

Simon Blyth
ESTATE AGENTS



RUSHFIELD, ARKENLEY LANE, ALMONDBURY



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PROPERTY DESCRIPTION

OCCUPYING A DELIGHTFUL POSITION IN THIS MUCH-LOVED VILLAGE, IVY BANK FARMHOUSE SITS IN AN ELEVATED POSITION IN SUPERB GARDENS AND GROUNDS AND ITS SIX BEDROOMED ACCOMMODATION IS COMPLEMENTED BY A BEAUTIFUL PERIOD BARN WITH ADJOINING STABLES AND GARAGING. THIS BARN IS CURRENTLY HOME FOR AN ARTIST STUDIO AND A WORKSHOP AND HAS A HUGE AMOUNT OF FURTHER POTENTIAL, PARTICULARLY TO THE FIRST-FLOOR LEVEL. WITH A DELIGHTFUL COURTYARD, LONG SWEEPING DRIVEWAY, THE HOME IS TASTEFULLY PRESENTED THROUGHOUT AND THERE IS A DELIGHTFUL MIX OF PERIOD FEATURES AND MODERN HOME COMFORTS. With a centrally located through hallway with impressive staircase, the accommodation briefly comprises, entrance hall, boot room/secondary hallway, downstairs w.c, sitting room, second sitting room, dining kitchen, six bedrooms, two bathrooms, lovely gardens and grounds, barn and outbuildings.

