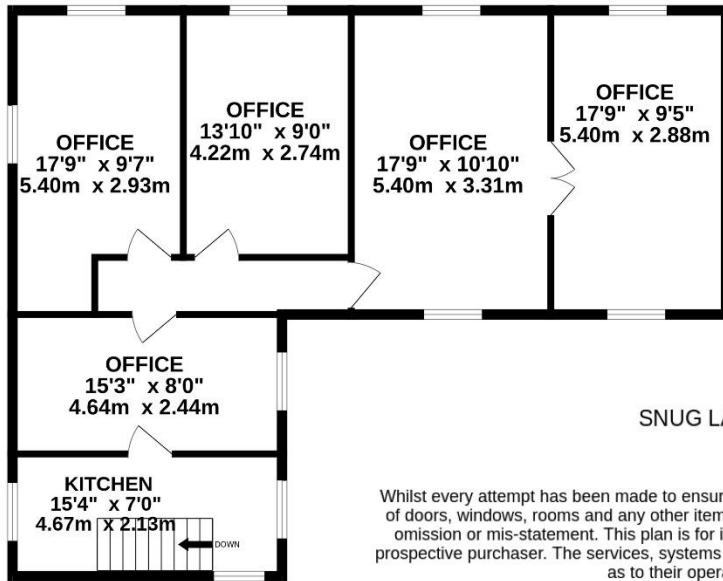




GROUND FLOOR



1ST FLOOR



SNUG LANE OUTBUILDINGS

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STABLES

These are of high quality in timber and each block contains two stables each. One of the fields nearby also has a very large and substantial field shelter. There is an implement store/garage and then the driveway continues around to the rear.



OUTBUILDINGS

This is where most of the outbuildings are to be found, all a good size. There is a primarily concreted yard, a pole barn, ideal for implement storage or hay storage. Adjoining this is a two-car garage with roller-style shutter door and personal door to the side. There is a detached garage/workshop/home office/stable.



GARAGE / WORKSHOP / HOME OFFICE / STABLING

This surprisingly spacious, detached building does require some attention, however, it is a very useful range of rooms and buildings which provide an astonishing amount of square footage. Interested parties could maybe consider seeking planning consent to change usage or indeed to adapt these buildings for their own, particular purpose. The floor layout plan shows two additional, good-sized stables, workshop/store and large room with sub-divisions, creating useful space. There is concrete flooring and this room is best demonstrated by the floor layout plan attached. An external doorway gives access to an internal staircase which rises to the first-floor level.

FIRST FLOOR

This first-floor level has been used for a variety of purposes. Latterly, it was used for extensive office space, some time ago. Once again, this area does require some upgrading. It is sub-divided into a variety of spaces and has windows giving pleasant views.



LAND

The land that comes with Snug House Farm is particularly picturesque. It is divided into a variety of well-maintained paddocks which have been carefully tended and the majority of which are down to grass. There is a good amount of woodland area and many fabulous features. The land is shown on the attached Google Earth image. It is fair to say that the beauty of these woodlands, land and the combination of the home, stables and yard is rare to find, particularly in such a lovely location with the fabulous village just a short drive/walk away. The land approaches approximately 24 acres.

The home is also served by beautiful, well-maintained gardens comprising of shaped lawn with mature banks of shrubbery and rockery garden areas. It should be noted that the property has a footpath passing through in this rural location. It has not been a problem to the owners who have lived here for many years and as previously pointed out, this gives great access to the hamlet of Barnside at the top of the hill and the village of Hepworth just a little further down the valley.



TRACTOR AND TOP LOADER

The tractor with loader and topper may also be available by separate negotiation, see vendors for details.





ADDITIONAL INFORMATION

Nearby the property has wonderful riding out areas and rural walks giving easy access to both Penistone and Holmfirth with local villages just a short distance away and particularly well established and well-regarded schools in either direction.

It should be noted the property is installed with a septic tank and has an LPG storage tank. The property has external lighting, an alarm system, it is fitted with a CCTV system. With UPVC double glazing and alarm system, the home has gas-fired central heating (LPG). Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – Kirklees
Council tax band – G

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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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