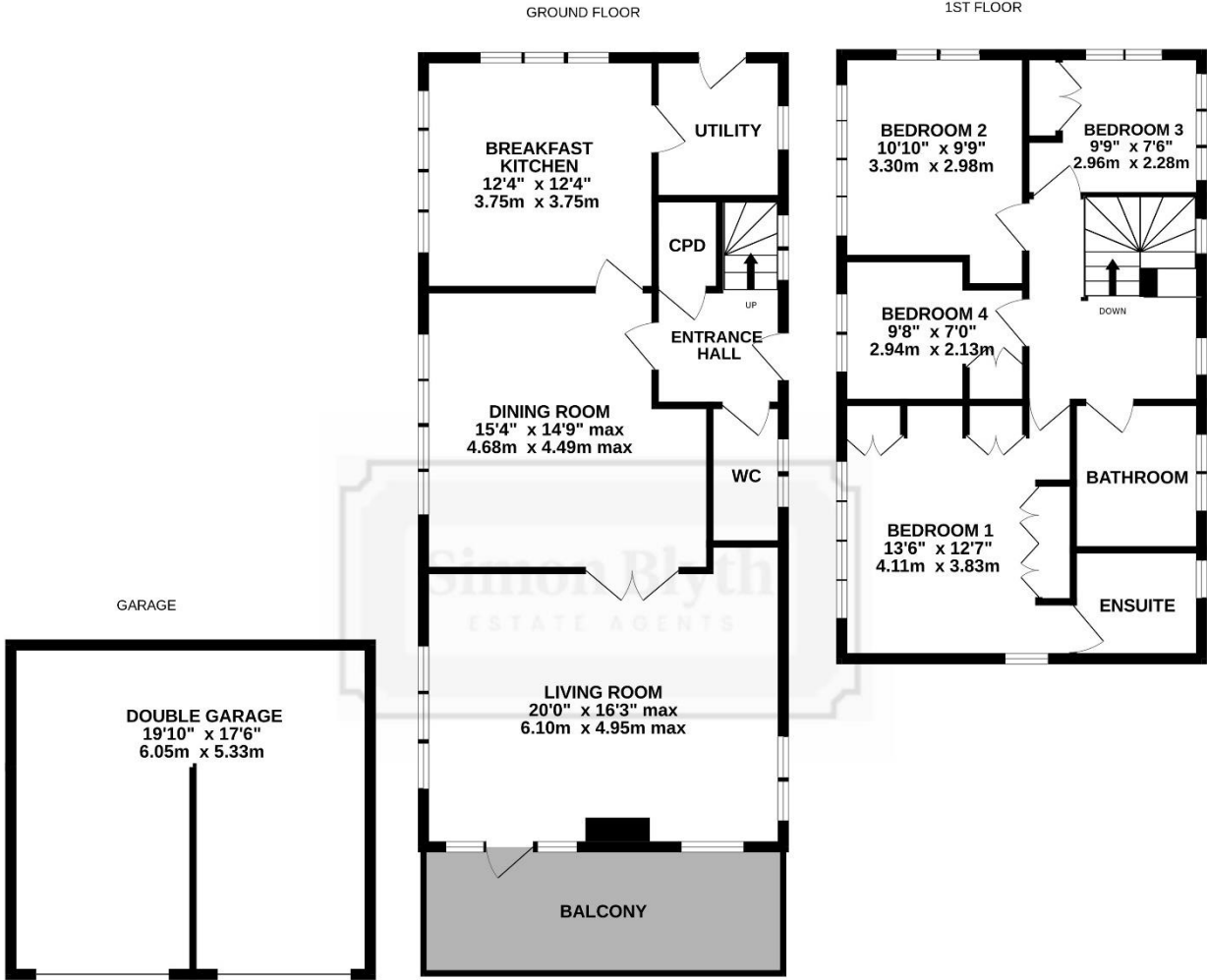


Simon Blyth
ESTATE AGENTS



FIELD VIEW, THONG LANE, THONGSBRIDGE, HD9 3TH





PROPERTY DESCRIPTION

A RARE, DETACHED, FOUR-BEDROOMED HOME IN THIS BEAUTIFUL, COURTYARD SETTING, OVERLOOKING FIELDS WITH VIEWS UP TOWARDS NETHERTHONG AND ACROSS TOWARDS THURSTONLAND BANK. A BEAUTIFULLY BUILT HOME THAT SITS WITHIN A DELIGHTFULLY MATURE GARDEN WHICH HAS VIEWS OUT OVER NEIGHBOURING FARMLAND. THIS HOME IS PARTICULARLY CHARACTERFUL AND OFFERS FAR MORE SPACE THAN MIGHT FIRST BE IMAGINED. It briefly comprises entrance hall, large dining room/second sitting room, lounge with high ceiling height, central fireplace and glazing enjoying the position/views, a good-sized breakfast kitchen, downstairs w.c. off the hall, utility room, four bedrooms, once again, enjoying the stunning views and served by an en suite and house bathroom. Integral, double garage, driveway, delightful gardens and very convenient, yet rural location.

Offers around £725,000

ENTRANCE HALL

A high quality, period-style door with inset glazing gives access to the entrance hallway. This has ceramic tiled flooring, beams and timbers on display, concealed, central heating radiator, spotlighting to the ceiling, mullioned window, useful understairs storage cupboard and doorway to the downstairs w.c.



DOWNSTAIRS W.C.

