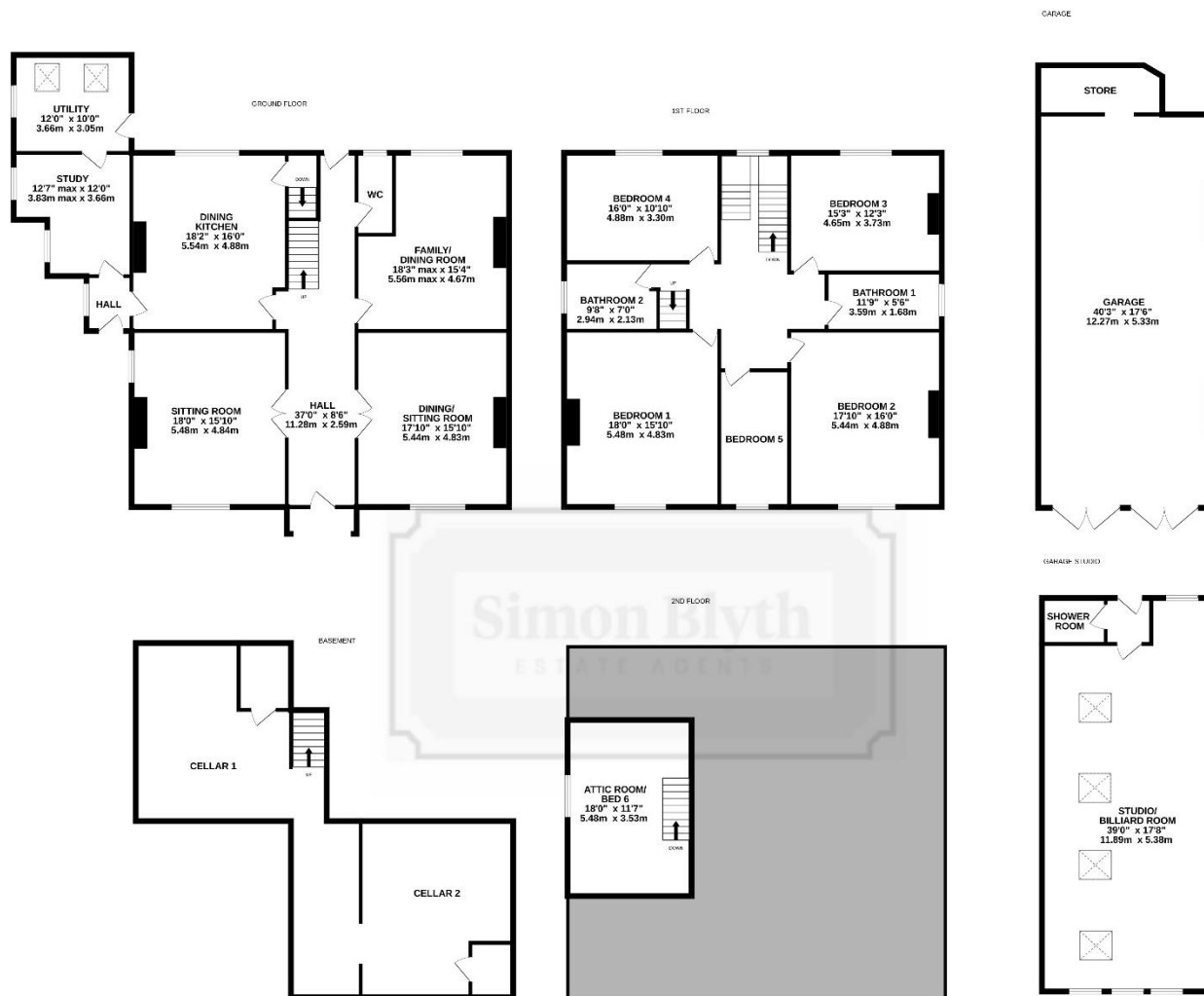


Simon Blyth
ESTATE AGENTS



CLONLEA, FIELD END LANE, HOLMBRIDGE, HD9 2NH



CLONLEA

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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A BEAUTIFUL MUCH LOVED PERIOD HOME SITTING IN DELIGHTFUL, MATURE GARDENS WITH IMPRESSIVE LONG DRIVEWAY AND TURNING CIRCLE, ELEVATED ABOVE THE VILLAGE WITH SOUTHERLY LONG-DISTANCE VIEWS. THIS SIX-BEDROOM, SPACIOUS HOME HAS THE ADDITIONAL BENEFIT OF A FABULOUS HOME OFFICE / STUDIO, BILLIARD ROOM (40'3" X 17'6") POSITIONED ABOVE THE SIX-CAR GARAGE / WORKSHOP. WITH GROUND SOURCE HEATING THE HOME HAS RETAINED MOST OF ITS ORIGINAL FEATURES INCLUDING IMPRESSIVE HOME LIVING WITH FABULOUS STAIRCASE, FORMAL RECEPTIONS ROOMS WITH BEAUTIFUL FIREPLACES.

