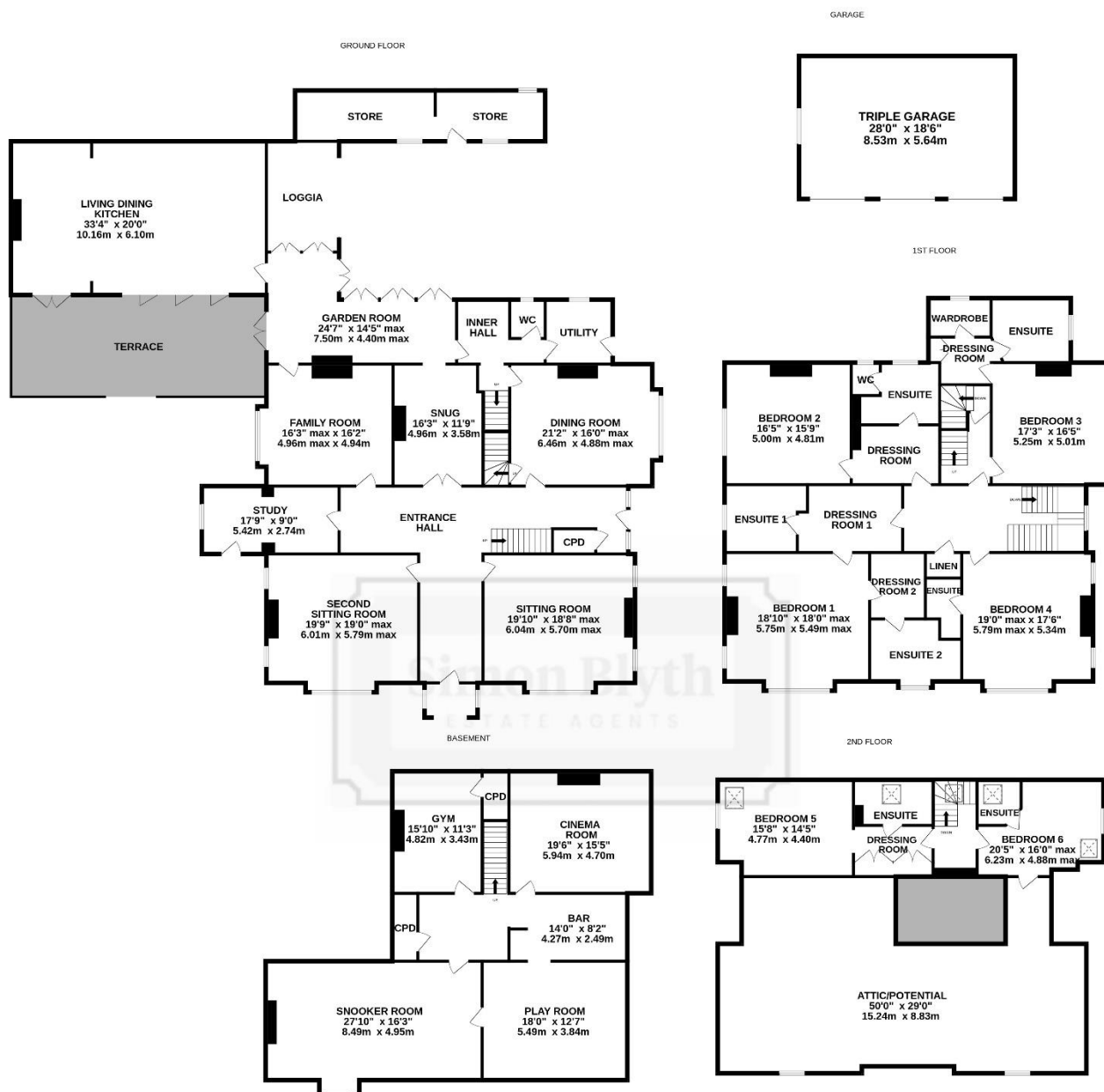


Simon Blyth
ESTATE AGENTS



WOODVILLE, CALF HILL ROAD, HOLMFIRTH, HD9 3UB



WOODVILLE

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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PROPERTY DESCRIPTION

