

Simon Blyth

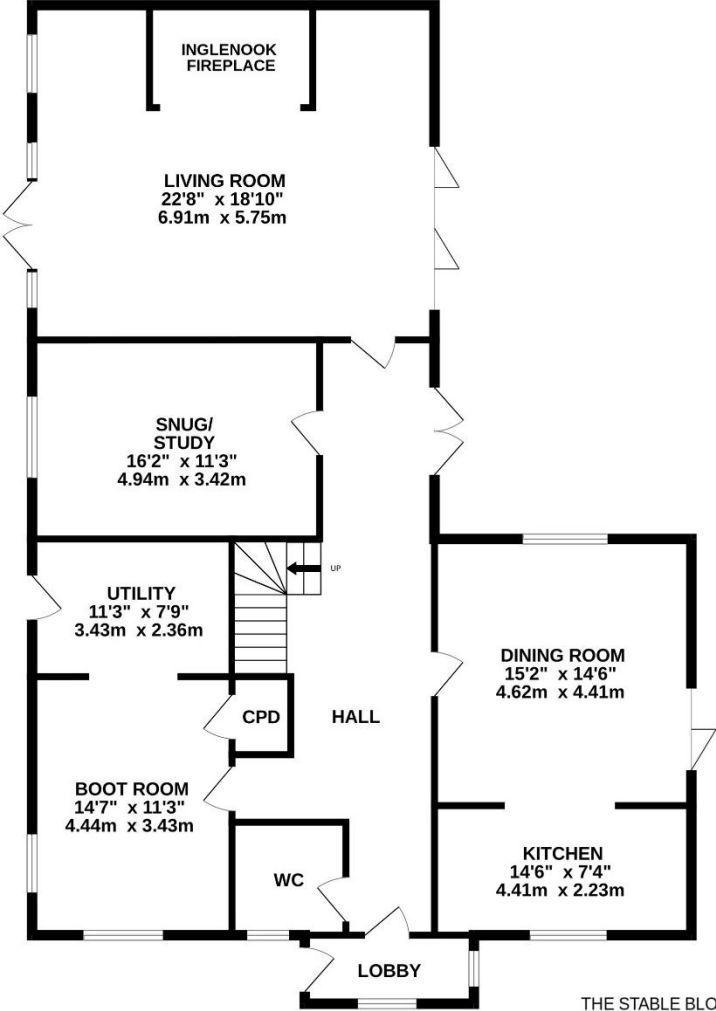
ESTATE AGENTS



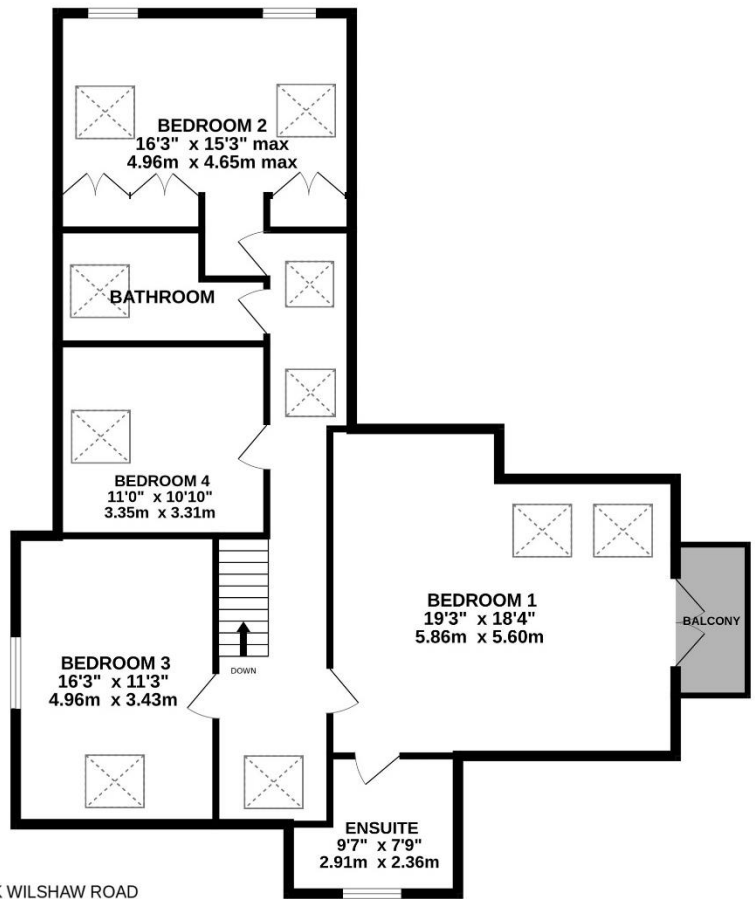
THE STABLE BLOCK, WILSHAW ROAD, HOLMFIRTH, HD9 3US