WITH THE USUAL MODERN APPOINTMENTS, CLONLEA BRIEFLY COMPRISES; Superb hallway, WC, sitting room, second sitting room / dining room, family room/library, breakfast kitchen, study, boot room/utility room, delightful cellars, six bedrooms, five of which are doubles, two bathrooms, one of which is adjacent to the principle bedroom, lovely gardens, impressive semi-circle driveway with electric period cast iron gates leading to turning circle.

Offers around £1,450,000

Clonlea, Field End Lane, Holmbridge, HD9 2NH

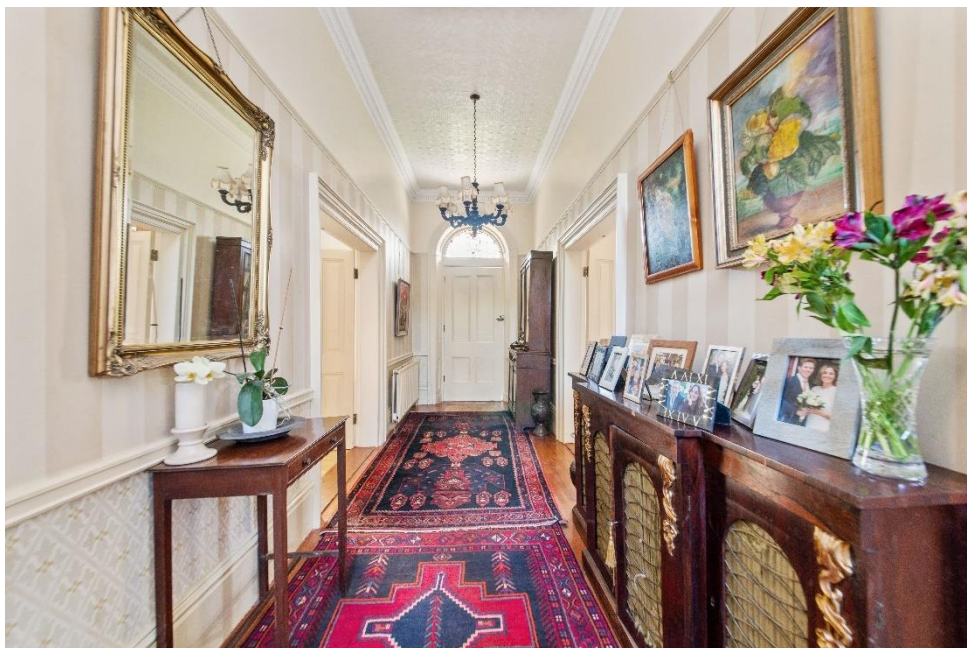
ENTRANCE

Stone pillars form part of the portico which gives shelter to the main entrance door, this with attractive door furniture and glazed over-light with coloured and leaded glazing, gives access to the entrance hallway.