Council Tax Band: G

Tenure: Freehold

EPC: D

Offers Around £1,750,000

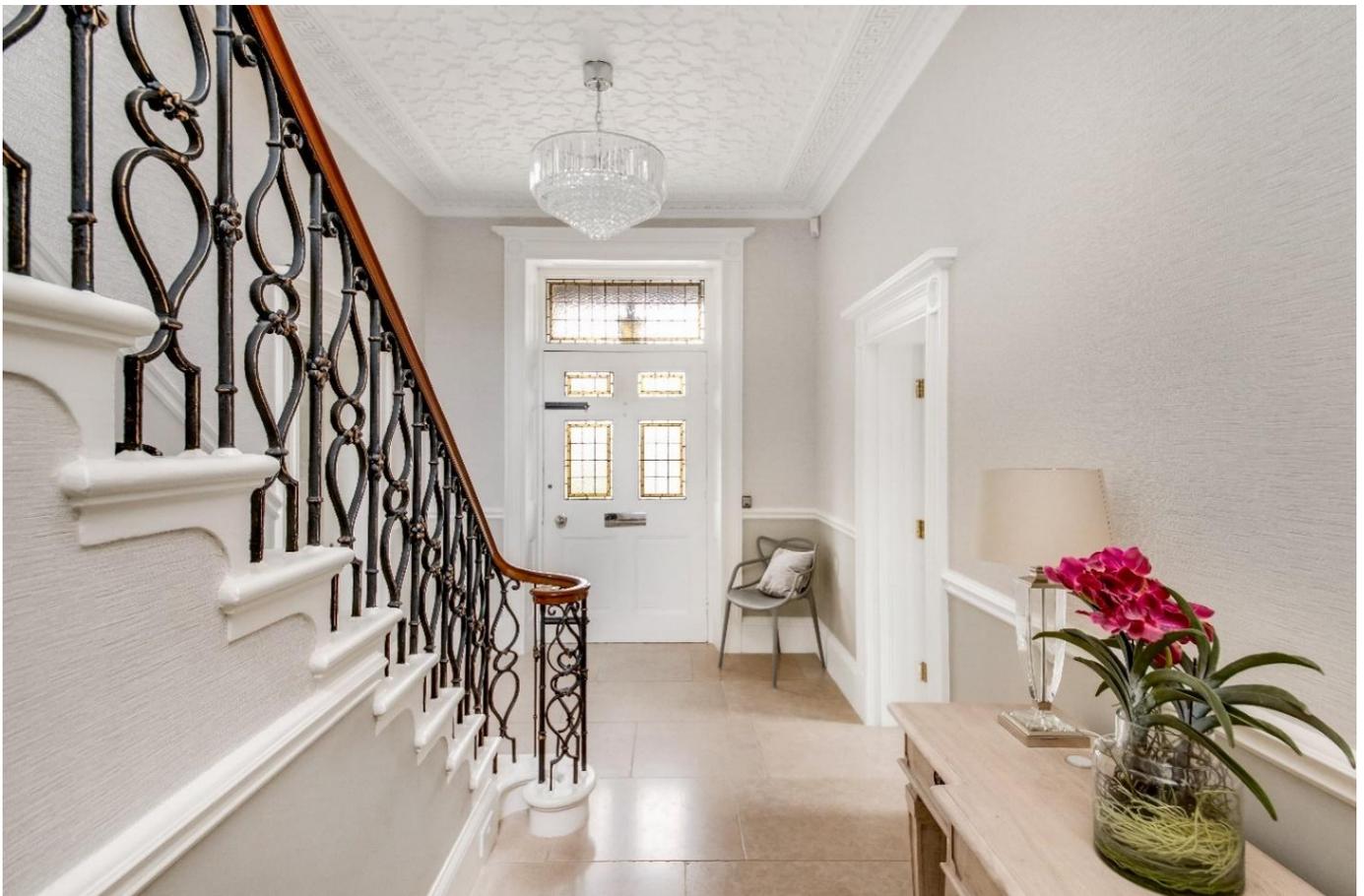


ENTRANCE

Beautiful stone pillars support the storm porch and give shelter to the fine entrance door. The broad door with beautiful silver furniture, leaded and coloured glazing and glazed over light, leads through into the entrance hall.

ENTRANCE HALL

As the photography and floorplan illustrates, the hall is indicative of the taste and style that can be found throughout the home. It is finished to the highest standard with a beautiful, detailed, ceiling with fine coving, stone staircase with stone treads, wrought iron balustrading, and fine period polished timber handrail. An archway leads through to the rear entrance hallway.



REAR ENTRANCE HALLWAY

This has a continuation of the high-quality flooring, and there is a useful storage cupboard.

GUEST WC

Beautifully fitted with high quality furniture, this has a concealed cistern w.c., vanity unit with inset wash hand basin, and is fitted with beautiful cupboards. The cupboards conveniently have within them plumbing for an automatic washing machine and tumble dryer.

SITTING ROOM

Measurements – 18'0" x 16'0"

As the photographs indicate, this is a fabulous room. The light and bright room enjoys two large period sash windows with original period shutters that give a fantastic outlook over the property's gardens and views beyond. The sitting room has a wonderful ceiling rose with chandelier point, decorative coving to the ceiling, and beautiful period style fireplace with outstanding broad open fire grate.



SECOND SITTING ROOM

Measurements – 15'8" X 14'3"

A good-sized room with a lovely view out over the property's garden courtesy of a period sash window with shutters. The room has a magnificent ceiling rose with chandelier point, period fireplace with open fire grate, chimney recess cupboards, and superb display shelving. A six-panel timber door leads from the hallway through to the dining room.



DINING ROOM

Measurements – 18'0" X 7'8"

This imposing and elegant room has period-style sash windows to one side, with original period shutters, giving a fine view over the property's gardens. There is a beautiful fireplace with gas coal burning effect fire, period style coving, ceiling rose and chandelier point. The dining room has a connecting door through to the kitchen.



BREAKFAST KITCHEN

Measurements – 18'0" X 17'10"

As the photographs demonstrate, the kitchen has been wonderfully fitted and is a fine feature of the home. Having windows to both the front and rear, there is inset spotlighting to the ceiling. The room has underfloor heating beneath the high-quality flooring. The kitchen is fitted with the highest quality wall cupboard and base units with a beautiful central island that continues to create a fantastic breakfasting area. The island is fitted with a Miele hob and a Bosch stainless steel and glazed oven beneath. There is a Miele coffee machine and a combination microwave/oven. The kitchen also features a beautiful black Aga with the usual chrome-topped hot plans and a three-oven design. There is an inset one-and-a-half bowl sink unit with Quooker tap over, integrated dishwasher, and integrated fridge freezer.





FAMILY MUSIC ROOM

Measurements – 21'0" X 17'8"

This, as the photograph indicates, is used by the family for a variety of purposes. It has twin timber and glazed doors which are in keeping with the rest of the home and which have period-style shutters. The versatile room has fabulous views out over the property's large terrace and beyond. There is high quality flooring, inset spotlighting to the ceiling, beautiful coving, and a pebble gas fire. There are beautiful inbuilt storage and display cupboards with library-style shelving, and inset spotlighting.



