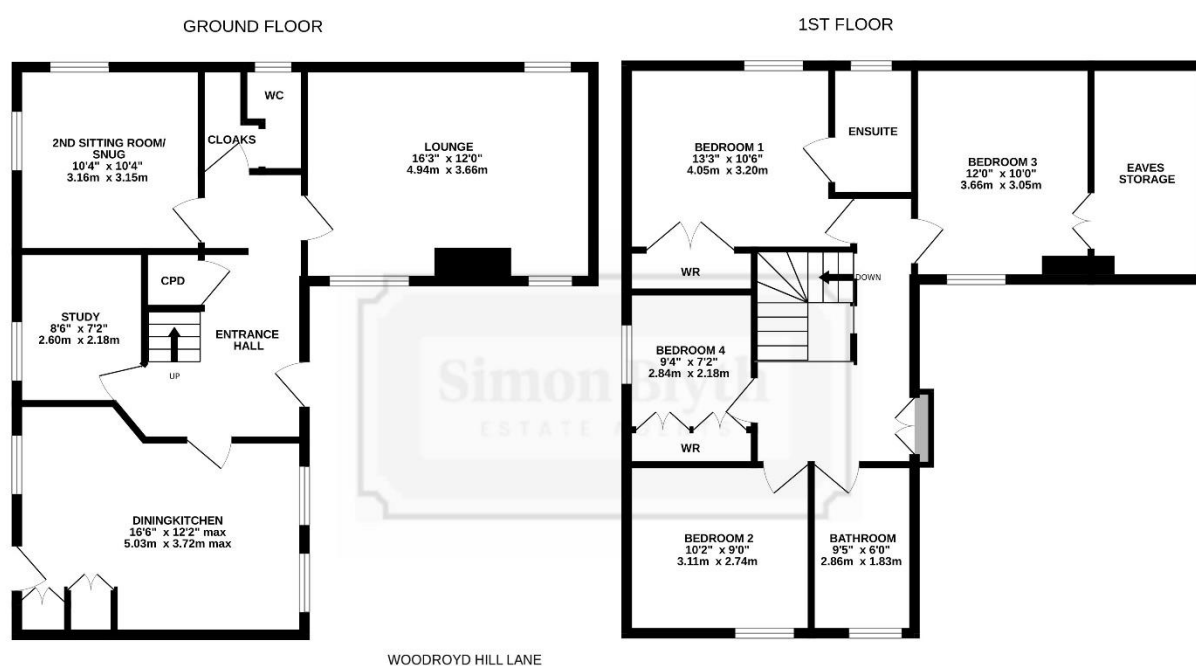


Simon Blyth
ESTATE AGENTS



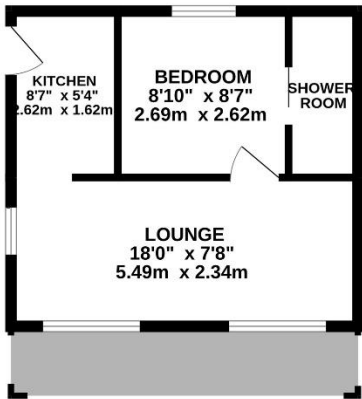
THE MISTLE, WOODROYD HILL LANE, HEPWORTH, HOLMFIRTH, HD9 7TY



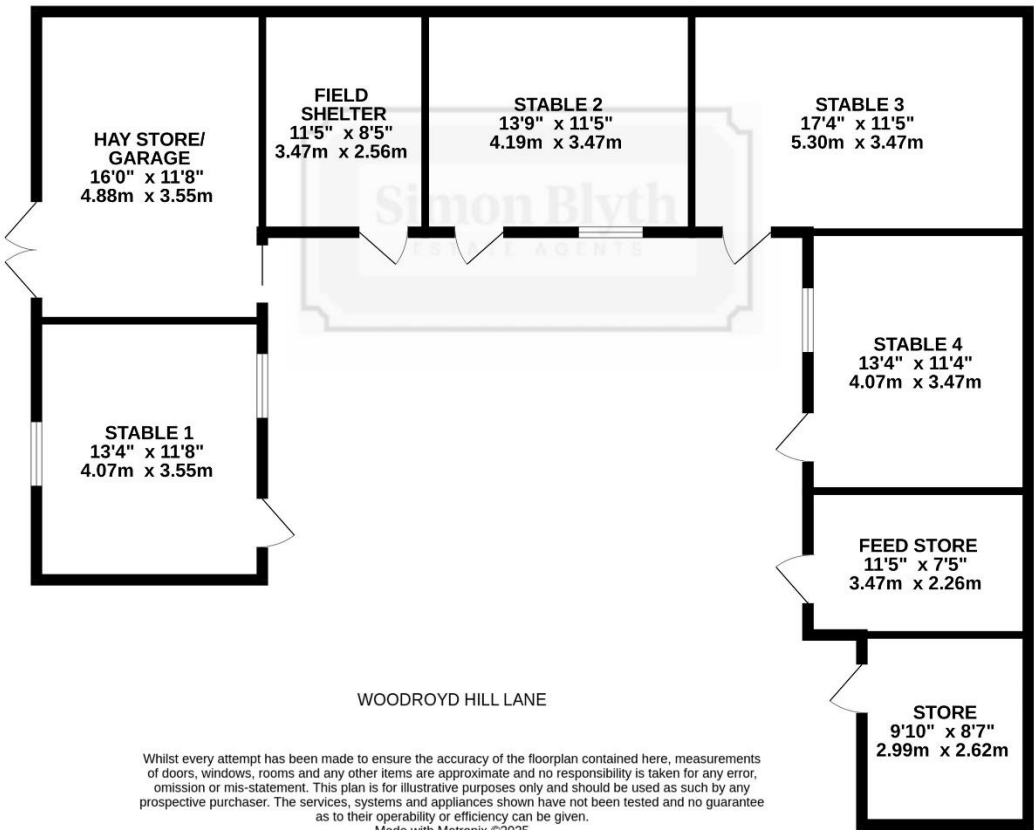
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

