



**THE WEST WING, BIRTHWAITE HALL
DARTON, BARNESLEY
S75 5JS**



SET WITHIN THE BIRTHWAITE HALL ESTATE THIS BEAUTIFUL THREE STOREY FABULOUS PERIOD HOME IS GRADE II LISTED AND HAS BOTH AN EXTERIOR AND INTERIOR THAT ENJOYS A SPECTACULAR ARRAY OF ORIGINAL FEATURES USUALLY ONLY FOUND IN HOMES OF MUCH HIGHER VALUE. THE WEST WING IS APPROXIMATELY ONE THIRD OF BIRTHWAITE HALL AND HAS ITS PRINCIPAL ROOMS ENJOYING PLEASANT SOUTHERLY VIEWS WITH GARAGING AND GARDENS INCLUDING RARE MATURE TREES THIS HOME WITH ITS WONDERFUL OAK PANELLING AND FABULOUS WINDOWS MUST BE VIEWED BY THOSE WHO APPRECIATE SPACE AND TASTE. THE ACCOMMODATION WHICH IS IMPRESSIVE THROUGHT OUT BRIEFLY COMPRISES OF entrance hall, oak panelled parlour/lounge, centrally located dining room (room size) and a beautifully elegant room being the sitting room (room size), breakfast kitchen with twin glazed doors to terrace, pantry, cellars, first floor, bedroom one with dressing room, secondary dressing room/nursery room, huge bathroom/ensuite, top floor, secondary bathroom, three further bedrooms, library landing and study landing, pleasant gardens, garaging and incredible commutability with junction 38 of the M1 being approximately 1 mile away giving easy access to Leeds and Sheffield both being approximately 18 miles away. With an interesting and well documented history dating back to the mid 1600s the West Wing is believed to have been a separate residence since 1746 the adjoining two thirds (Birthwaite Hall) is also offered for sale by Simon Blyth Estate Agents for those whom may wish to reinstate after the passage of 273 years.

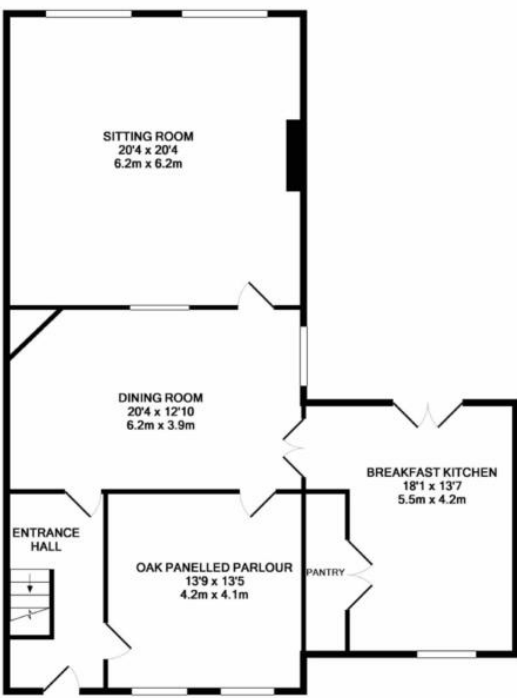
Offers around £575,000

Fairfield House, Hollowgate, Holmfirth, HD9 2DG
Tel: 01484689689

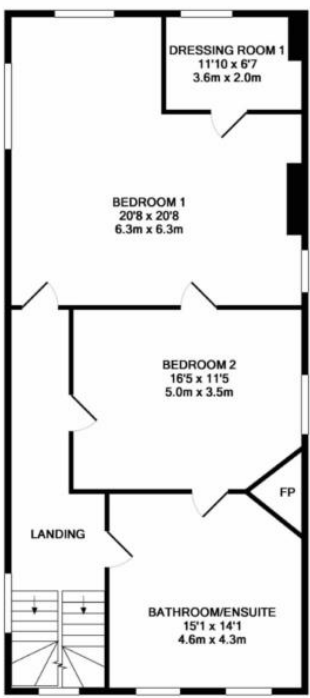


www.simonblyth.co.uk

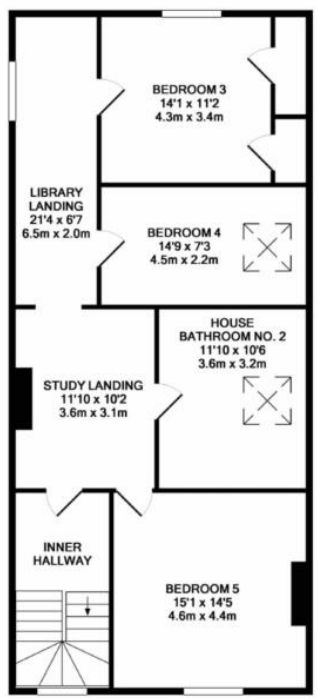




GROUND FLOOR



1ST FLOOR



2ND FLOOR

**SOUTHERLY
DIRECTION**



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Memphis 02019



ENTRANCE HALL

Wonderful period door which gives access to the entrance hall. This features fabulous panelling, stylish central heating radiator and large coat cupboard with fabulous door. The impressive 17th century staircase with attractive turned balusters rises up to the first and second floors with half-landings. An original 6-panelled door leads through to the dining room.

