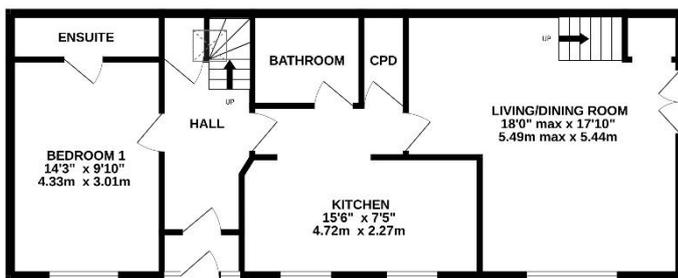


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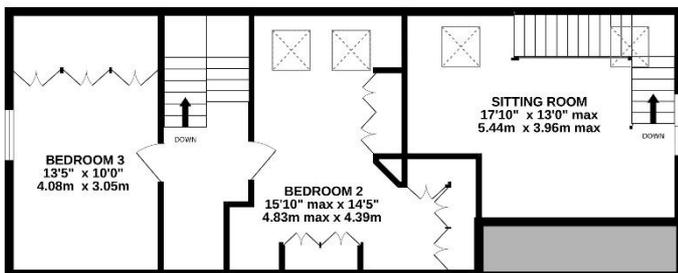


**THE OLD STABLE BLOCK, BLACKMOORFOOT ROAD, HD7 5PZ**

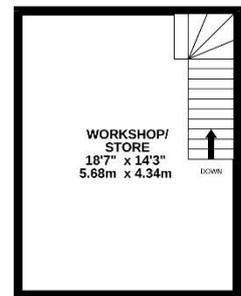
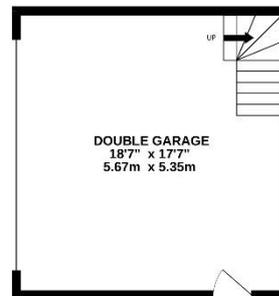
GROUND FLOOR



1ST FLOOR



GARAGE



BLACKMOORFOOT ROAD

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 SUPERBLY PRESENTED, VIRTUALLY DETACHED, PERIOD HOME WITH A FABULOUS, COBBLED COURTYARD, LARGE DETACHED, DOUBLE GARAGE WITH HOME OFFICE/GYM ABOVE. VIEWING THE PROPERTY INTERNALLY IS VITAL TO APPRECIATE THE SIZE AND LAYOUT WITH A GOOD-SIZED LOUNGE WITH DINING AREA AND HAVING A FIRST-FLOOR MUSIC ROOM/SECOND LOUNGE. THIS THREE/FOUR BEDROOMED HOME HAS BEEN TASTEFULLY UPGRADED OVER RECENT YEARS AND HAS A HIGH SPECIFICATION THROUGHOUT.

Briefly it comprises entrance lobby, entrance hall, lounge with dining area, first floor, second lounge/music room, enjoying long-distance views, three double bedrooms, bedroom one with en-suite, house bathroom, second lounge acting as bedroom four if required, fabulous kitchen, double garage, easy to maintain, superb cobbled courtyard that is contained, local facilities including stunning walks around the Blackmoorfoot Reservoir and easy access to the train station just approximately one mile away, giving access to trains to both Manchester and Leeds. With high quality fittings and the usual, modern appointments.

**Offers Around £680,000**

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## ENTRANCE

A high-quality door with inset double glazing and glazed side-panels gives access through to the entrance vestibule. This has a slate floor and is decorated to a good standard and has a central ceiling light point.

## ENTRANCE HALL

A timber and glazed door leads through to the hallway with a continuation of the slate floor, this hallway has a good ceiling height and a Velux window to the high, angled ceiling line, overlooking the staircase and availing of a good amount of natural light. There is an understairs storage cupboard and central ceiling light point. There is a period-style central heating radiator. A timber and glazed door leads through to an inner hallway which is opened through to the fabulous breakfast kitchen.