Measurements –

With concealed cistern w.c., stylish wash handbasin with mixer tap above, the downstairs w.c. has inset spotlighting to the ceiling, a continuation of the ceramic tiled flooring, a chrome heated towel rail and mullioned window.

DINING ROOM / SECOND SITTING ROOM

Measurements – 15'4" X 14'9"

A fabulous room which is particularly large and has two lovely beams to the ceiling and a bank of four mullioned windows which suggests the reasoning for the property's name. It has a magical view out over the neighbouring field and other fields beyond, leading up to Netherthong village itself. The window has a lovely outlook over the property's gardens and stone-flagged sitting out area. The room has picture light points and twin glazed doors lead through to the lounge.



LOUNGE

Measurements – 20'0" X 16'3"

This, as the photograph and floor layout plan suggest is of particularly good size. It has windows to three sides, the largest of which enjoys a spectacular view out over the fields and up towards Netherthong village as mentioned earlier. There are two glazed arches, one of which has a centrally located, glazed door which leads out to the property's raised, decked area and from here access through to the other gardens. This is a particularly sunny and private spot and enjoys a lovely view across the valley. There is a further bank of mullioned windows, giving a view up towards Thurstonland Bank. The room has a high, angled and beamed ceiling with spotlighting, a library area, picture light points and last, but by no means least a broad, stone fireplace with raised hearth that reaches up to the full ceiling height. This delightful stone fireplace is home for an open-fire grate which is not in use at this moment in time.



BREAKFAST / DINING KITCHEN

Measurements – 12'4" X 12'4"

Once again, a delightful room with windows to two sides, eight in total. These mullioned windows allow a large amount of natural light and pleasant view out over the rear garden areas, side garden areas and long-distance views over neighbouring fields. There is a beam to the ceiling, other timberwork on display, units at both the high and low level with high-quality, granite working surfaces, decorative, tiled splashbacks, inset, one and a half bowl stainless sink unit with mixer tap above, inset spot lighting to the ceiling, under-unit lighting and the kitchen also has integrated dishwasher and glazed display cabinets. There is also a delightful gas-powered Aga with the usual warming ovens and twin chrome-topped hot plates. With attractive flooring, the kitchen has an adjoining utility room.



UTILITY ROOM

Measurements –

This has an external door, window, spotlighting to the ceiling, good-sized storage cupboards and has a fridge-freezer point and plumbing for an automatic washing machine and shelving for a dryer above.



FIRST FLOOR LANDING

From the entrance hall a staircase turns and rises to the first-floor landing. This delightful, first floor landing has a loft access point and two, character windows that give super, long-distance views. There is inset spotlighting to the ceiling and a doorway leads through to bedroom one.



BEDROOM ONE

Measurements – 13'6" X 12'7"

A lovely, double room with a full bank of mullioned windows, giving an enchanting view out over the fields and up towards Netherthong Village. There is a high-level, circular window, a full bank of in-built wardrobes to two sides, one of which has a centrally located dressing table. A doorway leads through to the en-suite.



EN-SUITE

The en-suite is fitted with a three-piece suite in white and comprises corner shower with chrome fittings, low-level w.c and wall-mounted, stylish wash handbasin with chrome mixer tap above. There is a central heated towel rail in chrome, window giving a long-distance view and inset spotlighting to the ceiling.



BEDROOM TWO

Measurements – 10'10" X 9'9"

Yet again, enjoying superb views out over the rear and side gardens and the adjoining fields. The room has a total of six windows and a central ceiling light point.



BEDROOM THREE

Measurements – 9'9" X 7'6"

With a total of four windows, this light and pleasant room has long-distance views, a central light point and bank of in-built wardrobes with storage cupboards above.



BEDROOM FOUR

Measurements – 9'8" X 7'0"

A good-sized, single room with twin windows, enjoying the spectacular view.



HOUSE BATHROOM

The house bathroom is beautifully equipped and has a stylish, wall-mounted wash handbasin with mixer tap over, low-level w.c., bath with glazed shower screen and shower fittings in chrome, ceramic tiled flooring and ceramic tiling to the full ceiling height around the bath and shower area. There is a combination central heating radiator and heated towel rail, inset spotlighting to the ceiling and twin windows giving a lovely long-distance view over towards Thurstonland Bank.



EXTERNAL

The property has a wonderful plot/garden, as the photograph suggests. It also has a double-width driveway, this gives access to the integral double garage.



DOUBLE GARAGE

This double garage is particularly broad and deep and has twin, automatically operated, high-quality, up-and-over doors. The garage is fitted with power and light and there is also a water tap.



GARDENS

The mature gardens are well-presented throughout and enjoy the delightful location, adjacent to the neighbouring fields and lovely views beyond. The gardens have many interesting features, including secret garden areas with lawned surfacing and mature shrubbery and trees, stone pathways and a delightful, timber-decked balcony as previously mentioned, that is accessed immediately from the sitting room. There is also, to the side, a stone-flagged patio sitting out area with adjoining lawns with flower and shrub beds and the flagged stonework continues to the side where there is once again a delightful stone-flagged sitting out space with mature shrubbery and trees, well-established borders and a garden shed.



ADDITIONAL INFORMATION

It should be noted that the property has gas-fired central heating, double glazing and an alarm system. There is external lighting, external water tap, carpets, curtains and certain other extras may be made available under separate negotiation.

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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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.

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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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259