DINING ROOM

20'9" x 12'9" (6.32m x 3.59m)

This dining room plays a pivotal role in the homes accommodation. It is as demonstrated by the floorplan and photographs. A room of very large proportions and has a particularly high ceiling height with fabulous panelling and a superb open fireplace. This versatile room has beautiful dark-stained Deal flooring and a chandelier point.



OAK PANELLED PARLOUR

From the dining room and also from the entrance hall it leads through to the oak panelled parlour. A truly magical calming room with beautiful oak panelling up to the very high ceiling height. Fabulous bolection-moulded fireplace, chandelier point and two beautiful period style windows with shutters overlooking the property's driveway and gardens beyond.



MUSIC ROOM

20'6" x 20'4" (6.25m x 6.10m)

An incredible room that can only really be fully appreciated by walking into, having a delightful ambiance and telling the tale of many historical times. This beautiful room once again is of Classical proportions with fabulous ceiling height with chandelier point, an incredibly beautiful red veined alabaster bolection-moulded open fireplace, broad new English oak flooring and fabulous period style windows which gives views and access out to the stone flagged terrace with southerly views beyond.



BREAKFAST KITCHEN

As the photography and floorplan layout suggests this is of good size. It has painted 18th century French doors leading from the Dining room, and to the outside terrace on the south side. Then on the north side it has a beautiful period window giving views out to the driveway/front garden side. There is once again very high ceiling height, spotlighting, a wall of exposed stone, good sized pantry, high quality flooring, a Rayburn range with a usual warming ovens and hot plates which provides power for the property's domestic hot water and central heating this being solid fuel powered. This Country House Kitchen has painted and distressed units above the high and low level including an island unit with an Elica extractor hood.



FIRST FLOOR LANDING

From the entrance hall the historical and superb staircase turns and rises up to the first floor landing. The staircase continues up to the top floor landing and has delightful windows providing natural light and pleasant views. The first floor landing is once again packed with period features and has a beautiful dark-stained timber boarded floor.

PRINCIPAL BEDROOM SUITE

The first floor level has been used for many years as a principal bedroom suite. Please see the floor layout plan. This includes a large double bedroom, a nursery bedroom/principal dressing room. There is a fabulous ensuite and secondary dressing room.

BEDROOM ONE

Bedroom one a stunning room with windows to three sides providing a huge amount of natural light, beautiful views, a lovely fireplace, wonderful panelling and superb decorative work to the ceiling with window seats and secondary chandelier point. The doorway leads through to the dressing room which enjoys a fabulous long view, once again a fireplace, secret cupboards and delightful panelling.



DRESSING ROOM/NURSERY ROOM

Personal door from bedroom one and from the landing gives access through to the dressing room/nursery bedroom. A lovely room, beautifully panelled, the high ceiling height and has a delightful fireplace to one corner. This has a doorway leading through to the ensuite/house bathroom. Please be aware there is a further house bathroom on the top floor level.

ENSUITE/HOUSE BATHROOM This wonderful bathroom has a stylish Philip Starck suite featuring his large double X-Bath with free-standing high quality tap, low-level WC, console wash hand-basin, and fabulous large glass shower cubicle. All beautifully presented and compliments the fabulous panelling and two delightful windows over looking the property's gardens.



TOP FLOOR LANDING

From the first floor landing, the staircase continues to rise up to the top floor level. Once again there is an attractive landing area, timber glazed door through to the study lounge often used as a TV room. This has a central ceiling light point and access through to library corridor with impressive exposed Queen-post roof trusses and purlins. There is a gabled dormer with 17th century leaded-light glazing and spotlighting.

BEDROOM TWO

A recently refurbished double bedroom with double-glazed mullioned windows giving a pleasant outlook and period fireplace.

BEDROOM THREE

Once again a double room with a bank of windows and built-in cupboards.

BEDROOM FOUR

A good sized single room with Velux window and beam on display.

HOUSE BATHROOM TWO

Fitted with a three piece suite in white comprising of a low level w.c, pedestal wash hand basin and bath with mixer taps with a shower unit over, a Velux window.

CELLARS

The west wing enjoys large cellars which provide a huge amount of storage space. Further potential should more accommodation be required, subject of course to the necessary consent.

OUTSIDE

With pleasant gardens of a low maintenance style, the West Wing is approached over a long meandering driveway leading up from Huddersfield Road, this driveway which is shared with a small number of equally characterful homes then turns left into a shared private driveway giving access to the property itself, this access leads through early-18th century wrought-iron gates with stone piers with carved urns that form a particularly elegant entrance to the West Wing. There is a good sized stone built garage, adjoining workshop, wood store and potting shed. The north garden is fabulous in so much as being an arboretum of mature specimen trees that includes a rare Cedrus Magna, Oak Sycamore, Horse Chestnut a Holly Tree and an Ancient Yew. The property includes parking to the front and additional parking area in front of the garages. The south garden is principally a beautiful stone flagged and elevated sun terrace that set between tall yew hedges has delightful railings that gives superb views out over the neighbouring gardens, woodland and views beyond.

H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 82864	
ORDNANCE SURVEY PLAN REFERENCE	SE 3010	SECTION	Scale 1/1250
COUNTY SOUTH YORKSHIRE	DISTRICT BARNSELEY		© Crown copyright 1976



VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484689689

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 independant 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 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 26/02/19