

**Simon Blyth**  
ESTATE AGENTS



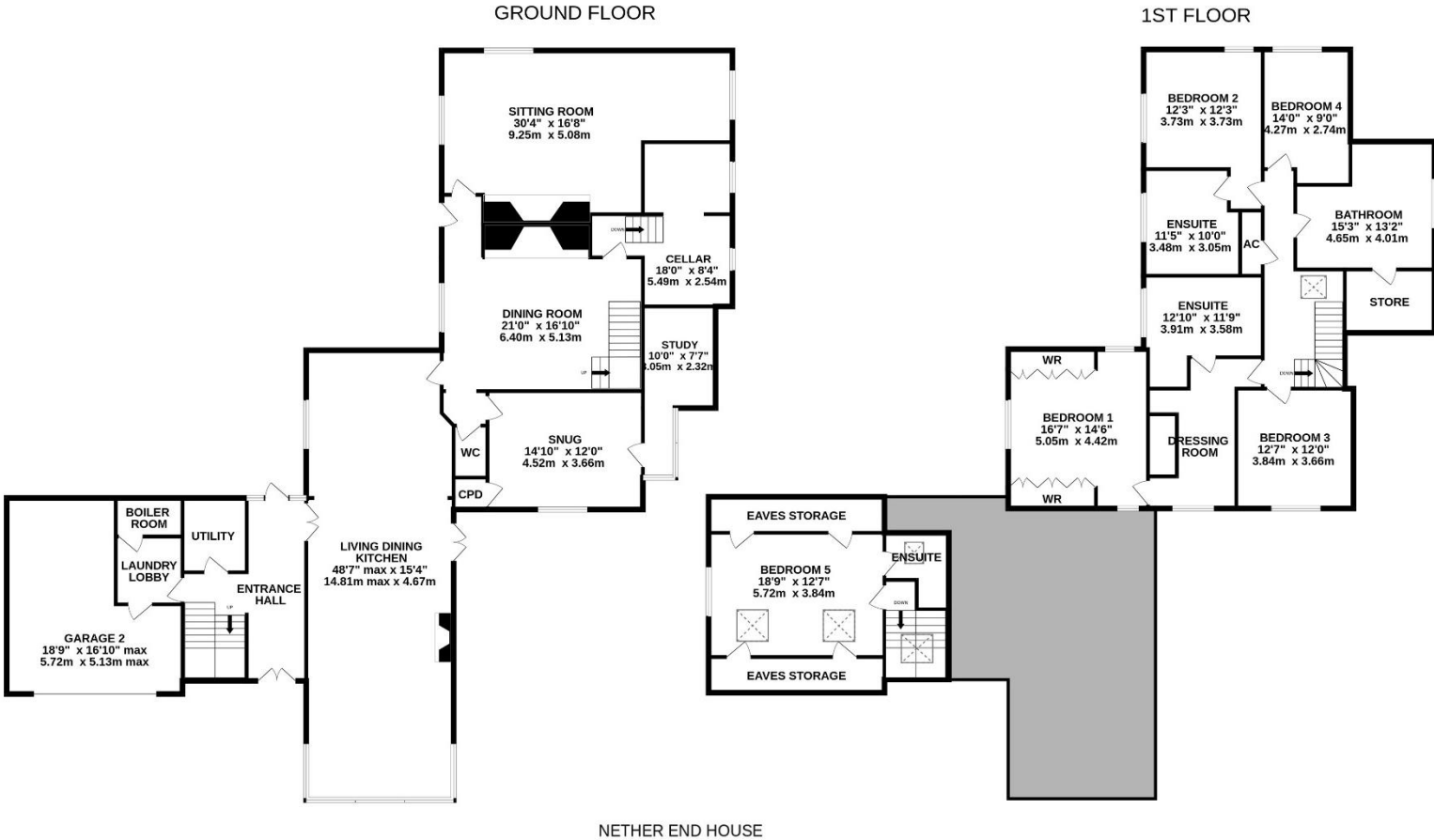
**NETHER END HOUSE, NETHERDALE, DENBY DALE, HD8 8YG**