ENTRANCE HALL

Measurements – 37'0" X 8'6"

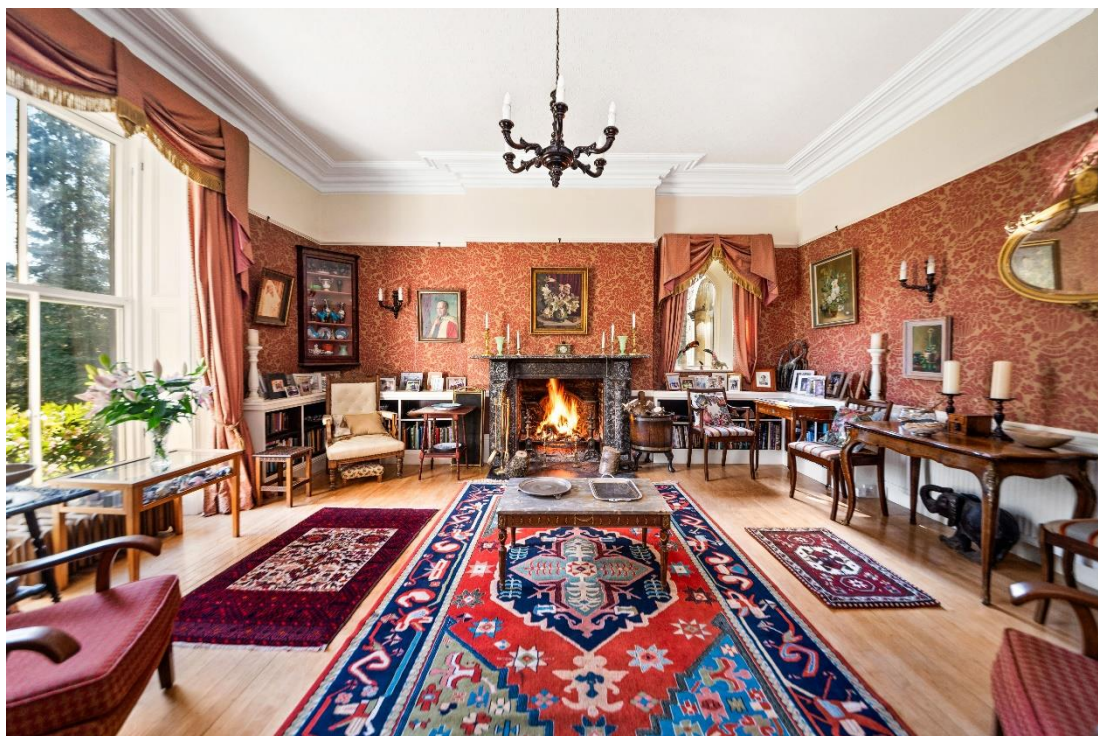
This entrance hallway sets the scene in terms of size, style and beauty of the home's period features. This is a through hallway and timber and glazed door give access out to the gardens and indeed, the lower portion of the very tall, arched window on the half landing, floods natural light down to the hallway. With mahogany-boarded flooring, the hallway features a high ceiling, two chandelier points, a beautiful, stone staircase with wrought iron balustrading and polished, mahogany timber handrail. The hallway has beautiful door architraves, tall skirting boards and is decorated with both a dado rail and picture hanging rail. Twin doors lead through to the sitting room.



SITTING ROOM

Measurements – 18'0" X 15'10"

This room, with beautiful maple flooring, has a very high ceiling height, a chandelier point, picture rails, tall skirting boards, beautiful views out over the gardens in two directions, particularly to the front, courtesy of a large, sash window and the room has a fabulous marble fireplace with a particularly broad, attractive open-fired grate with attractive panel to the rear and raised hearth. The room is also decorated with a dado rail. Across the hallway, with matching twin doors, access is gained through to the dining room/second sitting room.



DINING ROOM

Measurements – 17'10" X 15'10"

Twin doors lead from the entrance hall to this very large and elegant room with a high ceiling height, chandelier point, beautiful, period-style sash window with a view out over the gardens, maple flooring and a beautiful, Carrera-style, marble fireplace with raised hearth.



LIBRARY / FAMILY ROOM

Measurements – 18'3" X 15'4"

Positioned to the rear, this room is currently used as a library. This delightful, snug-style room has a lovely view out over the neighbouring farmland to the rear. There is a high ceiling height, two chandelier points, coving to the ceiling, in built Mahogany glazed bookcases, stone fireplace, all of which is home for a large and impressive cast iron stove with gas coal-effect fire.