The Stable Block, Wilshaw Road, Holmfirth

GROUND FLOOR

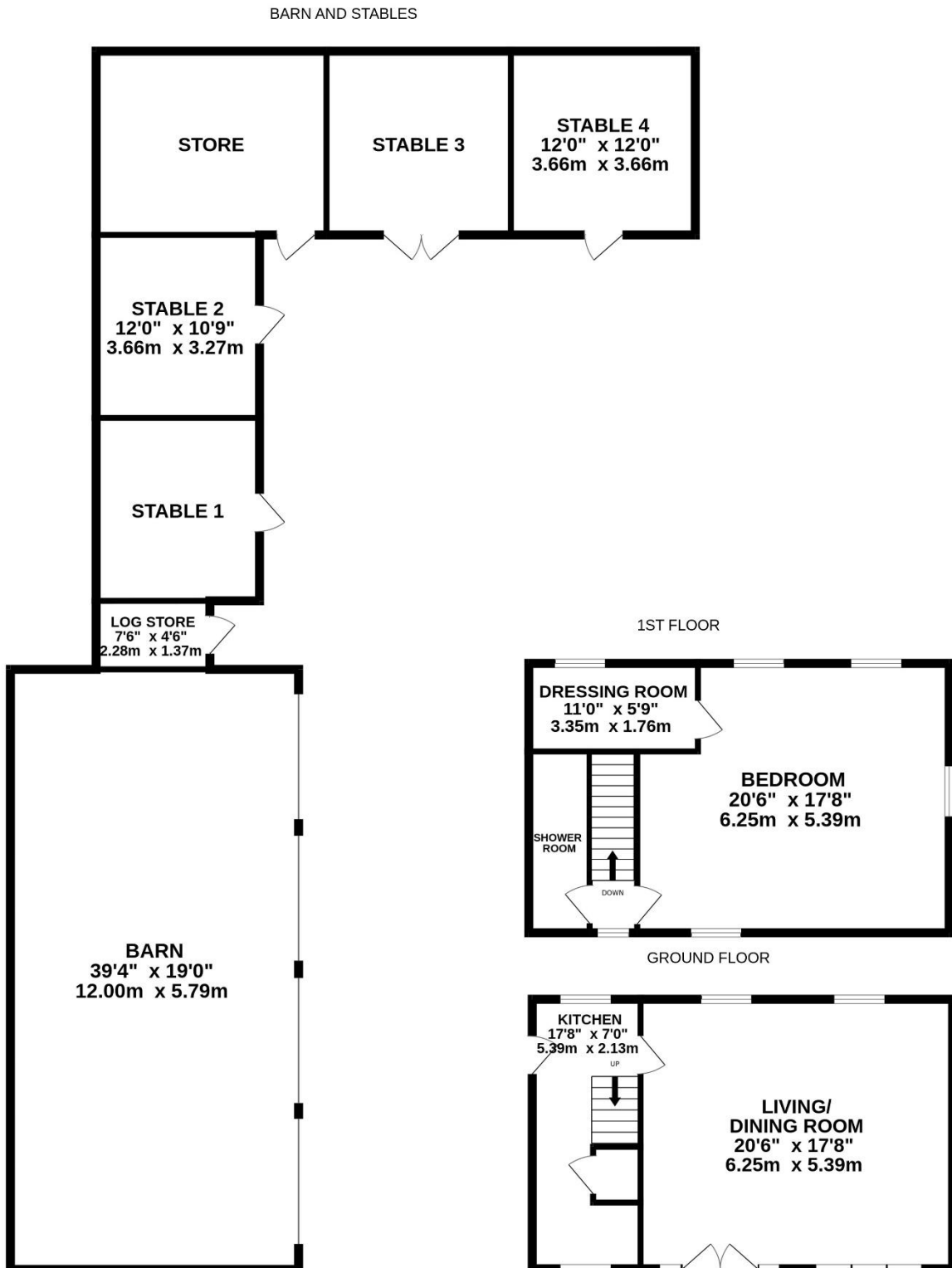


1ST FLOOR



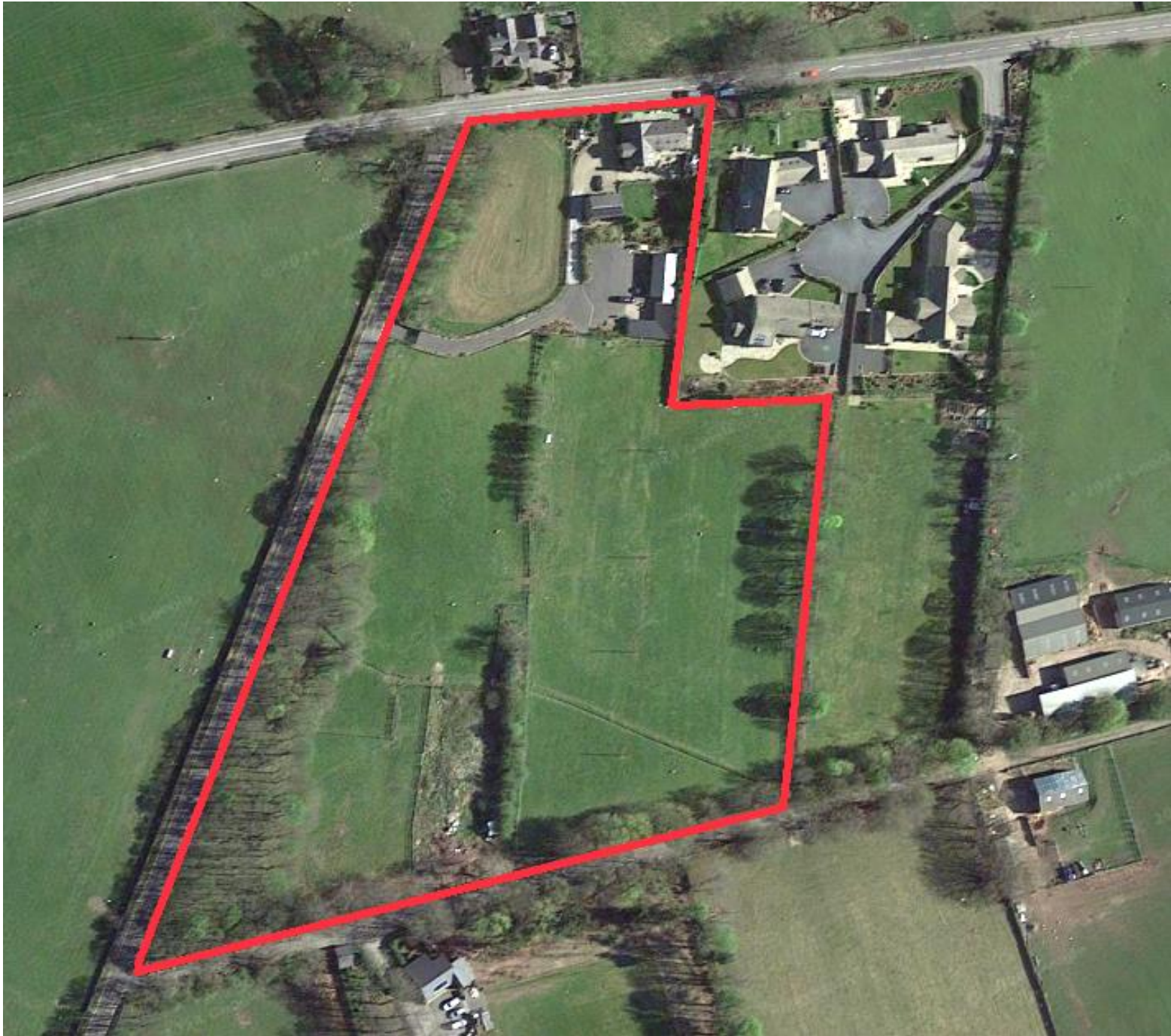
THE STABLE BLOCK WILSHAW ROAD

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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THE STABLE BLOCK WILSHAW ROAD