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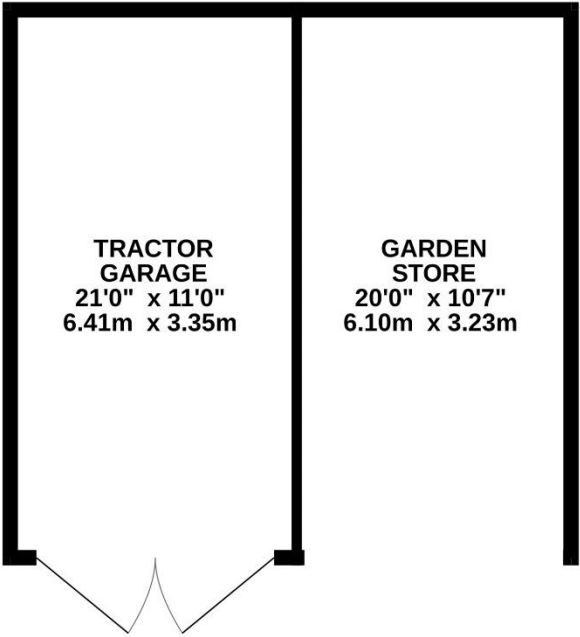
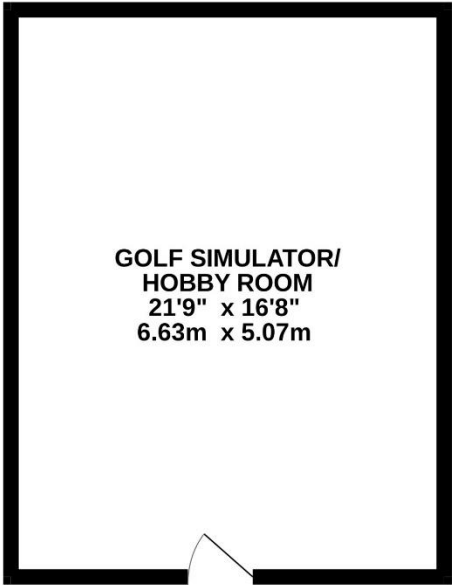
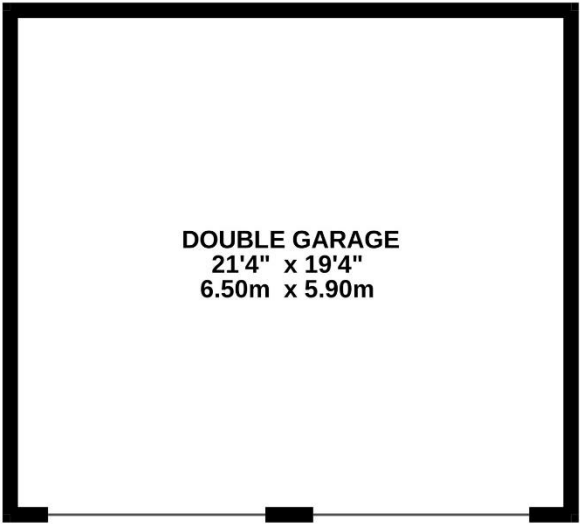
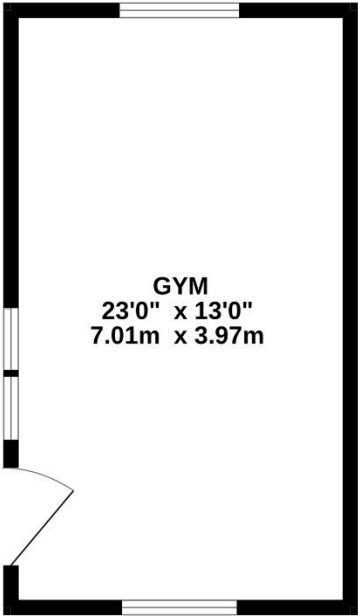






