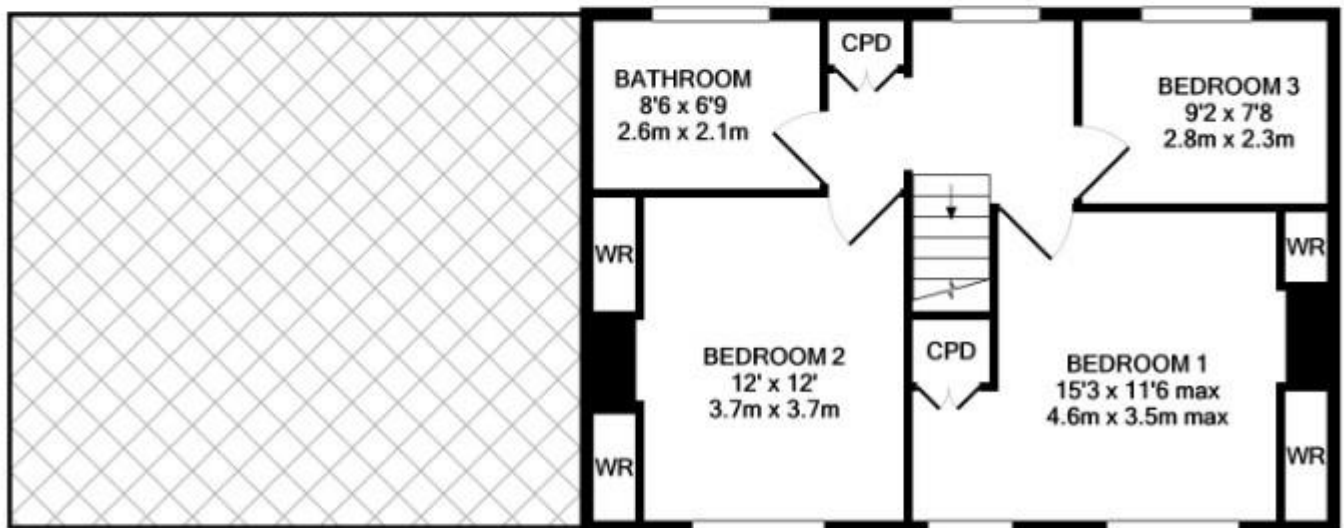
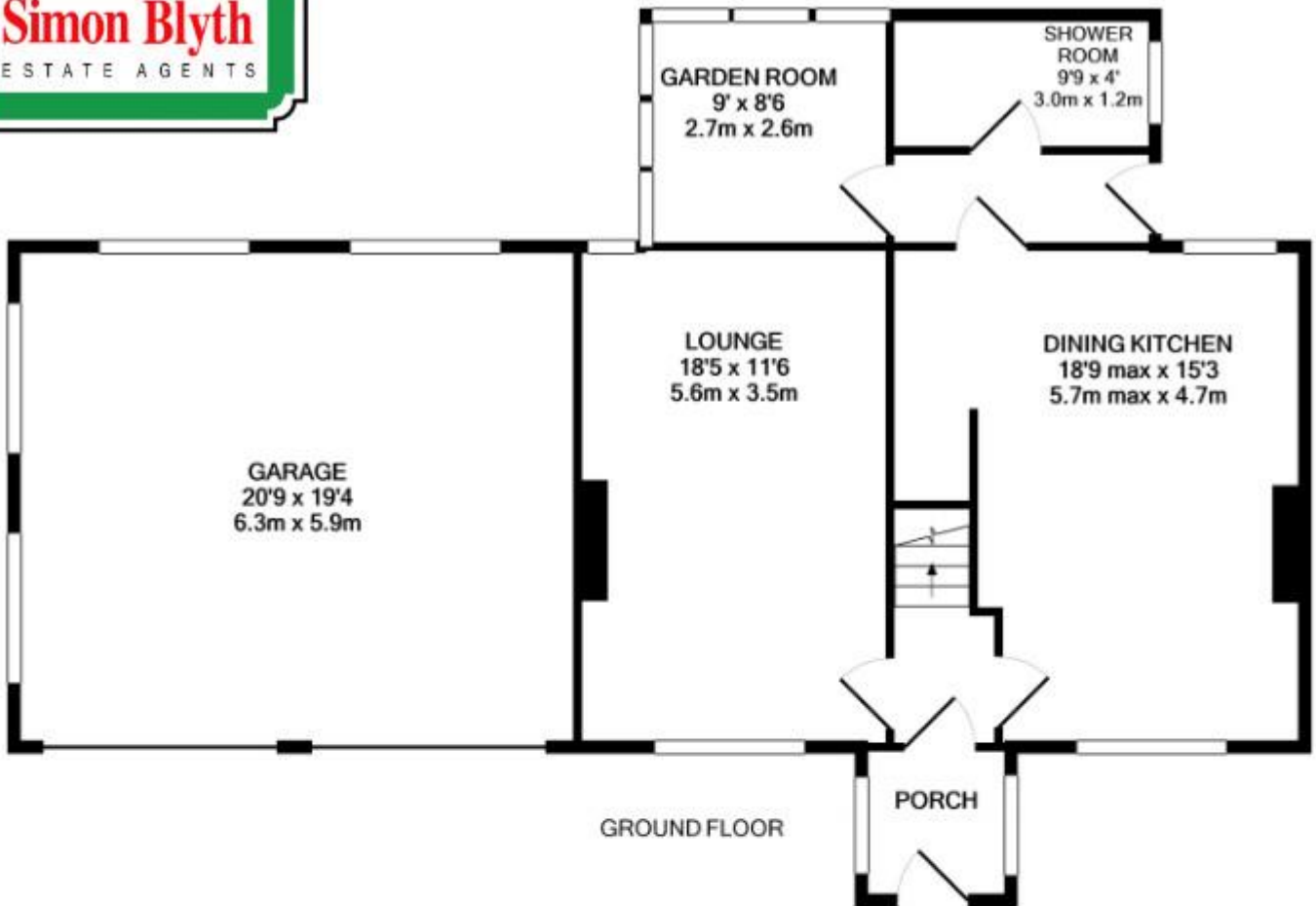