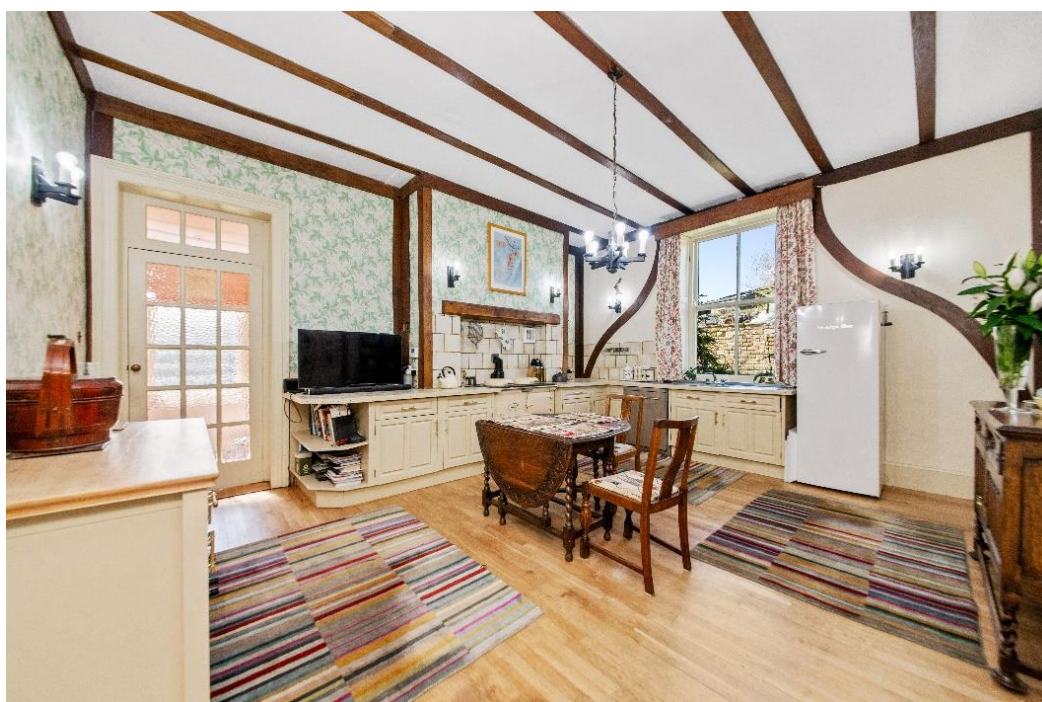
DOWNSTAIRS W.C.

There is a continuation of the mahogany flooring and low-level w.c. with polished timber seat, pedestal wash handbasin, attractive view out of the window, chandelier point and coving.

DINING KITCHEN

Measurements – 18'2" X 16'0"

A large and impressive room with a very high ceiling and oak flooring. This attractive room has a good-sized window giving a view out over neighbouring farmland. There is a wealth of units, principally at the lower level, with a large amount of working surface with tiled splashbacks. There is a gas fired Aga, which has the usual warming ovens and twin hotplates over. There is a double drainer, stainless sink unit with mixer tap above, fridge/freezer space and plumbing for a dishwasher. The room has attractive oak flooring and has a timber and glazed door that leads through to the side hall. From the dining kitchen a doorway also gives access through to a lobby and a doorway leads down to the cellars.



Clonlea, Field End Lane, Holmbridge, HD9 2NH

CELLARS

A doorway from the kitchen gives access to a pantry and then to a further doorway which gives access to the staircase which leads down to the extensive cellars. There is a large, central hallway area and a broad opening leads through to cellar no.1. All the cellars and centrally heated.

CELLAR1

This, as the photographs suggest has been used by the family for their train set. It has a stone slab table, arched ceiling and wonderful, inset shelving, fitted with wine racking. There is also a storeroom.

CELLAR 2

Stone slab table, impressive beams to the ceiling, stone shelving and storage room. The cellars are decorated and have ample lighting and stone-flagged flooring.



SIDE HALL

This side hall has an elegant entrance door with the upper portions being glazed, further windows, one above the door and one to the side, the glazing being leaded.

STUDY / HOME OFFICE

Measurements – 12'7" X 12'0"

A doorway from the side hall leads through to the study/home office, with a lovely view out of the side gardens courtesy of two windows. This room has oak flooring and is also fitted with a creel to the ceiling.

PLANT ROOM / LAUNDRY

A timber door from the study leads to the plant room which houses the ground source heat pump, domestic hot water tank and buffer tank. A high-quality gas boiler has been retained for use when electricity prices make gas heating more economic.