A SIMPLY MAGNIFICENT, DETACHED, PERIOD HOME THAT HAS BEEN SUPERBLY RESTORED AND EVEN FURTHER STILL, BEAUTIFULLY ENHANCED OVER RECENT MONTHS. WITH A HUGE AMOUNT OF ACCOMMODATION, IT OCCUPIES AN IMPOSING POSITION AND IS SERVED BY LOVELY GARDENS, GROUNDS, TRIPLE GARAGE AND IS A SHORT WALK AWAY FROM LOCAL FACILITIES AND ONLY A SHORT DRIVE AWAY FROM THE BUSTLING CENTRE OF HOLMFIRTH WITH NETHERTHONG AND THE LOCAL SCHOOLS CLOSE BY. THIS HOME IS BEAUTIFULLY ELEGANT, YET WARM AND FAMILY-ORIENTATED THROUGHOUT.

The home has an impressive leisure level which includes cinema room, snooker room/games room, playroom, bar and gymnasium. The principal level has four, fabulous reception rooms, sitting room, second sitting room, music room and dining room. There is also a family room, home office, garden room and an astonishingly beautiful living/dining kitchen which, along with a super ceiling height, has magnificent, glazed doors that overlook and give access out to the terrace and gardens beyond. With six en suited double bedrooms, including bedroom one with twin dressing rooms and ensuites, there is also a very large attic which offers further potential if required. Delightful gardens enhance this home. It is in a lovely location and is extremely well presented throughout.

Offers around £2,400,000

ENTRANCE

Beautiful, broad, stone steps lead up to the impressive stone portico. This with a central chandelier point, creates a very impressive entrance and gives shelter to the entrance door with the upper part being glazed, to enjoy the view from the hallway and with glazed archway over. This doorway leads to the superb, T-shaped, period entrance hallway.

ENTRANCE HALLWAY

A fabulous entrance hallway, setting the scene for the tasteful, high-quality decor and period finishes throughout. With superb cornice moldings, chandelier points and other decorative work. The hallway has a great amount of space and style. It has a secondary entrance door to the side, being a particularly attractive doorway with inset, coloured glazing. The hallway features a superb staircase in stone. This has beautiful wrought-iron balustrading and mahogany handrail, reaching down to an ornate newel post. The staircase has a half landing with fabulous, high, coloured and lead glazed window, shedding natural light down to the hallway and to the first-floor landing, with beautiful flooring, the hallway has an understairs cupboard and gives access through to the following rooms.



SITTING ROOM

Measurements – 19'10" X 18'8"

A delightful room with a wonderful view, courtesy of large windows to the front, further windows to the side, high quality flooring, superb cornice moldings and particularly fine chandelier rose. The room is fitted with a beautiful fireplace and a wood burning stove. With attractive flooring, there is underfloor heating and lighting operated by dimmer switch. Across the hallway is the second sitting room.



SECOND SITTING ROOM

Measurements – 19'9" X 19'0"

The second sitting room is, once again, a delightful room which has an imposing fireplace, once again, with woodburning stove, beautiful flooring, tasteful décor and chandelier point with impressive ceiling rose. There are two windows to the side, giving a pleasant view out to the side gardens and a bank of stone mullioned windows with window shutters to the front, giving a lovely view over the front gardens and valley scene beyond.



SNUG

Measurements – 16'3" X 11'9"

The snug has twin doors and allows one a fabulous view through the home. The snug is superbly presented and has a tall chimney breast with library-style book shelving and a continuation of the fabulous flooring, which is to be found throughout the ground floor of the home. There is a chandelier point and tasteful decor. A broad opening from here leads through to the garden room



DINING ROOM

Measurements – 21'2"X16'0"

The dining room is a large and impressive room with a full bank of windows overlooking the property's side gardens and pleasant scene beyond with attractive flooring, once again, the room has particularly high ceiling height, with wonderful coving, delightful fireplace with open fired grate, chandelier point, doorway through to an inner hallway leading through to the kitchen and also a hidden doorway giving access to a secondary staircase leading up to the first-floor level. Off the entrance hallway, a doorway leads through to the snug.