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PROPERTY DESCRIPTION

STANDING IN APPROXIMATELY 7 ACRES WITH STABLES, BARN, THIS LARGE, DETACHED STONE FAMILY HOME HAS FOUR DOUBLE BEDROOMS AND A HUGE AMOUNT LIVING SPACE TOGETHER WITH A DETACHED, TWO STOREY, ONE BEDROOMED ANNEX. ENCLOSED AND WITH AUTOMATIC ACCESS GATES TO THE DOUBLE DRIVEWAY, THIS HOME IS IDEAL FOR THOSE WHO REQUIRE NOT ONLY A DELIGHTFUL EQUESTRIAN PROPERTY BUT ALSO A SUBSTANTIAL, BEAUTIFULLY POSITIONED, FAMILY HOME WITH FLEXIBILITY ON SPACE, BOTH INTERNAL AND EXTERNAL. IN THE STABLE YARD, THERE ARE FOUR/FIVE STABLES AND A LARGE, USEFUL BARN.

The house driveway is of a good size and gives access to the substantial, detached family home which briefly comprises entrance hall, downstairs w.c, boot room, beautiful dining kitchen, snug/study, impressive lounge with fabulous fireplace, four double bedrooms and bed one with ensuite. The detached annex comprises kitchen area, very large living room and beautiful large double bedroom with dressing room and ensuite.

Enclosed by it's own boundaries and in this lovely location between the villages of Honley and Holmfirth, there is superb riding out country, lovely views and a high degree of privacy.

Offers Around £1,250,000

ENTRANCE LOBBY

High quality entrance door with inset glazing gives access through to the entrance lobby. This has a stone flagged floor, wall of exposed stonework, three windows giving a pleasant view out over the driveway and grounds. There is a timber boarded ceiling and fabulous broad internal entrance door gives access through to the superb hallway.

ENTRANCE LOBBY

This with stone flagged flooring, wonderful beams and timbers on display, inset spotlighting to the ceiling and glazed bi-fold doors, not only giving a lovely view out over the gardens and beyond but direct access out to the gardens. The hallway is particularly characterful, features a high-quality staircase, period style central heating radiators and attractive broad internal doors. One such door gives access to the downstairs w.c.



DOWNSTAIRS W.C

Fitted with low level w.c with concealed cistern, pedestal wash hand basin, stone flagged flooring, ceramic tiling to the full ceiling height, central heating radiator/heated towel rail in chrome and inset spotlighting to the ceiling.

LIVING ROOM

As the photographs suggests and the floorplan indicates, a very large room with windows to two sides and glazed doors to both sides giving direct access out to the lovely gardens. The room once again is particularly characterful and is fitted with a huge and particularly impressive Inglenook fireplace, this with a raised, stone flagged hearth is home for a very large wood burning stove, antique brick is a fabulous feature to the fireplace as is the delightful woodwork. The room has inset spotlighting to the ceiling, period style central heating radiators and lovely views out over the gardens and beyond.



SNUG/STUDY

Once again, a good-sized room with a bank of mullioned windows giving a pleasant outlook over the property's side gardens and views over the neighbouring fields beyond. The room has a timber boarded floor and inset spotlighting to the ceiling.



DINING KITCHEN

Once again, perhaps best demonstrated by the photographs and floor layout plan. The dining room adjoins the kitchen area, the two work together extremely well and give views in three directions and bi-fold doors give delightful access out to the stone flagged terrace and lawned gardens beyond. Yet again there are wonderful beams and timbers on display, inset spotlighting to the ceiling, high quality ceramic tile flooring and a wealth of kitchen units. The kitchen area itself is beautifully presented and has an electric powered AGA with a two-oven design and has the usual two chrome hot plates and ceramic tile backcloth with inset spotlighting. There is under unit lighting, glazed display cabinets, wine racking, granite working surfaces, decorative tiling acting as splashbacks, high quality double sink in ceramic, steamer tap over, integrated dishwasher and integrated fridge.





BOOT ROOM

Once again, a large and impressive room with stone flagged flooring, windows to two sides and timber boarded ceiling. This versatile room has antique brickwork on display, vertical stylish central heating radiator, period style door giving access to a pantry style cupboard and a broad opening leads through to the utility room.



UTILITY ROOM

This has an external timber and glazed door, continuation of the stone flagged flooring, units to both the high and low level with a large amount of working surfaces and inset sink unit with mixer tap over and is home for the oil-fired central heating boiler.