## BREAKFAST KITCHEN

*Measurements – 15'6" x 7'5"*

This room, which is positioned to the view side, has four windows in total, giving a lovely view out over the property's driveway and neighbouring fields beyond. The kitchen is fitted to an exceptionally high standard and has units at both the high and low level. These units incorporate such features as wine racking and there is inset spotlighting to the ceiling. There is an induction hob of NEFF manufacture with stylish, stainless steel and glazed extractor fan above, in-built NEFF double ovens with the upper oven also acting as a microwave and combination oven. There is a fridge/freezer point with plumbing for an American style fridge/freezer, central heating radiator and a beautiful, stone-flagged floor. There is inset spotlighting, fabulous working surfaces and inset one and a half bowl sink unit with stylish mixer tap over. There is also under-unit and skirting lighting.

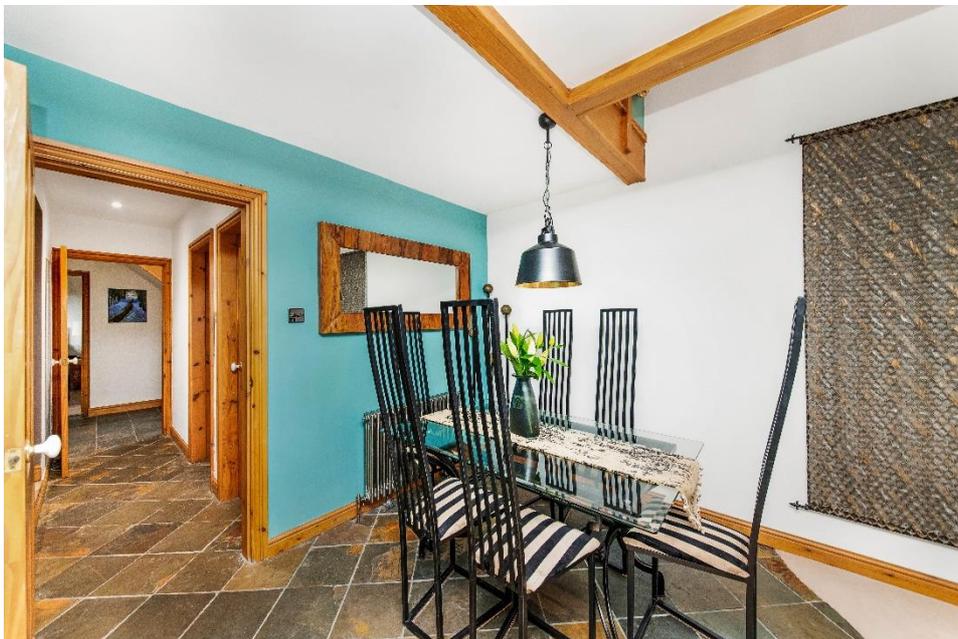
A doorway gives access to a useful storage cupboard, being home for the property's gas-fired central heating boiler with appropriate airing-style shelving. A doorway leads through to the lounge with dining area.



## LOUNGE / DINING AREA

Measurements – 18'0" max x 17'10"

This is best demonstrated by a combination of photographs and floor layout plan. It has slate flooring to the dining area. The lounge is of a particularly good size and has slate flooring beneath the cast-iron, wood-burning stove. The chimney breast passes up through to the first-floor music room level, providing additional heat. There are twin, glazed doors out to the side patio/driveway and a bank of four mullioned windows gives a lovely view out over the driveway and fields beyond. The room is decorated to a high standard, has a chandelier point, inset spotlighting to the ceiling and two period-style, central heating radiators. There is also a useful, understairs store cupboard. A staircase rises to the music room/second lounge.





## **MUSIC ROOM / SECOND LOUNGE**

*Measurements – 17'10" x 13'0" max*

This again, is perhaps best demonstrated by the photographs. It has a wonderful high, angled and beamed ceiling. There are several windows, one of which gives a view out over the neighbouring fields, the other provides a similar view, but also a view to the side and over the cobbled courtyard and two large Velux windows also provide additional, natural light. There is a polished, timber-boarded floor, attractive spindle balustrading and all is presented to a high standard.