NETHER END HOUSE

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 BEAUTIFUL, PERIOD, DETACHED, FAMILY HOME THAT HAS BEEN SUPERBLY EXTENDED AND IMPROVED IN RECENT TIMES. STANDING IN APPROXIMATELY TWO ACRES OF MANICURED, LAWNED GARDENS AND ADJOINING SUPERB, OPEN COUNTRYSIDE, NETHER END HOUSE IS A HOME WITH MANY SURPRISES. ITS FIVE-BEDROOMED ACCOMMODATION HAS THREE EN SUITES, THERE IS A WHOLE HOST OF LIVING ACCOMMODATION, INCLUDING A BEAUTIFUL SITTING ROOM AND A FABULOUS DINING/LIVING KITCHEN THAT MEASURES 48'7" X 15'4". WITH GLAZING OVERLOOKING THE GARDENS, THIS HOME IS PACKED WITH PERIOD FEATURES INCLUDING WONDERFUL BEAMS AND TIMBERS AND IS LOCATED BETWEEN DENBY DALE AND CAWTHORNE.

With a large amount of garaging and a golf simulator room, the home briefly comprises impressive entrance hallway, downstairs w.c., sitting room, dining room/second sitting room, snug, home office, utility room, stunning dining/living kitchen, five double bedrooms, three with en suites, bedroom one with dressing hallway, house bathroom, cellars, triple garaging, further garaging, golf simulator and stunning gardens. In a position between Denby Dale and Cawthorne, rural walks and views are plentiful, and viewing is highly recommended.

**Offers Around £1,800,000**

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## ENTRANCE HALLWAY

Beautiful, polished, timber, twin doors with glazing to either side give access through to the impressive entrance hallway. This hallway has the fabulous feature of having a glazed door out the inner gardens. The inner gardens are particularly beautiful which will be seen when the home is viewed. The glazed door has glazing to either side and provides a huge amount of natural light to the impressive entrance hallway which has a high ceiling height and inset spot lighting to the ceiling.





## LIVING DINING KITCHEN

Measurements – 48'7"max x 15'4"

Twin glazed doors lead through to the fabulous dining/living kitchen. Your attention is drawn to the dimensions of the room which is particularly large. It has a stunning view courtesy of a glazed bay with oak out over the property's driveway, gardens and fabulous rural view beyond. The room enjoys natural light from a variety of windows and has glazed doors out to the gardens. There is a lovely view out over the rear courtyard, stone-flagged garden which is particularly private and has well-stocked borders. The room has wonderful beams and timbers on display, a media chimney breast with gas, log-burning effect fire. There is inset spot lighting and other high-quality lighting points.

The kitchen area is, as can be seen by the photographs, superbly presented, is of a particularly large size and has a delightful pair of period windows and a lovely view out over the inner garden. The room has inset spot lighting to the ceiling and once again, a fabulous beam on display. With beautiful working surfaces throughout, there is an inset, high-specification one and a half bowl, stainless steel sink unit with mixer tap over, classic Rangemaster oven with the usual warming ovens and five-ring gas hob and hotplate to one side, integrated Miele steam oven, integrated wine fridge, in-built larder cupboards and integrated, full-height fridge and freezer. The room, coupled together with the stunning views and overall impact of the many features, is a room that needs to be viewed to be fully appreciated.









## DINING ROOM

*Measurements – 21 x 16'10"*

A doorway leads through to the dining room. This impressive dining room/second sitting room has wonderful beams and timbers on display. It has a true Inglenook fireplace with fabulous, antique brick chimney inset with log-burning stove. The dining room/second sitting room has a beautiful stone-flagged floor, period style central heating radiators and a delightful feel. The formal entrance lobby is to be found just off the dining room with the front entrance door giving access out to the enclosed garden.





## SITTING ROOM

*Measurements – 30'4" x 16'8"*

Once again, a stunning room, which is perhaps best demonstrated by the photographs and floor layout plan. It is a particularly large room and has windows to three sides. All windows are exceptionally characterful. There are mullioned windows to the side and fabulous stone mullioned windows to the front. The room, once again, has wonderful beams and timbers on display, a stunning fireplace of antique brick with raised stone flag hearth, being of Inglenook design and having a wood-burning stove.





## DOWNSTAIRS W.C

Off the dining room a lobby gives access to the downstairs w.c. This is superbly appointed, has a concealed cistern w.c., wash handbasin, extractor fan, spot lighting to the ceiling and is decorated with timber panelling to the dado height.

