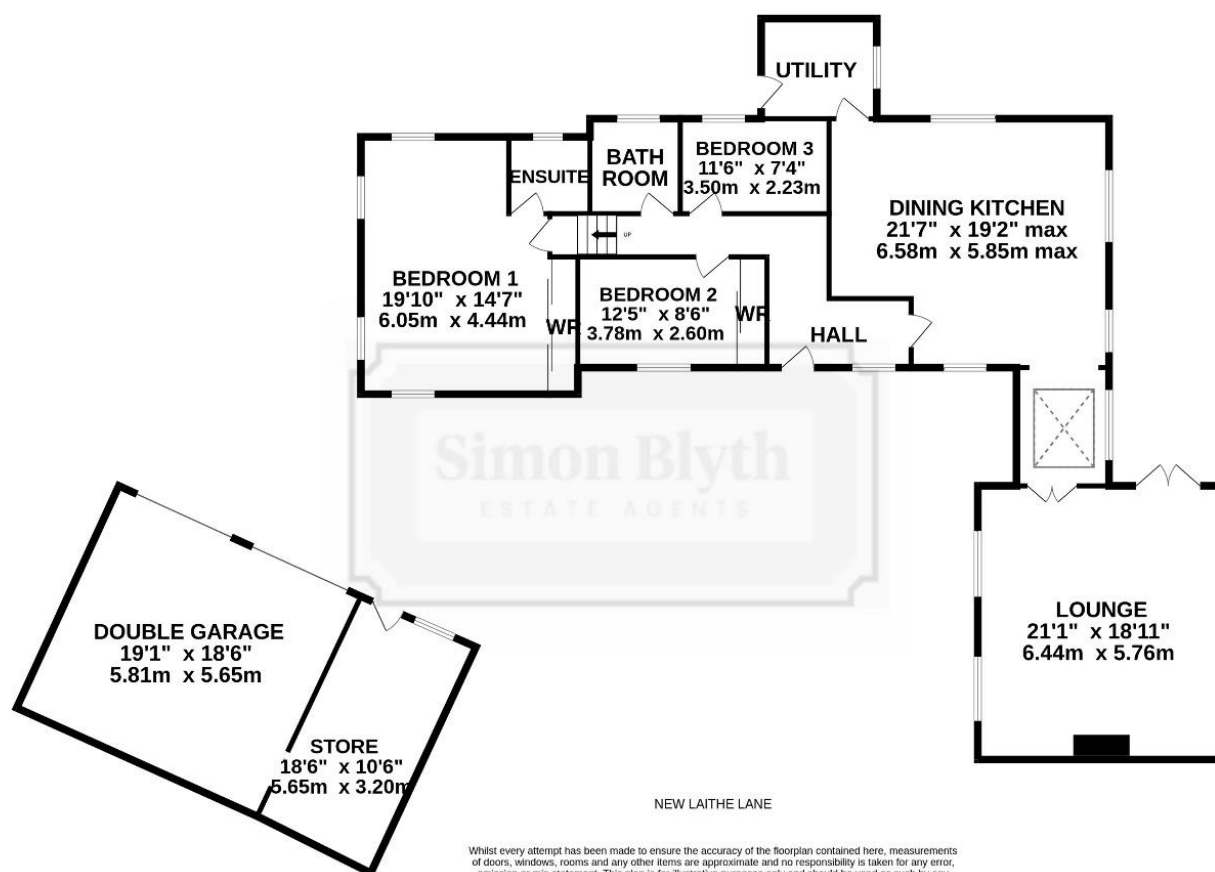


Simon Blyth
ESTATE AGENTS



THE BARN, OFF CLIFF ROAD & NEW LAITHE LANE, HOLMFIRTH, HD9 1HL



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

IF ONE SEEKS A STUNNING VIEW OF HOLMFIRTH AND THE HOLME VALLEY, THEN THE BARN OFF CLIFF ROAD WOULD CERTAINLY PROVIDE. BEING DETACHED AND SET IN LARGE GARDENS AND GROUNDS, THIS INTERESTING, PREDOMINANTLY SINGLE STOREY HOME HAS A HUGE AMOUNT OF ACCOMMODATION, ALL OF WHICH ENJOYS THIS INCREDIBLE SETTING.

WITH DETACHED, DOUBLE GARAGE BLOCK AND WORKSHOP AND BOTH IN-AND-OUT-DRIVEWAYS WITH AUTOMATIC GATES, THIS HOME IS SERVED BY DELIGHTFUL GARDENS AND SITTING OUT AREAS AND ONCE AGAIN, ONE NEEDS TO MENTION, THE VIEW! IT IS, WITHOUT DOUBT, INCREDIBLE.