**LOWER MILLSHAW, HEPWORTH, HOLMFIRTH, HD9 7TP –
BEST AND FINAL OFFERS OVER £380,000**



LOWER MILL SHAW

Measurements are approximate. Not to scale. Illustrative purposes only
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PROPERTY DESCRIPTION

A BEAUTIFULLY LOCATED FORMER FARMHOUSE ENJOYING SPLENDID VIEWS OVER ITS OWN APPROXIMATELY 7 ACRES OF FARMLAND. ATTACHED TO A NEIGHBOURING CHANCEFUL BARN THIS THREE BEDROOMED FARMHOUSE HAS ATTRACTIVE LIVING SPACE INCLUDING LOUNGE WITH WOOD BURNING STOVE, LIVING DINING KITCHEN ONCE AGAIN WITH WOOD BURNING STOVE, GARDEN ROOM WITH TREMENDOUS VIEWS DOWN THE VALLEY, DOWNSTAIRS W.C./SHOWER ROOM, THREE BEDROOMS (TWO DOUBLES), SUPER HOUSE BATHROOM, ATTACHED DOUBLE GARAGE WITH INSPECTION PIT AND SUPERB GRASS LAND FIELDS WITH STEEL FRAMED BARN. LOCATED NEAR THE HAMLET OF BARNSIDE, THE FARMHOUSE IS POSITIONED JUST OFF THE A616 WHICH PROVIDES SUPERB ACCESS TO HOLMFIRTH, HUDDERSFIELD AND SHEFFIELD.

Please note the property is being sold under the best and final offers method. All bids to be submitted to the selling agents Holmfirth office no later than 12 noon on the 26th March 2021.

ENTRANCE PORCH

Attractive upvc stable style door gives access through to the stone-built entrance porch. This has good sized window to either side giving pleasant views out over the garden areas and rural scene beyond. With a ceramic tiling flooring with inset matwell a timber and glazed door leads through to entrance hallway. From here a timber door leads through to the lounge.