BOILER ROOM

This useful room has inbuilt storage cupboards, working surfaces with inset one-and-a-half bowl stainless steel sink unit, and two large hot water tanks. The boiler room also houses two wall-mounted gas-fired central heating boilers.

CELLARS

From the hall beneath the staircase, stone steps lead down to the basement level/cellars. At the bottom of the stone steps is a large hallway with stone vaulted ceiling, stone flagged floor, and exposed stone walling. A doorway gives access through to the games room.

CELLAR HALLWAY

From the hallway, a further timber door gives access through to a secondary hall area with a further six-panelled timber door leading through into a cellar room.



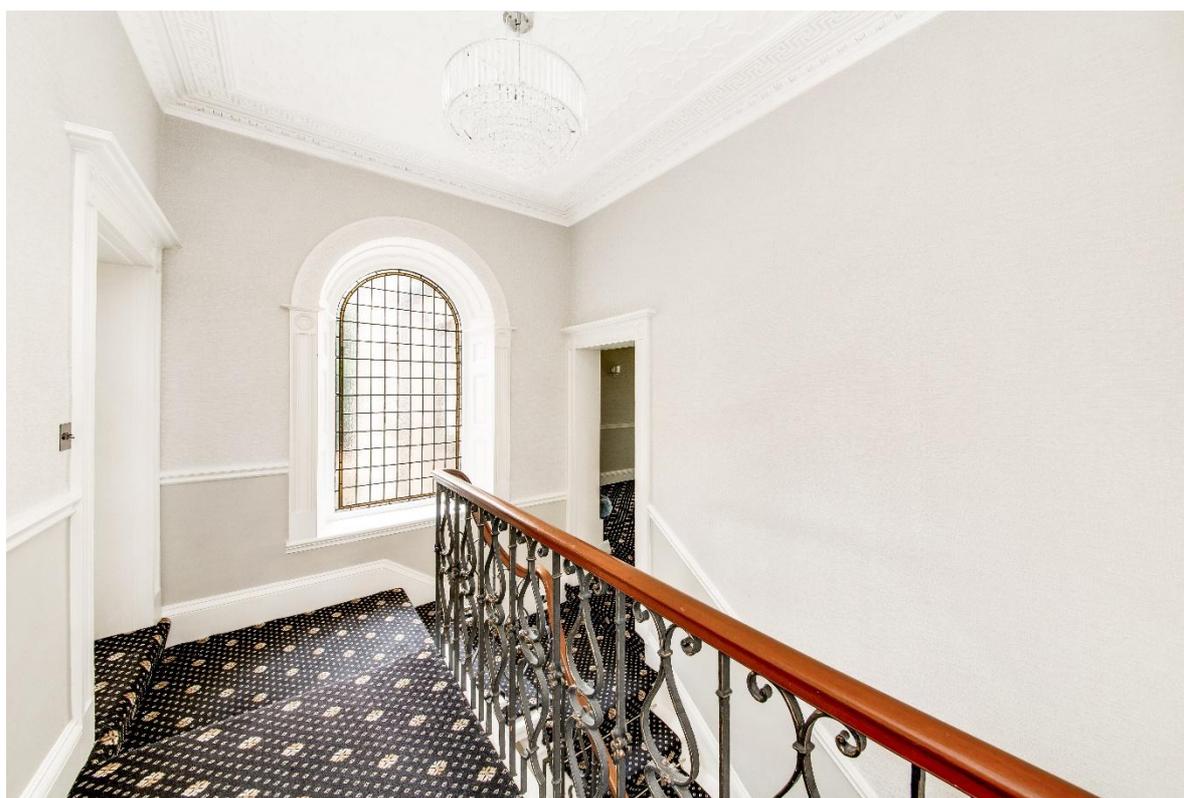
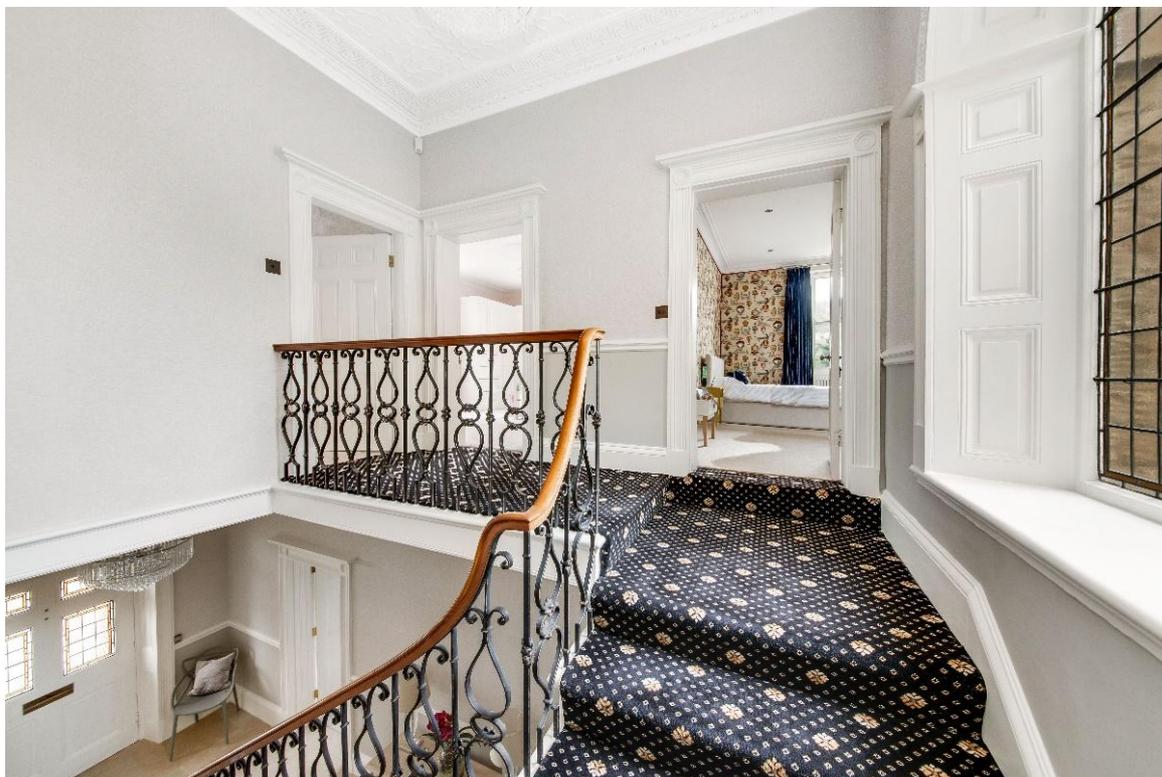
CELLAR ROOM / FORMER KITCHEN / GYM AND FITNESS ROOM