## **BEDROOM ONE**

*Measurements – 14'3" x 9'10"*

On the ground floor, off the hallway is bedroom one. A very versatile, large, double room. Once again, tastefully decorated and having a fabulous bank of four, large, mullioned windows providing a good amount of natural light and lovely views. There is a period-style central heating radiator, provision for a wall-mounted TV, and inset spotlighting to the ceiling.



### **BEDROOM ONE EN-SUITE**

A doorway gives access to the stylish en-suite, with concealed cistern w.c., wall-mounted wash handbasin, a good-sized shower with high quality chrome fittings, ceramic tiled flooring with ceramic tiling up to the ceiling height, inset spotlighting, extractor fan, combination central heating radiator and heated towel rail.



### **BATHROOM**

Yet again, superbly presented, having ceramic tiled flooring, ceramic tiling to the full ceiling height, extractor fan, inset spotlighting, superb fittings including chrome, centrally heated radiator and heated towel rail, concealed cistern w.c., stylish wash handbasin and stylish deep bath with chrome fittings above and glazed screen.



## STAIRCASE

The principal staircase from the hallway turns and rises with one third landing to the first-floor landing. There is a home office/study area on this landing. There is a good-sized Velux window, and a doorway leads through to bedroom two.

## BEDROOM TWO

*Measurements – 15'10" max x 14'5"*

Yet again, very a large, double bedroom which could be used as the main bedroom. There are windows to both the front and the rear. There are good-sized Velux windows and attractive, shaped windows, providing long distance views. The bedroom has a huge amount of in-built bedroom furniture, including dressing table, drawers, a large number of inbuilt wardrobes, some of which have mirrored doors, glazed display shelving and further drawers and dressing table area. There are also bedside cabinets, a period-style, central heating radiator and TV plinth with cupboard beneath. There is inset spotlighting to the ceiling.



### BEDROOM THREE

*Measurements – 13'5" x 10'0"*

Again, a double room with windows to two sides, availing of a good amount of natural light with pleasant views. There is a beamed and angled ceiling with inset spotlighting, a bank of in-built wardrobes, additional cupboards and dressing table. Once again, the room has a period-style central heating radiator.



## EXTERNAL

The property has fabulous stone gate posts with iron gates. These give access through to the superb, stone-cobbled driveway/external space. There is a paved patio area immediately accessed from the twin-glazed doors as previously mentioned from the lounge. There is also a raised garden bed and a summer house to one corner. There are also two log stores and a huge amount of parking space which overall gives parking for approximately eight/nine vehicles, and this also gives access to the detached double garage.



## DETACHED DOUBLE GARAGE

Measurements – 18'7" x 17'7"

The garage, which is of high-quality construction, has a good ceiling height with broad, insulated, automatically operated, up-and-over door. The garage is fitted with a personal door to the side and has power and light.



## STUDIO / WORKSHOP / GYM

Measurements – 18'7" x 14'3"

To the rear of the large, double garage is a staircase which turns and rises up to a additional room. This versatile room is best described as a studio/workshop/gym. It currently is home for gym equipment, has been used for home office space and is currently also used for storage of the vendor's hobbies. There is a good ceiling height and four Velux windows. The room is fitted with shelving, decorated, and has carpet tiles and an electric, wall-mounted, convactor heater. The walls of the garage and the ceiling of the entire block is well-insulated.



## **LOCATION**

Being close to Blackmoorfoot Reservoir, there are stunning walks around the reservoir and the adjoining countryside. There is also an easy walk to Slaithwaite and other local villages including Helme and Meltham. The train station at Slaithwaite is one mile away, giving very easy access to both Manchester and Leeds on the train.

## **ADDITIONAL INFORMATION**

It should be further noted that the property was built to a particularly high standard in the time when properties were not known how to be built cheaply. It is of beautiful stone and rests predominantly beneath a Westmorland stone roof. It should be noted that the property has gas-fired central heating, alarm system and double glazing.

### **ADDITIONAL INFORMATION**

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

### **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

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### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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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