FIRST FLOOR LANDING

Staircase turns and rises to the first-floor landing. The first-floor landing once again is particularly characterful, is extremely long and has a number of windows providing a large amount of natural light and pleasant views. There is also a period style central heating radiator.



BEDROOM ONE

Bedroom one, a lovely double room with glazed doors out to a balcony with balustrading and providing a particularly pleasant sitting out area overlooking the gardens, stable block, and land beyond. The room has two large Velux windows, inset spotlighting to the ceiling, bank of in-built robes, period style central heating radiator and doorway leads through to the ensuite.



ENSUITE BATHROOM

This is fitted with a three-piece suite comprising of low-level w.c and a double ended bath with centrally located Victorian style handheld mixer tap. There is a vanity unit with stylish wash hand basin, illuminated mirror over, ceramic tiling to the floor, delightful tiling to the walls, inset spotlighting to the ceiling and obscure glazed windows.



BEDROOM TWO

Once again, a delightful double room which has attractive timber flooring, two large Velux windows to either side providing a huge amount of natural light, two further gable windows giving a pleasant outlook, boarded ceiling with inset spotlighting, a central heating radiator and a large amount of in-built robes and dressing table/desk.



BEDROOM THREE

Yet again a large double bedroom which has a lovely view out over neighbouring farmland, good sized Velux window and inset spotlighting to the ceiling.



BEDROOM FOUR

A good-sized double room with inset spotlighting to the ceiling, in-built wardrobe, period style central heating radiator and window giving a pleasant view out over the neighbouring land.



BATHROOM

The property's house bathroom is in fact a shower room. It is well appointed and has a very large shower cubicle with high quality fittings, concealed cistern w.c, wall-mounted wash hand basin, ceramic tiling to the half-height and full height around the shower area. There is a chrome heated towel rail, extractor fan, inset spotlighting and Velux window.



DETACHED ANNEX

The detached annex is to be found across the driveway. This substantial two storey building has an entrance door to the side giving direct access into the kitchen.



KITCHEN

This as the photography suggests is well appointed. There is a window giving an outlook to the front, further windows giving an outlook to the rear, inset sink unit to the attractive working surface, decorative tile splashback, in-built oven, Halogen hob and extractor fan, space for large fridge freezer and integrated dishwasher. There is also plumbing for an automatic washing machine. Doorway leads through to the very large living room.



LIVING DINING ROOM

This as the photographs and floor layout plans suggest has windows to both the front and rear, glazed doors giving direct access out to the gardens and driveway. There is attractive timber effect flooring, inset spotlighting to the ceiling, a bank of in-built cupboard with display plinths and all is presented to a high standard.