STUDY

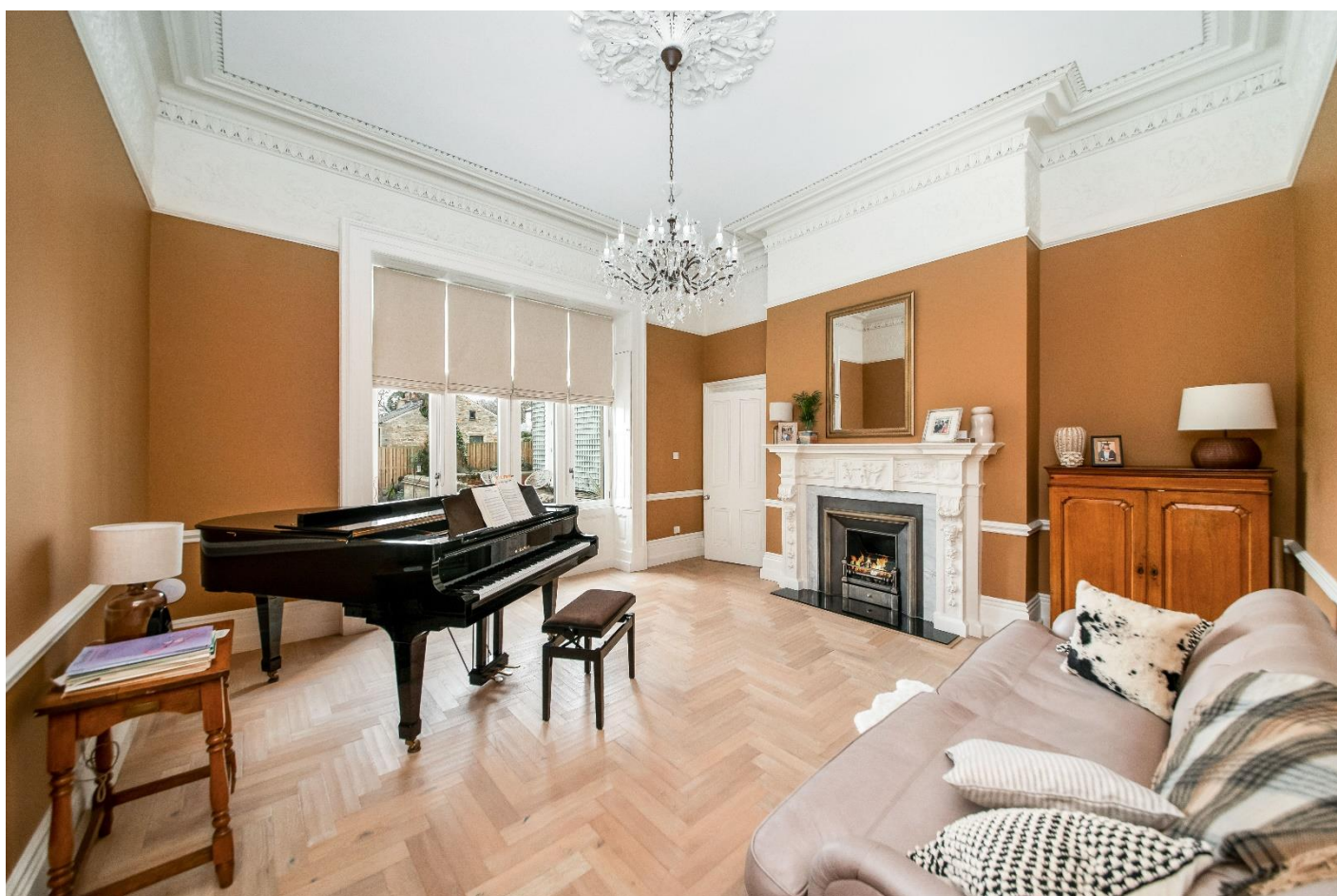
Measurements – 17'9" X 9'0"

Formerly a secondary entrance hall to the side garden, which could easily be adapted once again. This delightful room has a lovely view, out over the property's side and front gardens, courtesy of a timber and glazed door with glazed over-light and period style windows to the side. The study has a high ceiling height with two chandelier points. A doorway from the entrance hallway leads through to the family room / music room.

