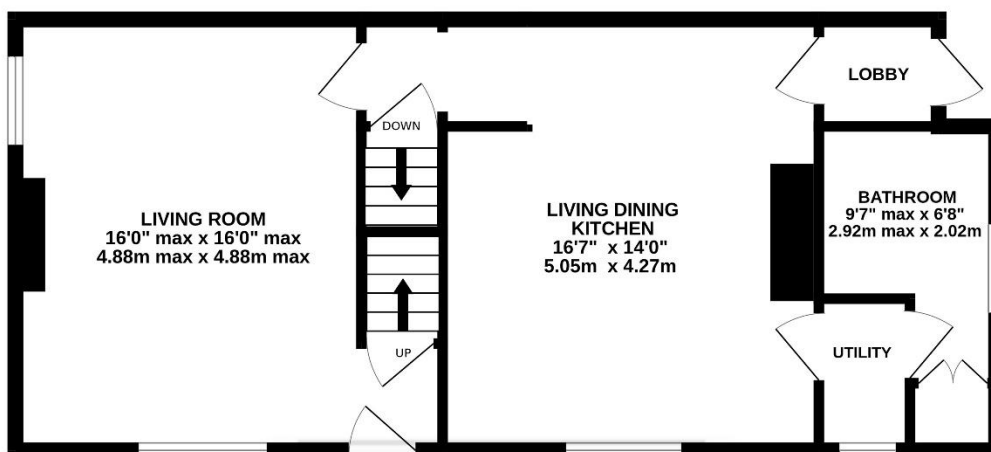
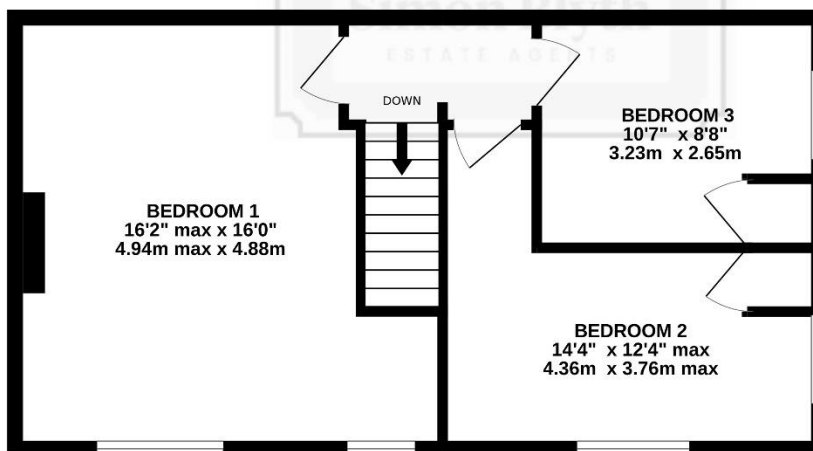


THE FARMHOUSE, GRAINS ASH FARM, BROW GRAINS ROAD, MELTHAM HD9 5NE

GROUND FLOOR



1ST FLOOR



GRAINS ASH FARM

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PROPERTY DESCRIPTION

Standing in approximately 2.6 acres the Farmhouse at Grains Ash Farm occupies a fabulous position overlooking its three large paddocks and long-distance view down the valley with Meltham below and Castle Hill and Emley Moor in the distance. Adjoining fabulous open countryside this rural home has a vast array of outbuildings, including garage / workshops, former stables and hay storage. The home is a delightful and welcoming home and briefly comprises three bedrooms, bedroom one being particularly large, Farmhouse kitchen, lounge, cellars, delightful bathroom, driveway, outbuildings and fields. The home presents many opportunities for family living and is also ideal for the equestrian user or those who simply want a good amount of outside space with a useful range of outbuildings. Being a short drive away from Meltham, with its bustling centre and varied facilities this house should be viewed to fully appreciate what it has to offer.

Offers around £500,000

ENTRANCE

Period style door with upper section being leaded and obscure glazed gives access towards the entrance lobby. This with stone steps has coat hanging to one side and display shelf. A uPVC door leads through to the farmhouse style dining kitchen.

DINING KITCHEN

Measurements – 16'7" x 14'0"

This, which is of a good size, has a fabulous view over the property's gardens and fields to the front with long-distance views beyond over Meltham and towards Emley Moor Mast. The farmhouse kitchen has a high ceiling with beams on display. There is a broad chimney breast with solid fuel burning cast iron stove. The room is fitted with a wealth of units, these being at both high and low level with many working services and inset one-and-a-half-bowl stainless steel sink unit with mixed tap over. There is an integrated stainless steel and glazed fronted oven, induction hob and has plumbing for a dishwasher. There is also fridge freezer space, and the room has 2 ceiling light points and a Creel clothes airer above the fireplace. Doorway leads through to a lobby / utility room.





UTILITY ROOM

The utility room has plumbing for an automatic washing machine and space for a dryer and obscure glazed window. From here, a doorway leads through to the house bathroom.



BATHROOM

Measurements – 9'7" max x 6'8"

The house bathroom is fitted with a three-piece-suite in white that comprises low level w.c., shaped bath with curved glazed screen, Chrome shower fittings and Chrome mixer tap, vanity unit with mixer tap above, attractive flooring, storage cupboards and obscure glazed window



CELLARS

From the dining living kitchen an opening provides access to a lobby area and a doorway leading down to the property's good sized keeping Cellars.

LOUNGE

Measurements – 16'0" max x 16'0" max

Enjoying a lovely position with windows to the front giving a stunning long-distance view and further window to the side once again giving a lovely view out over the moorland. The lounge has a high ceiling height with chandelier point and two beams, broad chimney breast which is home for a flagged hearth and wood burning cast iron stove with glazed door.