## SNUG

*Measurements – 14'10" x 12'0"*

A beautiful room, currently used as a home office, the snug has library style book shelving with cupboards beneath, wonderful beams and timbers on display, inset spot lighting and twin windows giving a delightful view out over the property's gardens. A secret panel opens to reveal a glazed door which leads to a glazed lobby with a lovely view out over the rear gardens and from here access is gained through to the home office.



## STUDY

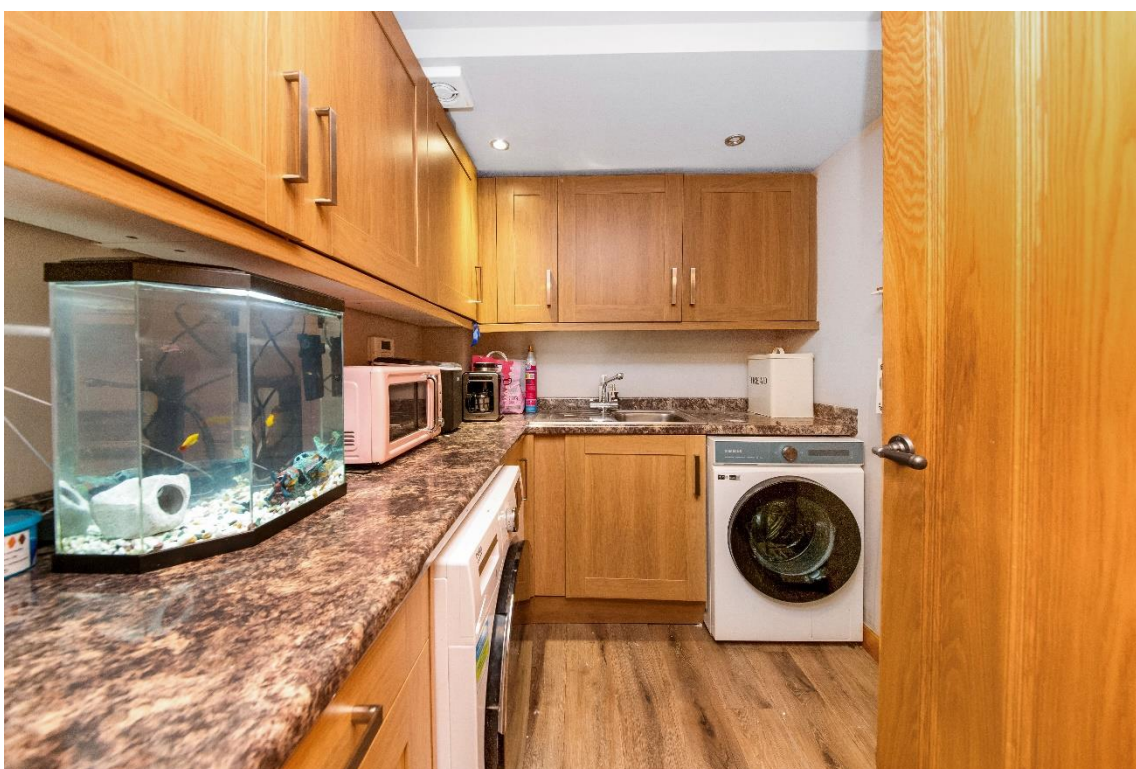
*Measurements – 10 x 7'7"*

This delightful home office has a high angled and beamed ceiling, twin windows and a view out over the rear gardens. There is also book shelving.



### UTILITY ROOM

Off the entrance hall, there is a further hallway which has delightful display shelving and cupboards, a cloakroom and a doorway gives access to the utility room. This utility room has units at both the high and low level with a large amount of working surfaces, inset spot lighting and an extractor fan. There is plumbing for an automatic washing machine and space for a dryer. There is also a stainless-steel sink unit. A doorway also leads through to a laundry lobby, which is superbly appointed for laundry storage and has a creel to the ceiling and good-sized cupboards. There is a personal door to the garage and a doorway to the boiler room.