FAMILY ROOM / MUSIC ROOM

Measurements – 16'3" X 16'2"

Currently home for the grand piano, this room has wonderful windows overlooking the property's side gardens with long distance views beyond up the valley. This is a particularly sunny location. The room has a continuation of the delightful flooring, wonderful coving to the ceiling, and other decorative. There is a chandelier point with ceiling rose and a beautiful fireplace with gas coal-burning effect fire. Once again, a doorway from here leads through to the garden room.



LIVING DINING KITCHEN

Measurements – 33'4"X 20'0"

An incredible room, with a huge ceiling height, fabulous, elevated living area with delightful fireplace, high quality lighting, beautiful windows/glazed doors that open out to the terrace and gardens beyond. With attractive flooring, the kitchen is superbly fitted with a fabulous range of units, including island unit and very high specification fittings throughout. The range of appliances is truly amazing. It includes plate warming drawers, coffee machine, large fridge, large freezer, wine fridge, combination microwave oven, further stainless steel-fronted oven, superb range with two large ovens, griddle and seven-ring gas hob above, extractor fan in delightful canopy, twin stainless-steel sinks with Grohe tap above, twin integrated dishwashers and beautiful glazed display cabinets. From the garden room, a doorway leads through to an inner hallway. This cloakroom in an inner hallway, is superbly appointed and has a large amount of cupboards and shelving. It has access to the downstairs w.c.







UTILITY ROOM

Nearby is the utility room with external door, a window giving an outlook to the rear, delightful working surface, Belfast sink, plumbing for automatic washing machine and space for a dryer.



DOWNSTAIRS W.C.

The downstairs w.c. is fitted with low-level w.c. and stylish wash handbasin.

LOWER GROUND FLOOR

Here, the elegant and delightful rooms continue. There's a central hallway area with beautiful entertaining bar, well-appointed and superbly presented.

SNOOKER ROOM

Measurements – 27'10" X 16'3"

Once again, superbly finished with twin, period-style windows, inset spotlighting, a very versatile room.



PLAYROOM

Measurements – 18'0" X 12'7"

With connecting door through to the billiard room, this playroom has an arched, vaulted ceiling, delightful flooring and high-quality lighting. It also adjoins the bar area.

GYM

Measurements – 15'10" X 11'3"

Once again, superbly appointed with attractive flooring, inset spotlighting, coving to the ceiling and storage cupboard.



CINEMA ROOM

Measurements – 19'6" X 15'5"

A delightful, relaxing space which has high quality panelling, display shelving and provision for a wall mounted TV. All lights are operated by dimmer switches.



STAIRCASE

From the principal entrance hall, the beautiful staircase turns and rises up to the first-floor landing, courtesy of the half landing, with the previously mentioned, beautiful, coloured and leaded, glazed windows.



FIRST FLOOR LANDING

The first-floor landing has a continuation of the decorative ceiling and is very well presented. There is also a large linen/airing cupboard.



BEDROOM ONE

Measurements – 18'10" X 18'0"

An elegant bedroom with stunning views out over the Holme Valley. There is high ceiling height with coving, central ceiling light, ceiling rose with chandelier point, attractive, period-style fireplace and high-quality décor. The room has two en suites and two dressing rooms adjoining.



DRESSING ROOM ONE

A very large room with chandelier point, coving to the ceiling and a full bank of high-quality wardrobes.

DRESSING ROOM TWO

This with, again, a high ceiling height and with a huge amount of inbuilt wardrobes and inset spotlighting to the ceiling.