The accommodation briefly comprises large, impressive sitting room with beautiful fireplace and doors out to gardens, large living/dining kitchen with high quality fittings and the incredible view, adjoining utility room, entrance hallway, also provides access to three bedrooms, bedroom one being exceptionally large and served by an en-suite. There is a house bathroom, and it should also be noted that it is a short walk down to Holmfirth and the rural walks surrounding up to Scholes, over to Hepworth, up to Hade Edge etc are quite simply, fabulous.

Offers Around £780,000

ENTRANCE

A stylish entrance door with inset, triple glazed windows gives access through to the entrance hallway. This entrance hallway has a particularly high ceiling. It has two ceiling light points and a loft access point. A doorway from here leads through to the living accommodation.

LOUNGE

Measurements – 21'1" x 18'11"

As the photographs and the floor layout plan suggests, the lounge is a spectacular room. It has arched windows to the driveway and garden side and a bank of mullioned windows and further arched window to the view side. There are also twin, glazed doors giving access out to the rear terrace and gardens. The view from this room is, quite simply, amazing. It is down and over the Holme Valley, the famous picture is from a similar angle, showing the Holme Valley reaching all the way up to Holme Moss and across to Upperthong Moor. The room has a high ceiling with central chandelier point, two picture light points and three wall-light points, attractive timber flooring and beautiful, antique brick chimney breast reaching up to the full ceiling with flagged hearth and all being home for a multi-fuel burning, cast iron stove with glazed doors. Twin glazed doors lead through to the dining/living kitchen.





DINING LIVING KITCHEN

Measurements – 21'7" x 19'2" max

The dining living kitchen is a fabulous combination of three areas. The living area has a similar view to the lounge with large windows giving stunning views across the valley. It has a picture light point and a glazed roof in part. The dining area's position is to the rear of the home, with tasteful décor and three chandelier points. The kitchen area with breakfast bar has a fabulous range of units. These particularly stylish units have granite working surfaces and a whole host of working appliances including NEFF ovens, large, full height fridge and soft-closing pan drawers, NEFF induction hob with retracting extractor fan close by, integrated dishwasher and stylish one and a half bowl sink unit with mixer tap above. There is a high and angled ceiling, chandelier points above the breakfast bar, inset spotlighting and windows to two sides, providing a spectacular view.







UTILITY ROOM

There is a continuation of the superb flooring from the living/dining kitchen. This has a similar range of units with granite working surface and stylish sink unit, utility cupboard with plumbing for automatic washing machine and space for a dryer. It is also home for the property's Worcester central heating boiler. Twin windows give a spectacular view and external door of a stylish nature. The room has an extractor fan with inset spotlighting to the ceiling.



BEDROOM ONE

Measurements – 19'10" x 14'7"

A huge, double room with fabulous high ceiling, inset spotlighting, a superb range of wardrobes with inset spotlighting above the stylish doors, a variety of wall light points, stylish, centrally heated radiator, windows to three sides, providing a good amount of natural light and once again, staggering long-distance views. There is a further central heating radiator, in-built bedroom furniture including drawers and dressing table.



EN-SUITE

Superbly appointed with ceramic tiling to the floor and to the full ceiling height, with inset spotlighting, extractor fan, twin windows, stylish wash handbasin with mixer tap above and drawers below, concealed cistern w.c. by Villeroy and Boch, and Aqualisa fittings to a glazed, shower cubicle.



BEDROOM TWO

Measurements – 12'5" x 8'6"

Once again, a good-sized double room with a bank of mullioned windows to the driveway side, central ceiling light point, bank of in-built wardrobes with sliding, mirrored doors and storage cupboards above.



BEDROOM THREE

Measurements – 11'6" x 7'4"

A large, single room with twin windows giving a long-distance view and central ceiling light point.



HOUSE BATHROOM

The property's bathroom is fitted with a three-piece suite in white. It comprises corner bath with Whirlpool fitting, shower and foldaway screen over, low level w.c., pedestal wash handbasin, ceramic tiling to the full ceiling height, twin windows, shaver socket, extractor fan and inset spotlighting.



EXTERNAL

The property sits in large, spacious gardens and grounds and has the unusual benefit of an in-and-out driveway, one off Cliff Lane and one off New Laithe Lane. Both are served with attractive, automatically operated gates. The driveway is superbly surfaced and finished and provides a large amount of turning space and gives access to the detached garage block and workshop.







GARAGE BLOCK / WORKSHOP

Measurements – Garage 19'1" x 18'6" / Workshop 18'6" x 10'6"

The garage block is of a particularly good size and has twin, automatically operated roller style doors. The garage is fitted with power, light and water. The workshop, which has an adjoining door is of a single garage size and is a great facility to this spacious home. It has a mezzanine storage area and very high ceiling. There is an opening giving access through to the integral garage. The garage block and workshop are covered by an alarm system.





VIEW



ADDITIONAL INFORMATION

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

ADDITIONAL INFORMATION

EPC rating – D

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.

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

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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