



Simon Blyth
ESTATE AGENTS



“GRANDSIRE WELL” NEW ROAD, NETHERTHONG HOLMFIRTH, HD9 3XX

PROPERTY DESCRIPTION

A beautifully positioned, much loved, large, stone-built, detached family home in approximately 0.7 acre of gardens in a highly regarded and exceptionally delightful location. With views out over the valley, this mature home does require some internal rejuvenation. We have taken the liberty of drawing indicative front elevation and floorplans of what might be considered suitable for a contemporary update to make a fabulous home.

Off a private drive of just three dwellings, close to the lovely village of Netherthong with its many amenities and yet just a short walk away from Holmfirth, with its vast range of facilities, “Grandsire Well” is an exceptionally well-built home that has lovely accommodation, taking full advantage of its gardens and grounds.

An exciting opportunity to update the existing dwelling or to update and extend to a design of your liking. The home currently comprises entrance lobby, fabulous lounge, garden room with tremendous views, dining hallway, downstairs w.c., through Breakfast kitchen with lovely views, utility room, workshop, double garage, 3 large bedrooms, study / bedroom, house bathroom and w.c. With a substantial long driveway, an integral double garage.

A rare and exciting opportunity.

The property is offered for sale by the best and final method. All offers to be submitted to the Holmfirth Office no later than noon on the 19th February 2026.

EPC rating: D Council tax: F. Tenure: Freehold

Best & Final Offers Over £700,000

CONTENT

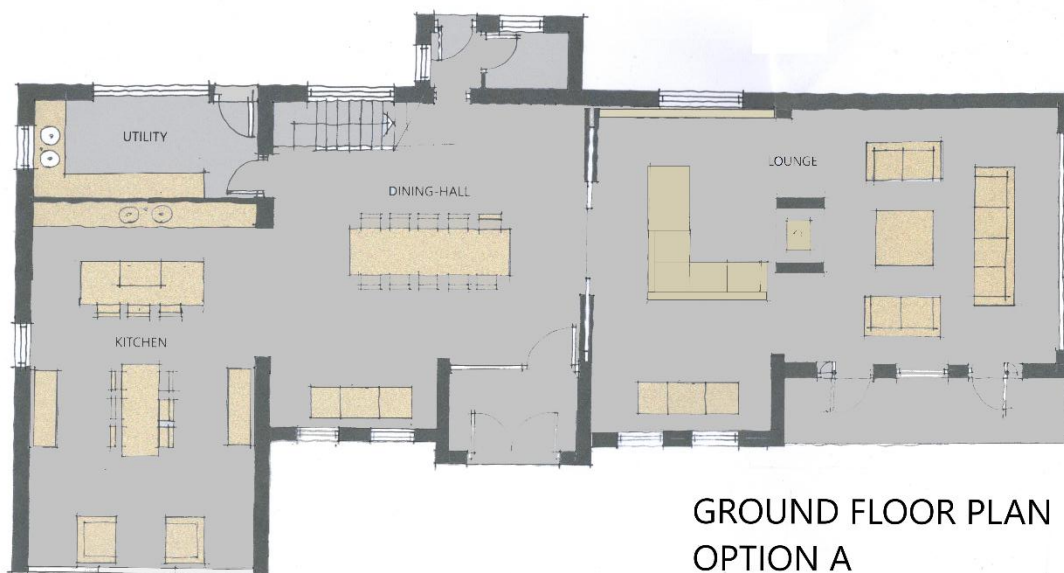
Contained in this brochure are images of the current property and suggestions for its front layout and appearance which could be varied to the individual purchaser's choice subject to the necessary consents.