### CELLAR

*Measurements – 18'0" x 8'4"*

The property has particularly characterful cellars with stone flagged flooring which provide superb storage space for wine.

### OPEN STAIRCASE

There is an open staircase with balustrading, this turns and rises to the first-floor landing. This has wonderful beams and timbers on display, inset spot lighting, a skylight window and a good-sized linen storage cupboard. A doorway leads through to the principal bedroom suite.

## BEDROOM ONE SUITE

*Measurements – 16'7" x 14'6"*

The suite includes a dressing hallway which has inset spot lighting to the ceiling and a window giving a lovely view out over the gardens. There is a period style radiator and a doorway from here leads through to bedroom one.

This large, double bedroom has a lovely view out over the front, a further window to the side, wonderful timbers on display again and high quality, in-built robes and period style central heating radiator.



## DRESSING HALLWAY





## BEDROOM ONE ENSUITE

*Measurements – 12'10" x 11'9"*

The very large and beautiful en suite is fitted with a five-piece suite including twin wash handbasins to high specification upon a raised plinth with delightful backcloth, stylish taps and mirror. There is a large, glazed shower with fabulous fittings, double ended bath and concealed cistern w.c. Once again, the room has beams and timbers on display, twin, mullioned windows, inset spot lighting, chrome central heating radiator/heated towel rail and fabulous flooring.





## BEDROOM TWO

*Measurements – 12'3" x 12'3"*

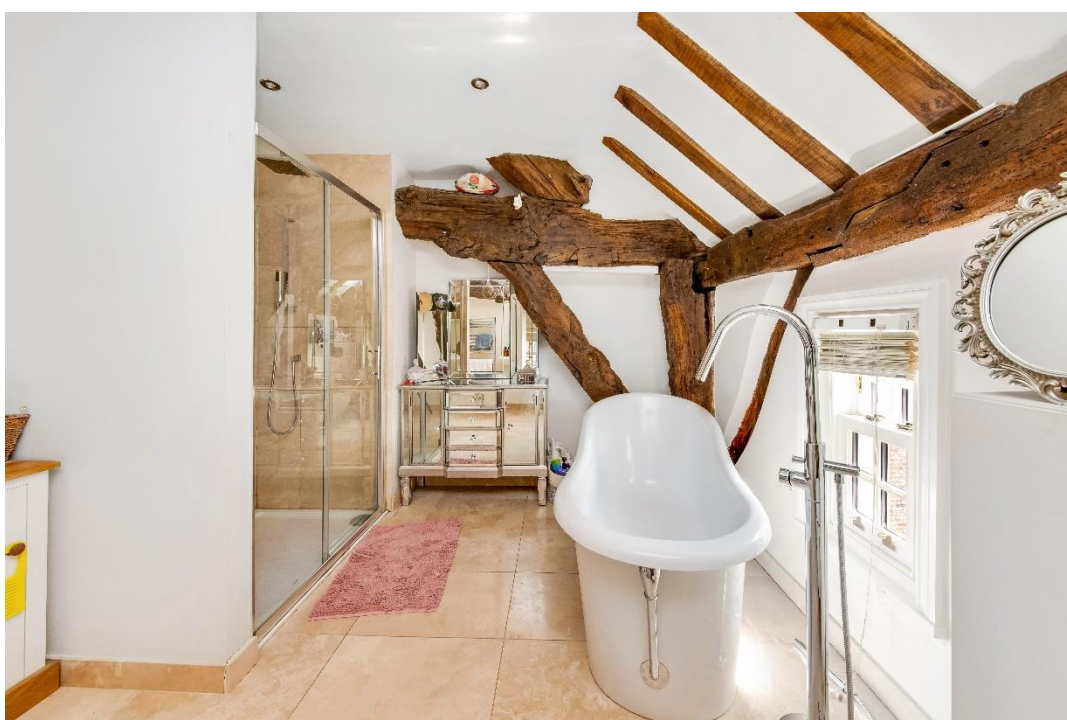
Once again, a large, double, en suited bedroom. It has windows to two sides, beams and timbers on display, high-quality in-built bedroom furniture including dressing table and inset spot lighting to the ceiling.