FIRST FLOOR LANDING

A staircase from the lounge rises to the first-floor landing. This first-floor landing has a ceiling light point and a doorway from here leads through to bedroom one.

BEDROOM ONE

Measurements – 16'2" max x 16'0"

A very large and impressive double bedroom with twin windows giving a stunning view out over the property's gardens, fields and long-distance views beyond. Bedroom one has a fireplace with flagged hearth and solid fuel burning cast iron stove with glazed door.





BEDROOM TWO

Measurements – 14'4" x 12'4" max

Delightful room with beam on display, window to the front giving a lovely view and further window to the side overlooking the property's far paddock and outbuildings.



BEDROOM THREE

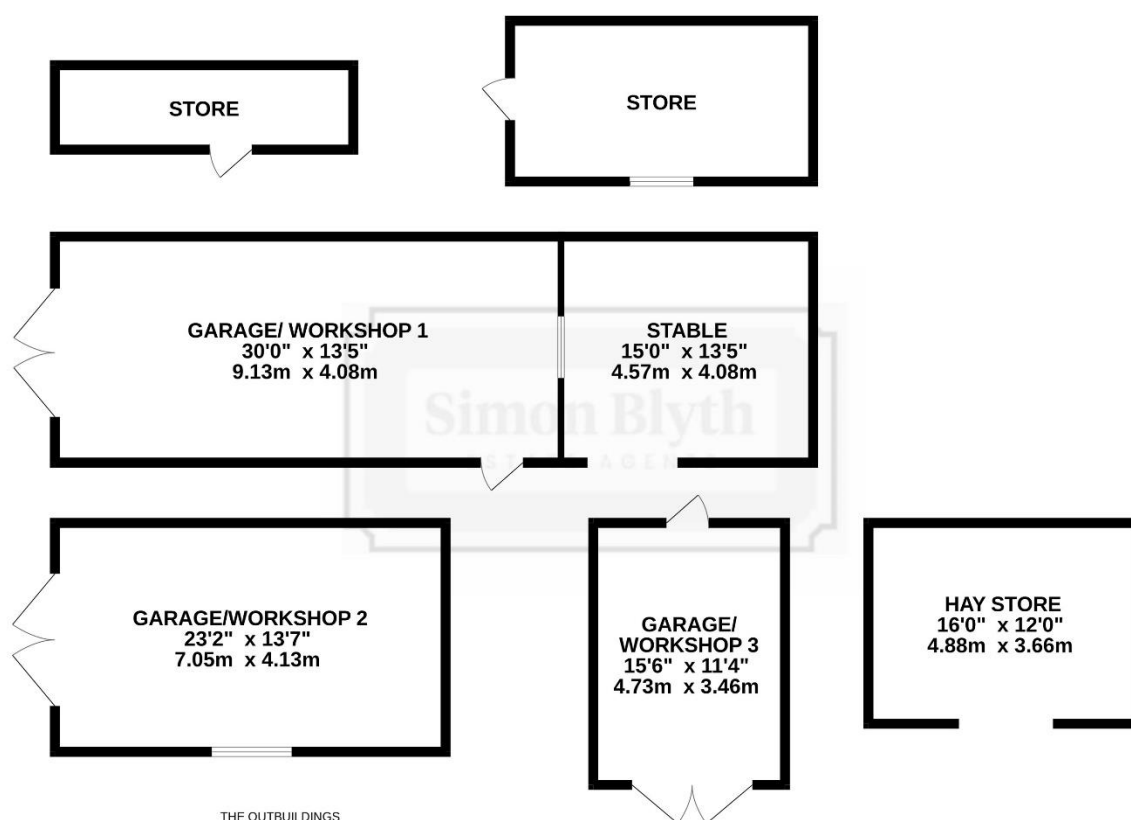
Measurements – 10'7" x 8'8"

Once again, a good-sized room with beam on display and large window giving a lovely view out over the side garden, far field, outbuildings and lovely views over the Moors beyond.



EXTERNAL

Outside the property stands in approximately 2.6 acres in this lovely, elevated location, looking down the valley towards Meltham with Castle Hill and Emley Moor Mast in the distance. The fields are extremely well presented and have well established boundaries including fabulous dry-stone walling. The entrance is a broad gateway which gives access to the front driveway / yard and access to the home itself, but also to the large number of outbuildings. Close to the house are two store buildings used as solid fuel storage and as a workshop shed. There are three garage / workshops a little further down the yard area with a former stable currently being used as a woodstore. There is also a fodder store and additional storage. The combination of the buildings provides a huge amount of square footage and consideration to be given for converting into stabling / animal housing etc.



TOTAL FLOOR AREA: 1540 sq.ft. (143.1 sq.m.) approx.
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PADDOCK 1

The paddocks, as previously mentioned, are well presented and the land stretches down to the brook. A particularly idyllic location with a banking area and pleasant views out over neighbouring land.



PADDOCK 2



LOCATION

The location of the Farmhouse at Grains Ash Farm is quite simply remarkable and approaches over a long lane. The home has neighbouring properties and is a short walk / drive down to Meltham with its vast number of facilities including high quality schooling, supermarket, shops, restaurants and the like.



ADDITIONAL INFORMATION

It should be noted the property is on springs water with filtration system installed, solid fuel central heating with central heating radiators on the ground floor level in the lounge, farmhouse kitchen and bathroom. There are electric heaters located on the first-floor level. It should be noted that the property also has uPVC double glazing. The property also has septic tank drainage.

ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

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:

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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.

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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