This room at one time was undoubtedly the house kitchen and still has an array of interesting period features. There is a stone flagged floor, exposed stone walling, and a window. Further rooms include a wine cellar and the tank room.



STAIRCASE TO FIRST FLOOR LANDING

From within the hallway the beautiful staircase, as previously described, rises to the half landing which in some part is a gallery down to the entrance hall and has the feature arch-topped window. The staircase then further rises to the first-floor landing.



BEDROOM ONE

Measurements – 18'0" X 17'9"

Bedroom one is beautifully fitted with exceptional solid oak bedroom furniture including wonderful wardrobes, drawers, dressing table and the like. The room has lovely views out over the property's gardens and beyond.



EN SUITE TO BEDROOM ONE

Beautifully fitted, the en-suite shower room has been wired for a sound system, has inset spotlighting to the ceiling, ceramic tiled flooring, high-quality inbuilt furniture with granite work surface, and inset wash hand basin. There is a good-sized shower cubicle fitted with a high-quality shower unit, and a concealed cistern w.c.



BEDROOM TWO

Measurements – 18'0" X 16'0"

With dual aspect windows giving sunning views out over the property's gardens and valley scene beyond, the room is again decorated to an exceptionally high standard. The room conveniently has a connecting door through to the house bathroom making it en-suited.



HOUSE BATHROOM

Measurements – 10'0" X 9'0"

As mentioned, the house bathroom can be utilised as an en-suite for bedroom two, but also has a door from the first-floor landing. This well-appointed room is fitted with a fabulous high-quality four-piece suite. There is beautiful travertine tiling to the walls and floor, inset spotlighting to the ceiling, and a heated towel rail.



BEDROOM THREE

Measurements – 18'0" X 15'9"

Once again, an en-suited double room with a fabulous view, superb inbuilt bedroom furniture, and being beautifully decorated



EN SUITE TO BEDROOM THREE

With a large shower cubicle, low-level w.c. and pedestal wash hand basin, the en-suite is finished to a very high standard with travertine tiling to the walls and floor, towel radiator, coving, and inset spot lighting.