EN-SUITE TO BEDROOM ONE

This room is beautifully appointed and has ball and claw-foot, double-ended bath with Victorian-style, hand-held mixer tap with shower unit over, a fixed-screen, wet room-style shower with fabulous chrome fittings, low level w.c., delightful wash handbasin of a period design, wall lights, ceramic tile flooring, panelling to the dado height and combination central heating radiator, heated towel rail and twin windows. There's also an integrated TV



SECONDARY EN-SUITE TO BEDROOM ONE

With beautiful flooring, windows giving a delightful view across the valley, integrated TV, concealed cistern w.c., vanity unit with stylish wash handbasin and mixer tap over, combination central heating radiator and heated towel rail and a shower cubicle with high quality chrome fittings.



BEDROOM TWO

Measurements – 16'5" x 15'9"

Once again, a beautiful suite of rooms, including bedroom. A beautiful, large, double bedroom with a bank of windows, high ceiling height with ceiling rose and chandelier point. There is a delightful fireplace with Victorian-style, cast-iron grate. There is coving to the ceiling.



BEDROOM TWO EN-SUITE

A particularly large en suite, with stylish, double-ended bath, vanity unit with splash back mirror, good-sized shower with chrome fittings and doorway to separate w.c., all superbly appointed with ceramic tiled flooring, centrally heated radiator and heated towel rail, inset spotlighting, and integrated TV.



BEDROOM TWO DRESSING ROOM

A delightful space with inset spotlighting into the ceiling.



BEDROOM THREE

Measurements – 17'3" x 16'5"

A beautiful, double bedroom with fabulous fireplace, high ceiling height, twin windows giving a pleasant view out to the side and ceiling rose with chandelier point, a beautifully appointed dressing room with inbuilt cupboards and drawers and further walk-in wardrobe with obscure glazed window.



BEDROOM THREE EN-SUITE

Once again, a fabulous en suite, superbly appointed with ceramic tiling, four-piece suite that includes a low-level w.c., double-ended stylish bath, shower with chrome fittings and vanity unit with mirrored splash back, inset spotlighting to the ceiling, chrome, centrally heated radiator and heated towel rail.



BEDROOM FOUR

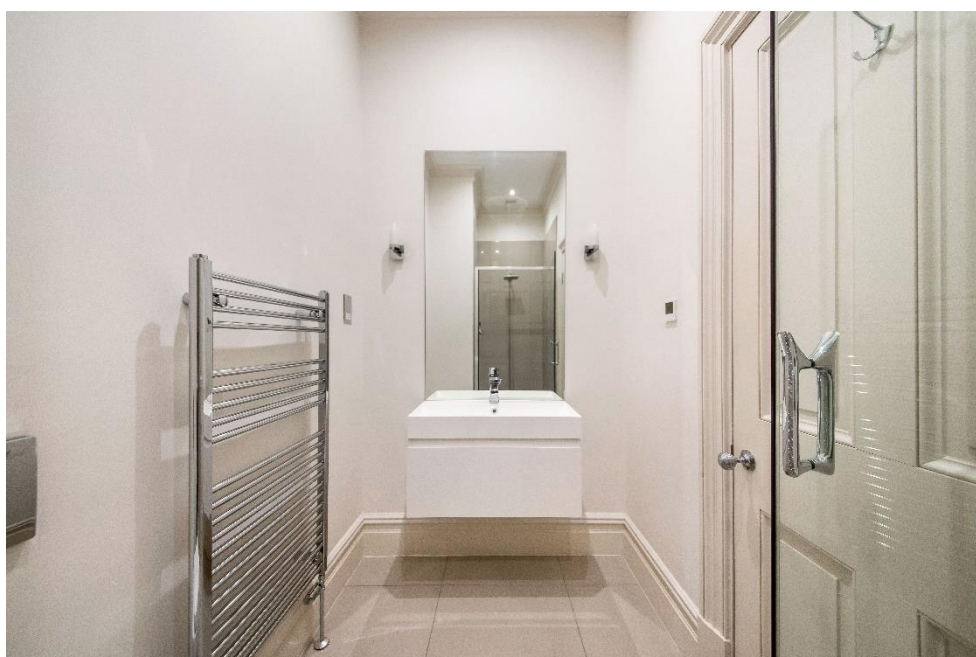
Measurements – 19'0" x 17'6"

Yet again, a wonderful double bedroom, with a lovely outlook to the front, courtesy of a bank of mullion windows. There are windows to either side of the chimney breast and a fireplace with beautiful marble surround.