LOUNGE

18'5 x 11'6 (5.61m x 3.51m)

Good sized room, has a broad window to the front which provides a huge amount of natural light and views out over the property's gardens, driveway and the property's fields beyond. To there rear there is a window giving an outlook over the rear gardens and stunning views down the valley. The room has three ceiling light points, is fitted with a cast-iron wood burning stove on a raised stone flagged hearth within a broad chimney breast.



DINING KITCHEN

18'9 max x 15'3 (5.72m max x 4.65m)

Across the entrance hall doorway leads through to the dining kitchen. This once again features a very large window giving a pleasant view out over the property's front gardens, driveway and fields beyond. The room has a range of units at both the high and low level with timber working surfaces and decorative tile splashback, in-built stainless steel and glazed fronted double oven, hob with extractor fan over, Belfast sink with mixer tap over, integrated slim line dishwasher, space for fridge freezer, attractive timber effect flooring and particularly beautiful broad chimney breast with a raised stone flagged hearth, stone header and exposed stone backcloth all being home for a stylish multi-fuel burning cast-iron stove with glazed doors. There is a useful understairs storage area and doorway gives access to the rear entrance lobby.



REAR ENTRANCE LOBBY

This has a rear entrance door and doorway leading through to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

9'9 x 4 (2.97m x 1.22m)

Fitted with low level w.c and pedestal wash hand basin. Also fitted with a chrome shower and fixed glazed screen shower system with a wet room finish. Please note tiling in here requires work/finishing. There is a ceramic tile floor, heated towel rail, obscure glazed window and extractor fan.



GARDEN ROOM

9 x 8'6 (2.74m x 2.59m)

With a super view out over the property's garden and wonderful long-distance views out over towards Holmfirth and the valley beyond. This good-sized room is also home for the wall mounted LPG gas central heating boiler of Vokera manufacture.



FIRST FLOOR LANDING

Staircase rises to the first floor landing. This has a window giving a lovely outlook to the rear. There is spindle balustrading to the staircase and loft access point.

BEDROOM ONE 15'3 x 11'6 max (4.65m x 3.51m max)

A good sized double room with two windows giving spectacular views out over the gardens, the property's own fields and countryside beyond. There is a bank of in-built robes with storage cupboards over.



BEDROOM TWO 12 x 12 (3.66m x 3.66m)

Once again a double room with banks of in-built robes with storage cupboards over, further in-built cupboards and beautiful good sized window giving a spectacular view out over the property's driveway, gardens, it's own fields and rural countryside beyond.

BEDROOM THREE

9'2 x 7'8 (2.79m x 2.34m)

A single room with an outlook to the rear.



BATHROOM

8'6 x 6'9 (2.59m x 2.06m)

Fitted with a three piece suite including pedestal wash hand basin, low level w.c and stylish double ended bath with Victorian hand held mixer tap/shower in chrome over. There is inset spotlighting to the ceiling, central heating radiator/heated towel rail and attractive flooring.



OUTSIDE

The property is in a spectacular location with rural countryside surrounding. From the road a driveway which is initially shared with its immediate neighbour gives access to the property's private driveway which provides a huge amount of parking and turning space and gives access to both the home and to the fields and yard beyond. The driveway to the front of the home is of a good size and is largely tarmacked and gives access to the attached double garage.

GARAGE

20'9 x 9'4 (6.32m x 2.84m)

Here there is a huge amount of scope. This very large double garage has twin doors, four good sized windows and an inspection pit. Interested parties may consider extending the property within the footprint at the ground and first floor levels taking up the garage space. There is plenty of space within the garden areas for further garaging if so required, subject of course to the necessary consents.



LAND

The property stands in approximately 4 acres of its own land. It has a broad entrance apron from the roadway which provides easy access to the land and a driveway/field access hardcore land provides access without coming through the property's residential accessway. The land is well bounded and is down to grass. The yard area is positioned some way away from the home and has a steel framed barn with attractive Yorkshire boarding and open frontage.