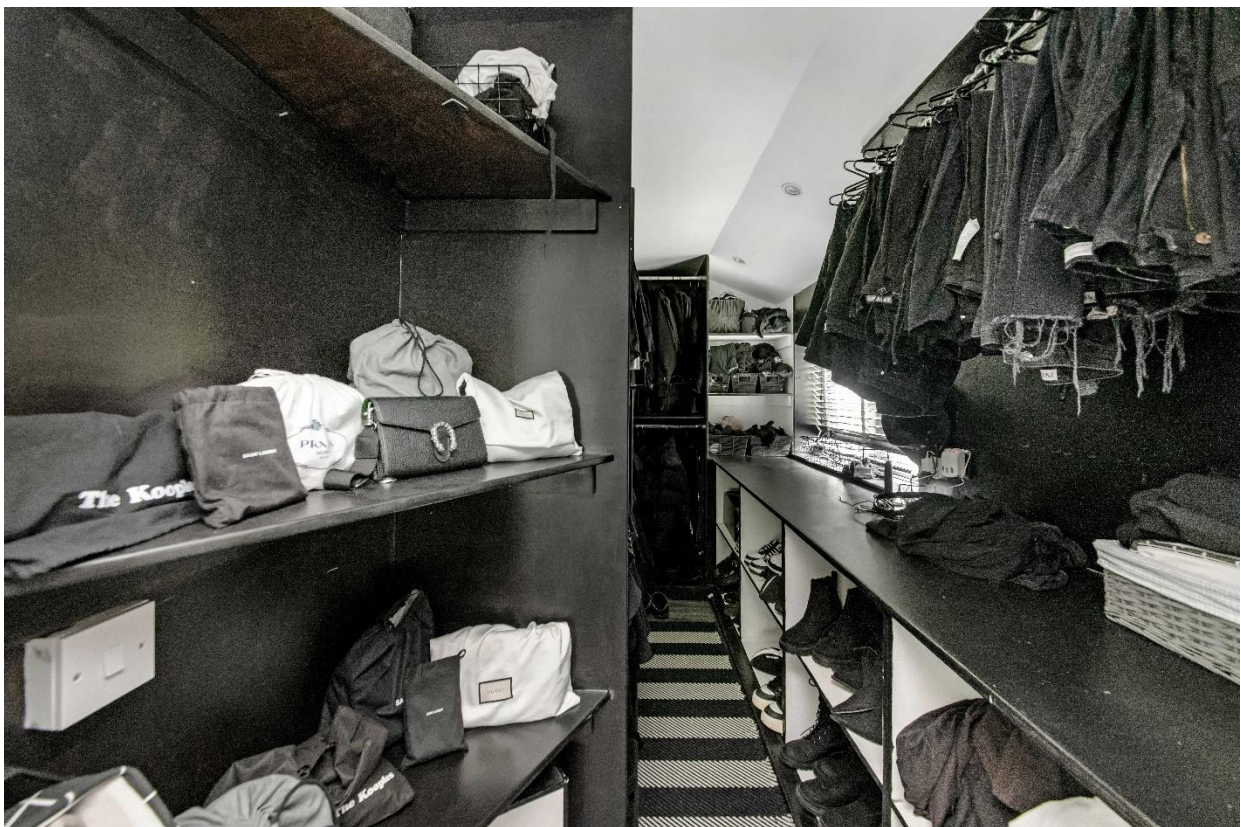


FIRST FLOOR LANDING

Staircase rises with spindle balustrading up to the small first floor landing. This has a window giving a pleasant outlook to the front and a doorway leads through to the very large bedroom.

BEDROOM

This could be subdivided if need be. It has windows to three sides, inset spotlighting to the ceiling and a very well fitted out dressing room with hanging rails, display shelving and inset spotlighting to the ceiling. Across the landing is the shower room.



SHOWER ROOM

This shower room once again is presented to a high standard, has a low-level w.c, stylish vanity unit with wash and basin and draw beneath. There is a fixed glazed screen shower with chrome fittings, ceramic tile floor, chrome central heating radiator/heated towel rail and inset spotlighting to the ceiling.



OUTSIDE

The property sits in approximately 8 acres of gardens, grounds and land. The property has two driveways, one from Wilshaw Road, the other from Bradshaw Road, both have automatically operated gates and give access to a central driveway point. The pebbled driveway is directly adjacent to the principal home and annex and connects to the tarmacadam drive which leads to the tarmacadam stable yard.



STABLE YARD

The stable yard is of a substantial size and provides a huge amount of parking and turning space and this stable yard has been well established with good quality buildings over the years.



BARN

This barn has four automatically operated, high specification up and over doors.

STABLE BLOCK

Adjacent to the barn there is a log store and then a stable block which comprises of four good sized stables and a corner store which could be utilised as a further stable or feed room. There are high quality doors, and all is well equipped with water points, lighting and the like.



FIELDS

As the photographs and images suggest, the property has fabulous fields.

FIELD ONE

Access from the tarmacadam driveway from the stable yard via a broad gate is a well-established field with beautiful mature trees, has boundaries with high quality fencing.



FIELD TWO

Once again, stretches up to the top boundary and the corner of the property's ownership against adjacent to Bradshaw Road. It has been subdivided in part for stock management, there is currently sheep grazing. The two upper paddocks once again are well bounded and have a gateway to the lane at the top.



FIELD THREE

Principally used for the exercising of the owners' dogs and also for occasional grazing. This field is well boundaried, has wonderful mature shrubbery/trees acting as a delightful boundary to one side and well-established fencing.



GARDENS

As can be seen, the home has a huge amount of hard landscaping and attention paid to garden areas. There is a large lawn, greenhouse and substantial areas of stone flagged terrace/patio, all facing in a southerly direction and being access from the hallway, living room and dining room of the home. The gardens also have an enclosed area to the rear, ideal for enclosing the family pets.





PLEASE NOTE

Please note that the property has double glazing, central heating, external lighting, an alarm system and CCTV cameras.

The artic cabin shown in some of the pictures is not being sold with the property.

Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – C

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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