BEDROOM FOUR EN-SUITE

Of a good size, fitted with concealed cistern w.c., vanity unit, with mirrored splash back, ceramic tiled flooring and large shower with high quality chrome fittings.



FIRST FLOOR LANDING

Off the first floor landing a lobby gives access to a doorway leading to the secondary staircase that leads down to the dining room. The secondary staircase also continues up from the lobby to the top floor landing. This has a Velux-style window, inset spotlighting and balustrading to the staircase. From here, a doorway leads through to bedroom five.

BEDROOM FIVE

Measurements – 15'8" x 14'5"

Once again, a combination of rooms, including a dressing room with inbuilt wardrobes to one side. This is a bedroom with a gable window, giving a stunning view of the valley, inset spotlighting to the ceiling and Velux-style window.



BEDROOM FIVE EN-SUITE

A beautifully appointed en suite with shower, concealed cistern w.c., pedestal wash handbasin and delightful tiling to the full ceiling height, inset spotlighting, combination centrally heated towel rail in chrome and ceramic tiled flooring.



BEDROOM SIX

Measurements – 20'5" X 16'0"

A wonderful, impressive double bedroom with en suite. This bedroom has a gable window, giving a pleasant outlook, Velux-style window with a view across the valley and inset spotlighting to the ceiling.



BEDROOM SIX EN-SUITE

The en suite is superbly appointed with concealed cistern w.c., pedestal wash handbasin, shower with chrome fittings, combination centrally heated towel rail, Velux-style window, ceramic tiled flooring, ceramic tiles to the full ceiling height and inset spotlighting.



ATTIC ROOM

Measurements –

As the photograph and floor layout suggests, the attic room is full of potential. It has been used for storage and for indoor games throughout its recent history. It offers a superb degree of storage space with attractive timber floorboarding, interesting beams and timbers on display, it is also home for the gas fired, central heating boiler and hot water tanks. The attic room also has twin windows, giving a lovely view across the valley to the front of the home.



EXTERNAL

Woodville occupies a prominent, elevated position, commanding views out over its gardens and valley scene beyond. Beautiful stone gate posts with period gates give access to a sweeping driveway into the grounds that are approaching an acre approximately.

The wonderful, mature gardens have high quality, hard landscaping that has been here for generations, wonderful, mature trees and shrubbery and the garden has recently been enhanced by a delightful updating and replanting scheme. The driveway leads up to the formal driveway area which presents itself to the side and in front of the beautiful frontage. To one side is a high quality, triple garage, stone-built beneath a pitched, slate roof with a bank of three, automatically operated doors. This also houses the EV charging point and the properties solar panels.

The gardens immediately to the front and side of the home are exceptionally tasteful and there is a stone pathway that gives one immediate access around the side of the home through to the living dining kitchen and the terrace and delightful sitting-out space. The rear gardens, as the photograph suggests, are particularly special and have a variety of outbuildings which are overlooked by the loggia, previously mentioned. The lawned gardens can also be found at a lower level. This, with a delightful gravel pathway, leads through to an enclosed area which is currently home for the family's pet goats of which











LOCATION

Just out of Thongsbridge, which is a particularly pleasing village on the outskirts of Holmfirth. It has wonderful rural walks and a well-established cricket club and tennis club, located in the valley bottom. Local schools are close by (within walking distance) whether this be Netherthong Junior School or Holmfirth High School, Honley School is just a short drive away. Holmfirth centre is a relatively level walk away. It offers a whole host of facilities including shops, restaurants, bars, cinema, hotel and the like.

ADDITIONAL INFORMATION

The property has a high-quality heating system. The lower ground floor, ground floor and first floor levels have underfloor heating. The top floor is presented with traditional radiators which all bathrooms enjoy.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – H

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

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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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Sunday - 11:00 to 16:00



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