The room also houses a Belfast sink, has provision for a washing machine and three radiators and a clothing rack to en-suite rapid drying of washing.

HALF LANDING

From the entrance hall, a staircase, as previously described, of stone, with attractive balustrading, leads up to the half landing with a fabulous, arch-topped window giving a pleasant outlook over the rural scene to the rear.

FIRST FLOOR LANDING

The first-floor landing is particularly impressive with high standards of décor, chandelier point and period style doors giving access to the following rooms.



BEDROOM ONE

Measurements – 18'0" X 15'10"

A very large, double bedroom giving a stunning view out over the property's gardens and long-distance Pennine views beyond. With mahogany flooring, there is an original-style fireplace with delightful surround, incorporating mantel, tiled hearth and all being home for an open-fired grate. The room is decorated with a dado rail and coving to the ceiling.



BEDROOM TWO

Measurements – 17'10" X 16'0"

Another, beautiful, large, double bedroom with a pleasant view out to the front elevation, high ceiling height, coving, picture rail, dado rail and original fireplace which incorporates a mantel, raised hearth, tiled surround and open-fired grate of a period design.



BEDROOM THREE

Measurements – 15'3" X 12'3"

A double room with delightful, mahogany flooring, good sized window, giving a super view to the rear elevation, fabulous, period-style fireplace with open-fired grate, picture rail, coving and central chandelier point.



BEDROOM FOUR

Measurements – 16'0" X 10'10"

A double room with an outlook to the rear, this bedroom has mahogany flooring, is fitted with a picture rail, central ceiling light point and in-built, airing and storage cupboard.



BEDROOM FIVE

A pleasant, single room which has a lovely view out to the front, in-built cupboards and drawers, central ceiling light point and picture rail.



HOUSE BATHROOM ONE

Measurements – 11'9" X 5'6"

Fitted with a four-piece suite that includes a good-sized shower, low-level w.c. with polished timber seat with, vanity unit from the Heritage range with storage cupboard beneath, bath with appropriate decorative tiling, shaver socket, dado rail, Mahogany flooring, coving to the ceiling and chandelier point.



HOUSE BATHROOM TWO

Measurements – 9'8" X 7'0"

Well presented with a three-piece suite which comprises of bath with Victorian-style hand held mixer tap with shower unit over, Heritage pedestal wash handbasin, high-flush, period-style WC, ceramic tiling to the half-height where appropriate, shaver socket, Mahogany flooring, chandelier point to the ceiling, coving to the ceiling and window giving a lovely view of the side gardens and up towards the Pennine Hills in the distance.



ATTIC ROOM / BEDROOM SIX

Measurements – 18'0" X 11'7"

A doorway from the landing gives access to a staircase leads to a fifth double bedroom which has a window giving a lovely view out to the rear. With two beams to the ceiling, there is useful under-eaves access and storage. There is also access to a boarded attic above bedroom one.



Clonlea, Field End Lane, Holmbridge, HD9 2NH

BILLIARD ROOM

Measurements – 39'0" X 17'8"

Stone steps from the garden lead up to a timber and glazed door and a fabulous studio/home office/billiard room, served by a shower room with wash handbasin, low level w.c. and shower. This is a very flexible space. It also has provision for a kitchen area with a pleasant view out to the rear. With fabulous, engineered beams, this high specification building which has tremendous garaging below, offers extensive accommodation and is superbly located adjacent to the home. There is a superb Venetian-style window, reaching down to the floor level which has beautiful oak flooring. There are many lighting points and this is a particularly spacious, stylish and versatile room.