BEDROOM FOUR

Measurements – 18'5" X 13'6"

Once again, an outstanding room that has been tastefully decorated, and enjoying a fantastic view. Bedroom four is also served by an en-suite.



EN SUITE TO BEDROOM FOUR

Fitted to a high standard, this room has a large window from which to enjoy the lovely view.



BEDROOM FIVE

Measurements – 14'8" X 8'5"

Please note this is the only room without an en-suite. Bedroom five uses the house bathroom.

A staircase from the first-floor landing rises to the top floor where bedroom six can be found.

BEDROOM SIX

Measurements – 14'8" X 8'5"

Bedroom six is fitted with library-style book shelving, storage cupboards, and a large desk. There is a window giving an outlook over the gardens, and bedroom six is served by its own en-suite.



EN SUITE TO BEDROOM SIX

As the photograph suggests, this bathroom is beautifully finished with freestanding ball-and-claw foot bath with Victorian mixer tap unit over. There is a pedestal wash hand basin, and low-level w.c.



GUEST ANNEX

Bringing your attention to the floorplan, we would like to demonstrate here that a combination of bedroom six and bedroom four provides two en-suited bedrooms that can be separately accessed, but also separately divided, from the other accommodation. There is an external side entrance door (see floorplan) with beautiful stone steps leading up to a small landing where a door gives access to a kitchen.

ANNEX KITCHEN

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OUTSIDE

Standing in approximately four acres of beautifully manicured, mature, gardens, the home is approached through impressive gates with fabulous stone walling. The driveway sweeps around the front of the home with a fabulous resin surface. This driveway leads to the main reception area before the front door providing a large amount of parking and turning space and the driveway then leads off down to the car parking area where there is the garage block.