ARCHITECT FRONT ELEVATION 1

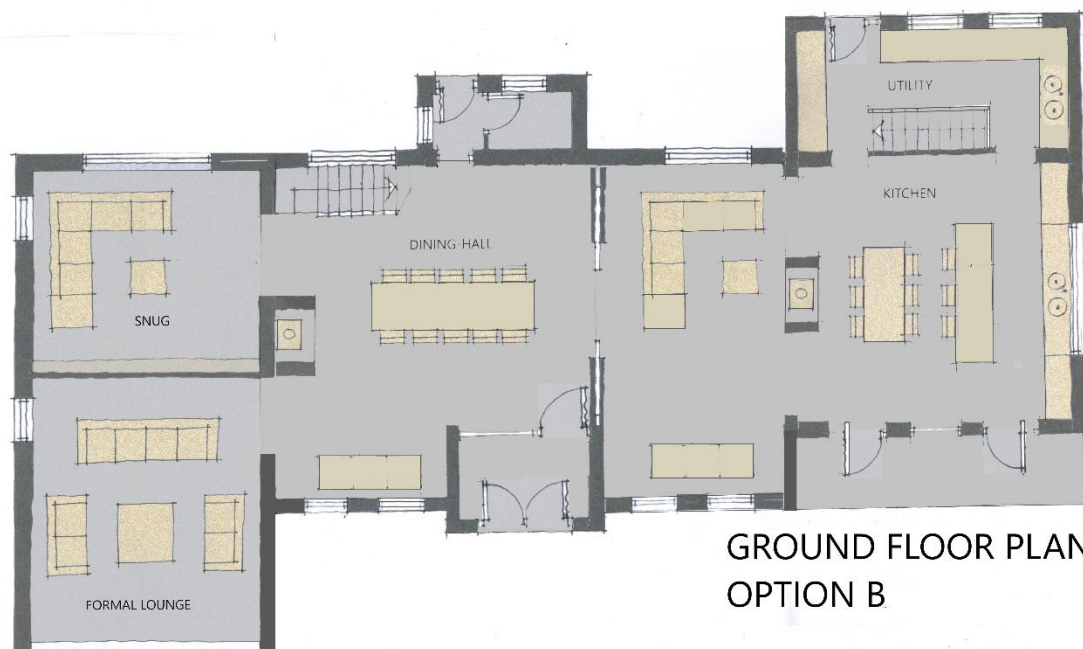


ARCHITECT FRONT ELEVATION 2

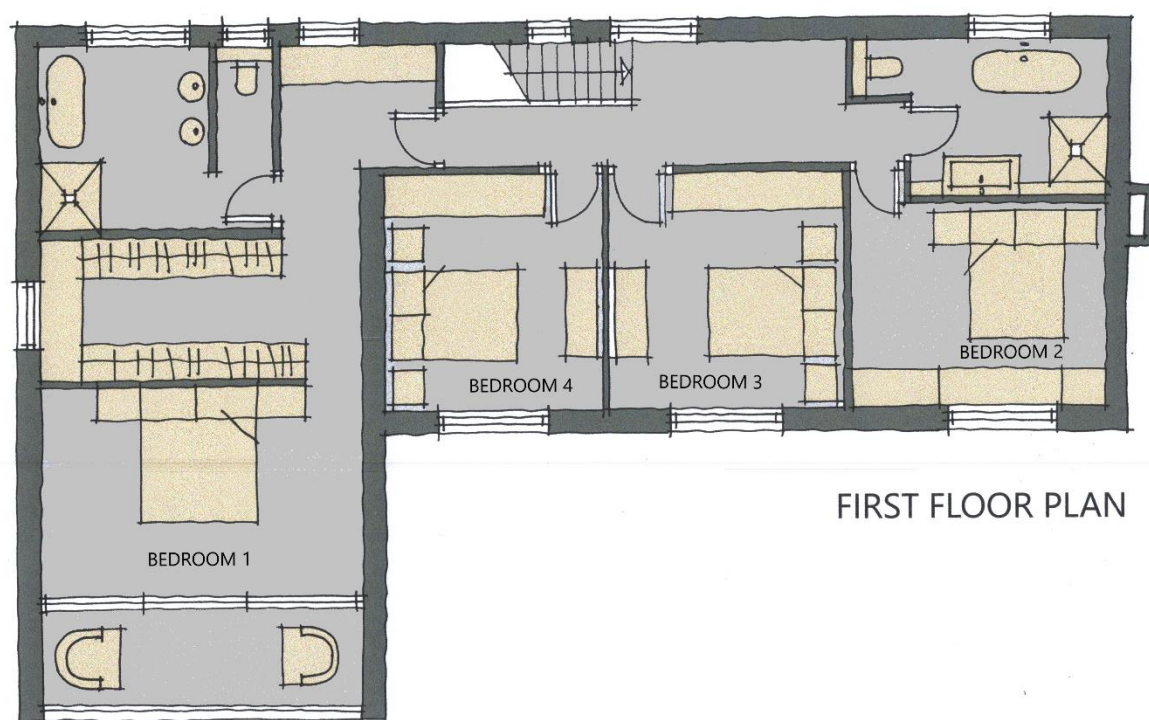




GROUND FLOOR PLAN
OPTION A



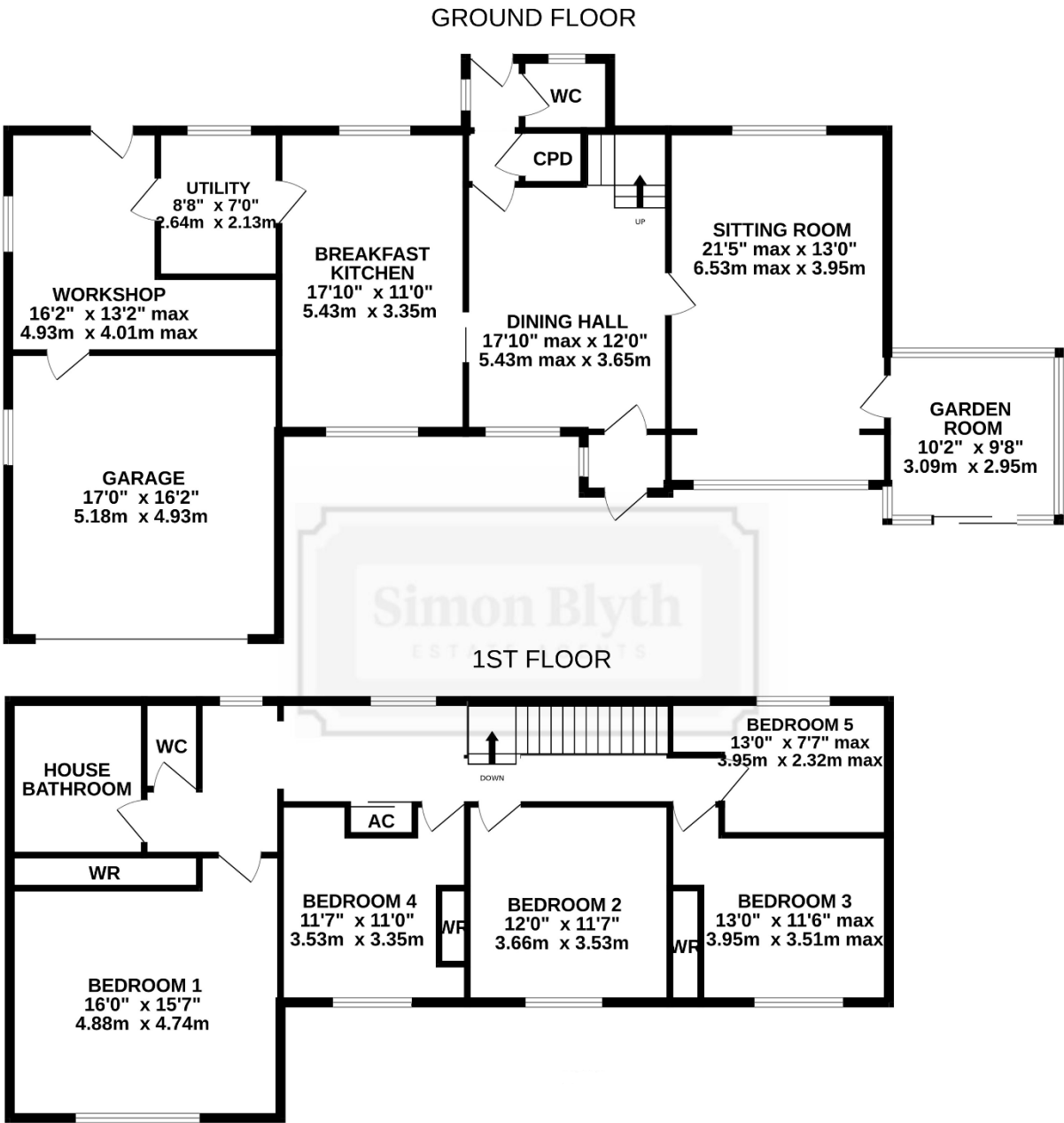
GROUND FLOOR PLAN
OPTION B



FIRST FLOOR PLAN



CURRENT FLOOR PLAN



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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GROUND FLOOR

ENTRANCE VESTIBULE

Beautiful oak door with delightful door furniture gives access through to the entrance vestibule. This with ceramic tile flooring has a high ceiling with timbers on display, central lighting point, exposed walling and window. An Oak and glazed door lead through to the good-sized dining hallway.

DINING HALLWAY

Measurements – 17'1" max x 12'0"

The dining hallway has a pleasant outlook to the front. There is a chandelier point, shelf racking and exposed stonework. A timber glazed door leads through to a rear entrance lobby where there is a useful storage cupboard and access to the downstairs w.c.



DOWNSTAIRS W.C.

With obscure glazed window and ceramic tiling to the walls and floor where appropriate, low level w.c. and wash hand basin.

REAR ENTRANCE LOBBY

The rear entrance lobby has a substantial Oak timber door giving access out to the rear gardens and a window giving a pleasant outlook.

SITTING ROOM

Measurements – 21'5" max x 13'0"

As the photographs and floor layout plan suggest the sitting room is of a particularly good size. It has large windows both to the front and rear. Those to the front enjoy a lovely view out over the property's lawned gardens and view out over Holmfirth and beyond. There are stone mullions to the windows (four in total). The window to the rear is of a good size as previously mentioned and has a lovely view out over the property's delightful rear gardens and neighbouring land, giving a view up the hills towards Netherthong Village. The room has a number of wall light points and a period style fireplace with raised stone hearth, display plinth, mantle and gas coal burning effect fire. The timber and glazed door leads through to the garden room.