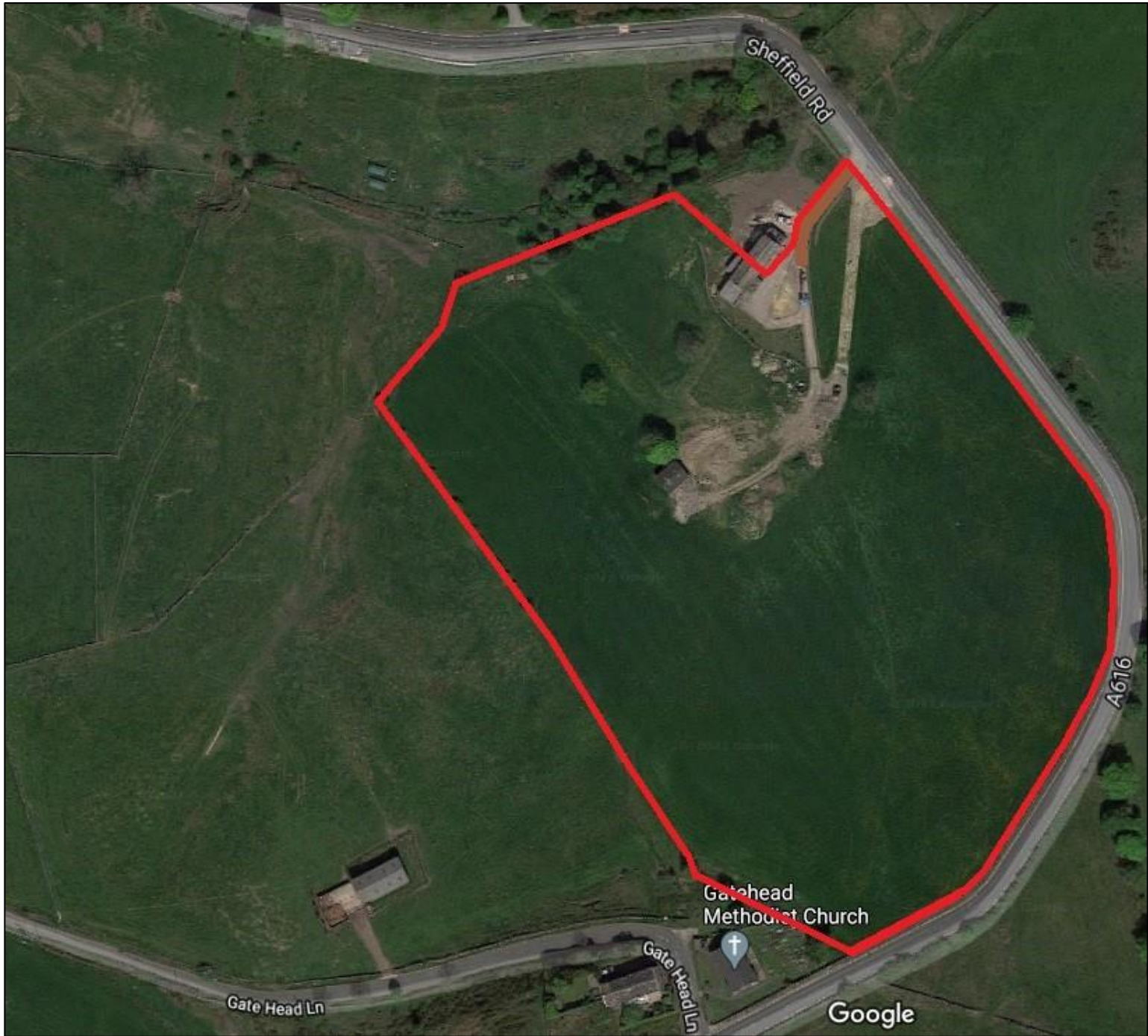


BARN

The barn has mature trees and shrubbery and is surrounded by truly breath-taking countryside and has astonishing views down the valley. Being principally of stone under a stone slate roof to the main house itself this characterful home requires some rejuvenation and has a huge amount of potential.







PLEASE NOTE

The property has upvc double glazing and central heating.

VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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OFFICE OPENING TIME

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