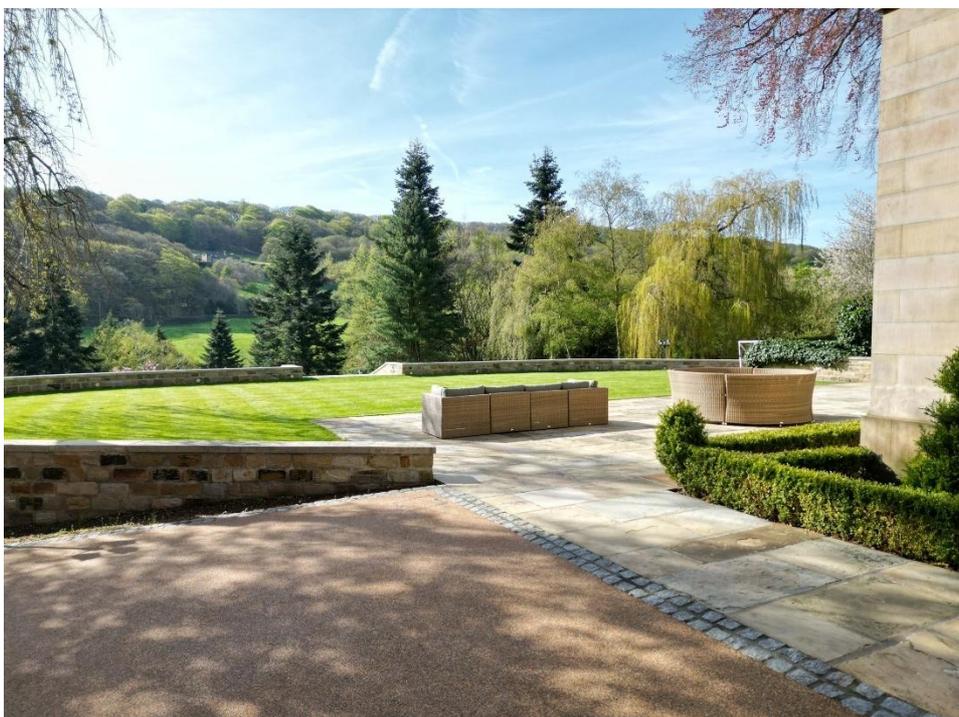


GARDENS

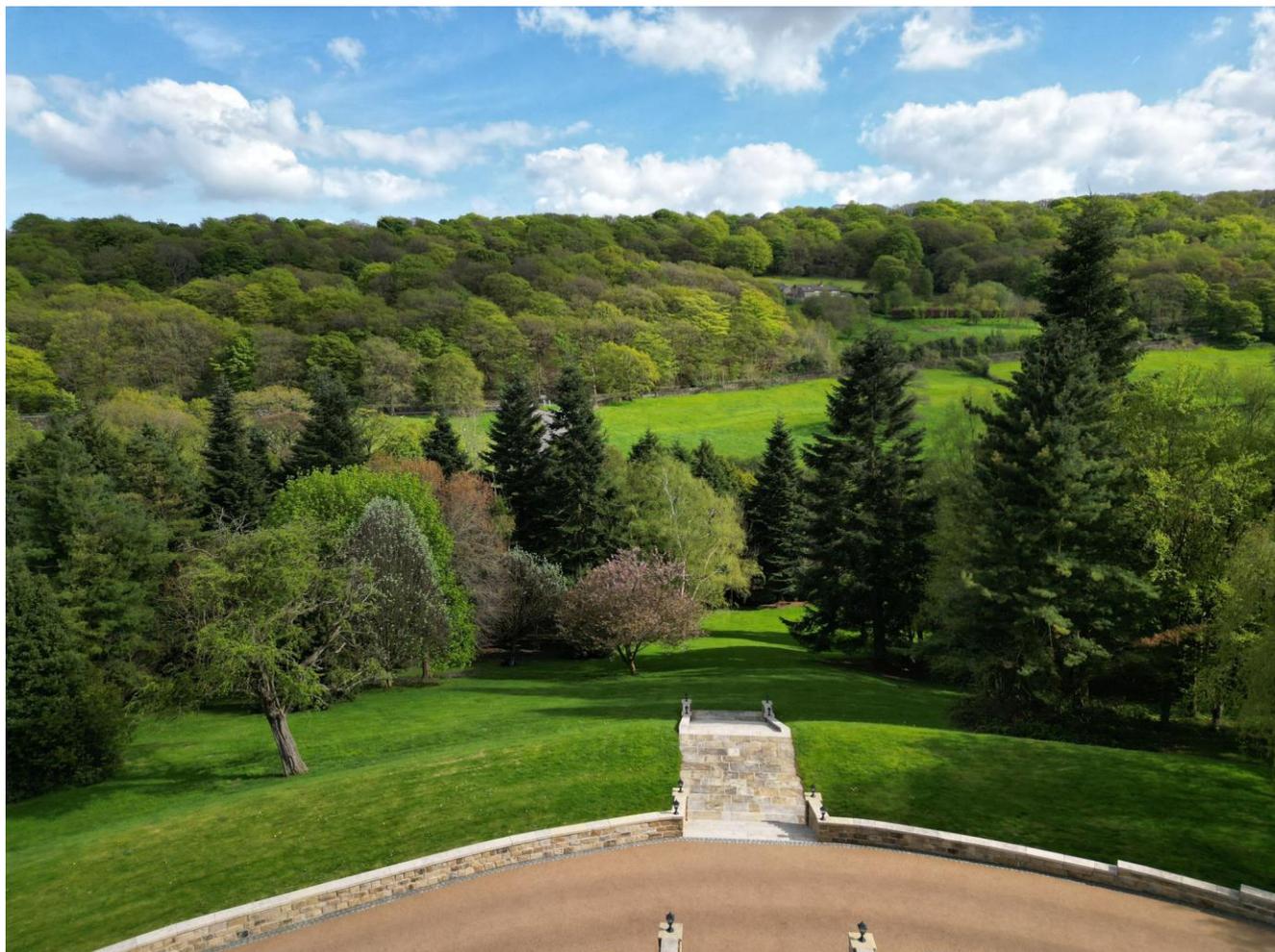
The home has mature shrubbery and trees and is a haven for children with great gardens to explore.

The tennis court is a fabulous family entertainment area, and the hard landscaping, and delightful small outbuildings, provide a truly magical setting. With high period-style walling to the lane, the gardens enjoy a remarkable degree of privacy and are south facing.

As previously described, the fabulous driveway leads down to the L-shaped garage block, this with home office/garden room, garden kitchen and garden w.c., is a fabulous range of superbly built outbuildings/garages









GARAGE BLOCK

There is a large garage built specifically for an exceptional motor car including a car charging point. This is separate and is on the right-hand side of the block. There are then three automatically operated further doors which give access to a large quadruple garage giving a huge amount of storage space and being superbly appointed with connecting door through to the home office/garden room. There is also a beautiful stone archway giving access to a stone-flagged area with a further archway leading through to the rear garden. This archway provides further undercover parking and access through to the rear gardens where there is the fabulous tennis court, perhaps best described by the photographs included.