GARDEN ROOM

Measurements – 10'2" x 9'8"

The garden room has views to three sides, up towards Netherthong and across towards Holmfirth. It has glazed doors giving direct access out to the gardens. This is a particularly pleasant place to sit and enjoy the view and the gardens.



BREAKFAST KITCHEN

Measurements – 17'10" x 11'0"

Across the dining hallway, doorway leads through to the breakfast kitchen. This has, once again, views to both the front and rear courtesy of good-sized windows. The room is fitted with a comprehensive range of units, being at both the high and low level. There is a large amount of working surfaces, decorative tile splashbacks, stainless steel sink unit with mixer tap above, plumbing for a dishwasher, integrated oven, hob and extractor fan above, breakfast bar, additional gas hob, and attractive polished timber bordered ceiling with inset lighting. There's also a fridge-freezer space. Doorway leads through to a utility room.





UTILITY ROOM

Measurements – 8'8" x 7'0"

The utility room has ceramic tile flooring, pleasant view out to the rear, cupboards at both the high and low level, wall-mounted Ideal gas-fired central heating boiler, plumbing for automatic washing machine and there is a creel to the ceiling. Doorway leads through to a workshop.

WORKSHOP

Measurements – 16'2" x 13'2" max

This good-sized workshop has an external door to the rear, window to the side, good ceiling height, shelving and has a doorway leading through to the double garage.

DOUBLE GARAGE

Measurements – 17'0" x 16'2"

This with automatically operated up and over door is of a particularly good size, has a large amount of shelving and obscure glazed window to the side.

FIRST FLOOR

LANDING

Staircase rises from the dining hallway with wrought iron balustrading and polished timber handrail up to the substantial first floor landing. This is particularly large and has a number of windows overlooking the delightful rear gardens and rural views beyond.



BEDROOM ONE

Measurements – 16'0" x 15'7"

A lovely double room with a large window providing a huge amount of natural light and delightful views out over the gardens and grounds. There is a partial angled ceiling line beam to the ceiling, a huge amount of inbuilt bedroom furniture including vanity unit, wardrobes, cupboards and dressing table.



BEDROOM TWO

Measurements – 12'0" x 11'7"

Once again, with a lovely view out to the front.



BEDROOM THREE

Measurements – 11'7" x 11'0"

Yet again a good-sized room being of a double size with wash hand basin and lovely view out to the front.



BEDROOM FOUR

Measurements – 13'0" x 11'6" max

Splendid room with dual aspect, courtesy of two windows, giving lovely views out over the property's gardens and views out over the Holme valley. The room has inbuilt bedroom furniture, storage cupboards and two wall light points.



BEDROOM FIVE

Measurements – 13'0" x 7'7" max

Currently used as a home office / study. This good size room has a lovely view out over the property's rear gardens and neighbouring fields.

HOUSE BATHROOM

The property's bathroom is fitted with a three-piece suite that comprises of bath, pedestal wash hand basin and shower cubicle with chrome fittings. There is period-style ceramic tiling, where appropriate, obscure glazed window and inset spotlight into the ceiling, combination central heating radiator heated towel rail, separate w.c. with obscure glazed window.

EXTERNAL

The property occupies a stunning position and is off a private driveway leading down to three exclusive detached homes with Grandsire being the central plot. It has a very large plot / gardens and grounds, measuring approximately 0.7 acre. These gardens and grounds complement the home superbly and have mature trees and shrubbery and are exceptionally well maintained. There's a long tarmacadam driveway with turning space, giving access to the property's integral garage. The home is beautifully built with stone and has a garden shed and greenhouse within the gardens. Occupying a truly tremendous address and position, the home also has a stone flagged patio to the rear with mature shrubbery and trees once again.













ADDITIONAL INFORMATION

Within this brochure we have enlisted the services of a local architect of high repute who has drawn layouts and elevations of what this home could become if people were of a mind to take it forward with regards to a contemporary update. This layout is an indicative drawing, has not been presented to the local planning department, but has had great consideration given to it for what might be acceptable. “Grandsire Well” is a fabulous home that needs some rejuvenation and enjoyed for years to come, or could be considered suitable for substantial development work, creating a wonderful home in one of Holmfirth's well-regarded locations.

The plans drawn indicate the following accommodation: entrance vestibule, exceptionally large dining hallway, rear lobby and downstairs w.c., formal lounge, the lovely outlook to the front, snug / second sitting room with an outlook to the rear and last but by no means least on the ground floor is a huge living dining kitchen with aspects to both the front and rear, glazed doors out to balcony and doorway through to utility room. This kitchen would complement the property's gardens, grounds and long-distance views.

The property is offered for sale by the best and final method. All offers to be submitted to the Holmfirth Office no later than noon on the 19th February 2026.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

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

MAILING LIST

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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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