## BEDROOM TWO ENSUITE

*Measurements – 11'5" x 10'0"*

The en suite is a fabulous en suite bathroom and has a four-piece suite comprised of large shower, high specification bath with stand-alone mixer tap, concealed cistern w.c. and wash handbasin with mirrored splashback. There is a characterful window, inset spotlighting to the ceiling, high quality flooring and a chrome heated towel rail.





### BEDROOM THREE

Measurements – 12'7" x 12'0"

Once again, a lovely room with beams and timbers on display. Twin windows give an outlook to the side and there is spot lighting to the ceiling.



### BEDROOM FOUR

Measurements – 14'0" x 9'0"

Once again, a lovely, double bedroom with a superb view out over the property's gardens, inset spot lighting to the ceiling and beams and timbers on display.



## HOUSE BATHROOM

*Measurements – 15'3" x 13'2"*

A particularly interesting house bathroom on two levels which is home for a fabulous array of bathroom fittings including stand-alone bath with high specification stand-alone mixer tap, concealed cistern w.c., large shower, delightful wash handbasin with mirrored backcloth, mixer tap over and display plinth below. All is beautifully appointed. There are two chrome central heating radiators/heated towel rails, an attractive bank of windows, beams and timbers on display, spot lighting, extractor fan and access to a useful store cupboard.





## BEDROOM FIVE

Measurements – 18'9" x 12'7"

A secondary staircase gives access to bedroom five, a fabulous en-suited, double bedroom. This large bedroom has a full bank of inbuilt robes and provisions for a wall-mounted TV. There are two skylight windows and timber, glazed door giving a stunningly long-distance view and a large amount of natural light.



## BEDROOM FIVE ENSUITE

The en suite is well-appointed with a shower, concealed cistern w.c. and wash handbasin. There is chrome, heated towel rails, inset spot lighting, a good-sized skylight window and an extractor fan.





## OUTSIDE

The property occupies a lovely location within a select development of five which was created some years ago. This now maturing development occupies a position on the outskirts of the village, close to the village school and within walking distance of the village pub and church. Rural walks are in abundance and this village is well-known and much loved. This detached, three storey, family home has a large amount of parking to either side of the property. Indeed, there is space for the family's motorhome. There is additional driveway to the right which gives access to the attached garage.

## GARDENS AND GROUNDS

The property has a particularly beautiful, long, sweeping driveway that leads from the courtyard just off the main road. This is accessed through the automatically operated gates and the driveway sweeps through the gardens and grounds that measure approximately 2 acres with wonderful views out over surrounding countryside. The home is hidden from the road, largely by Netherdale Court, an exclusive development of just a few properties which were the former outbuildings of Nether End House. The initial approach is sure to please, as one rounds the corner, the very large, open driveway provides a beautiful setting from which one can appreciate the home and its beautiful extensions over recent times. The gardens and grounds are maintained to a particularly high standard and incorporate mature lawns, mature shrubbery, stone-flagged sitting out areas and the like. To one corner, there is a tractor garage and garden store which is hidden away. Many features within this home are difficult to see at first glance but when viewed, it will become apparent that there are many interesting aspects that are to be found around the home.











## GARAGING

The home has an attached garage, which at one time, was a double garage with slight modification which has reduced the size to make it a very large single garage, however, there is also a further detached garage across the courtyard.















## OUTBUILDINGS

The gardens also include various amounts of ancillary space including a golf simulator/hobby room which is positioned discreetly in one corner of the garden (see photograph). There is also a tractor garage and garden store, once again, of a substantial size.





## GYM









### **ADDITIONAL INFORMATION**

Please note this property is grade II listed.

It should be noted that the property has gas-fired central heating, double glazing and alarm system. Carpets, curtains and certain other items may be made available through separate negotiation.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

It should be noted that the property has gas-fired central heating, the boiler being concealed within the dining/living kitchen. The property has external lighting to the front. Carpets, curtains and certain extras may be available by separate negotiation. The property has UPVC double glazing. The property is a Leasehold property with 933 years remaining.

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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

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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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