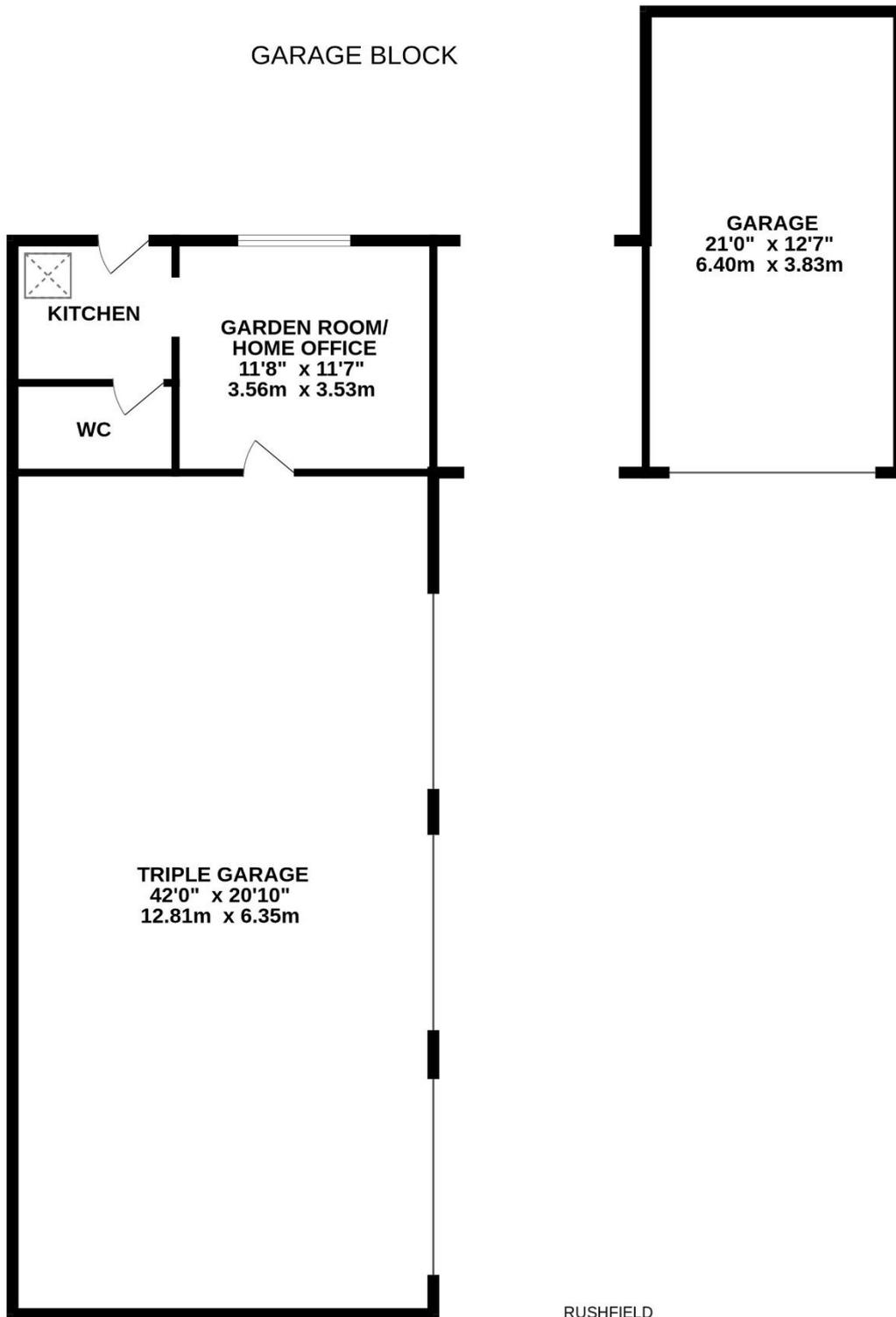




GARDEN ROOM

The garden room has a kitchen and w.c with wash hand basin, particularly handy when coupled with the tennis court.







PLEASE NOTE

The property has partial double glazing and oil-fired central heating. Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

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



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