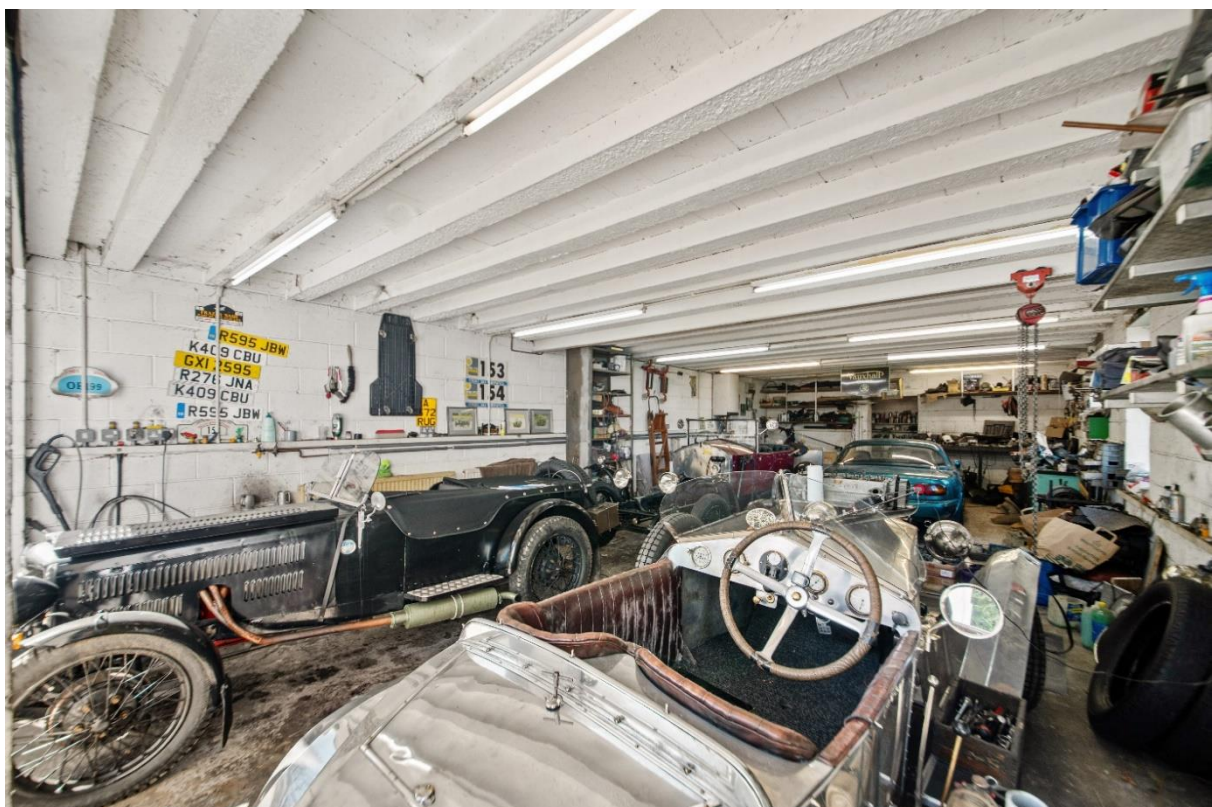


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GARAGE

Measurements – 40'3"X17'6"

This is currently home for the vendor's collection of vintage cars. This garage is superbly appointed. It has two windows to the side, a large amount of lighting points but also is home for an inspection pit and has a steel beam for engine hoist. There is a concrete bison beam and block floor between the garage and the studio room above. The garage is centrally heated and currently accommodates six motor cars.



Clonlea, Field End Lane, Holmbridge, HD9 2NH

FRONT GARDEN

Standing in beautiful gardens and grounds extending to over ½ acre. The home is approached via an impressive semi-circle with beautiful stonework and electric period cast iron gates lead onto the attractive Elland stone-flagged driveway which leads up to the frontage of the property. There is a turning circle in stone flags with a lawned centre and ample parking space for several vehicles.





SIDE GARDEN

The side garden encloses a very large lawn which is predominately enclosed by attractive stonework and mature trees and shrubbery and has a fabulous stone-flagged terrace. Its dwarf walls would support an orangery with electric laid nearby. Facing in a southerly direction and enjoying a huge amount of privacy and shelter.



REAR GARDEN

The rear garden comprises a long lawn enclosed by the stone boundary wall and with stone flagged pathway, giving access to the rear of the house and the billiard room.

The gardens are perhaps best described by the photographs within this brochure. They are mature for the property with a huge amount of privacy and give a large amount of family enjoyment space.



ADDITIONAL INFORMATION

The property also has partial double glazing. With the property being Grade II listed it is not double glazed to the front façade. Original wooden shutters fitted to windows in four main ground floor rooms. Carpets, curtains and certain other fixtures and fittings are available under separate.

ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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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.

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Monday to Friday - 8.45 to 17:30

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