THE ANNEX



STABLES



WOODROYD HILL LANE

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.
Made with Metropix ©2025



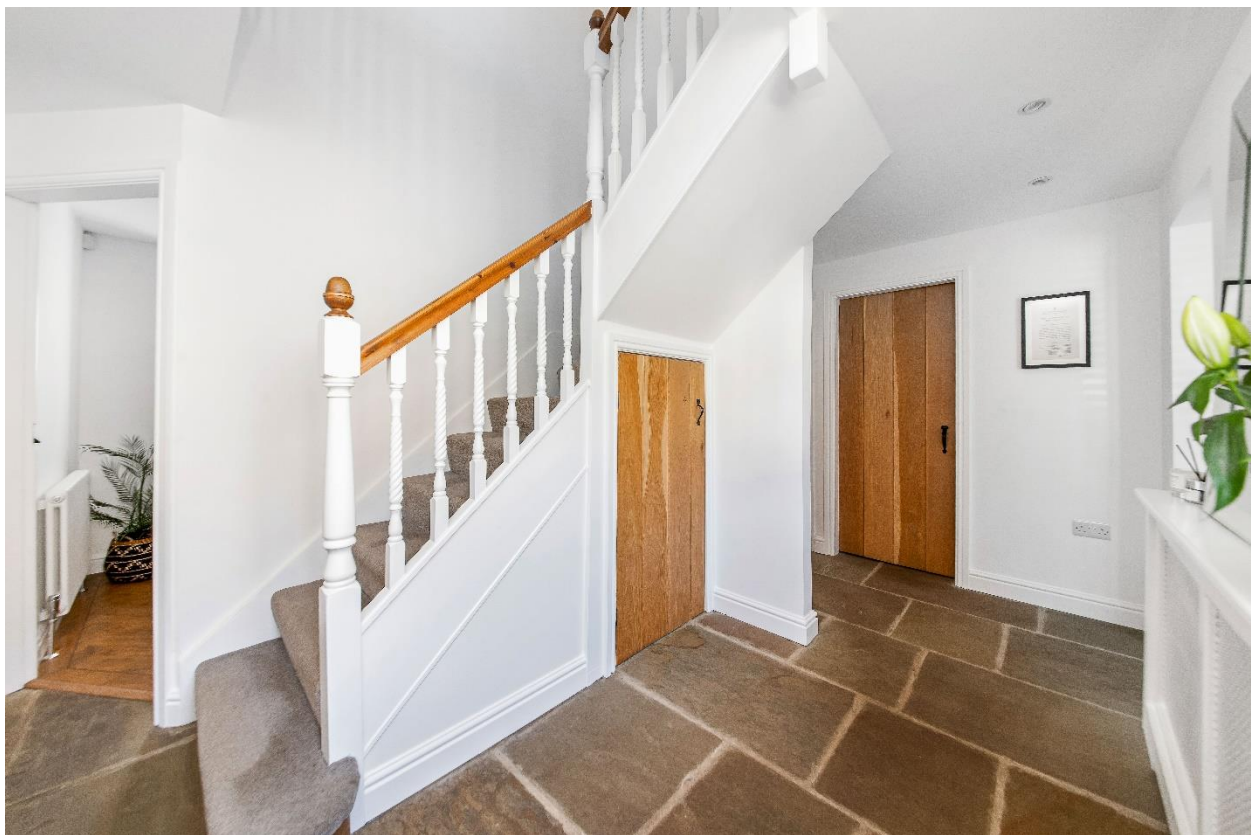
PROPERTY DESCRIPTION

A beautiful barn conversion with fabulous annex and superb equestrian facilities, including stable block, lunging arena and four small paddocks standing in approximately 2.25 acres of land. This beautiful barn conversion forms part of the former farm where there are three similar characterful homes. The Mistle is immaculately presented throughout and has four-bedroom accommodation with a beautifully presented annex including lounge, kitchen and an en-suite double bedroom. There are two driveways, one of which gives access to the residence, the other giving access to the stable yard, lunging arena, stable block with four stables, feed room, tractors, barn. With high quality fittings throughout, the home briefly comprises, a fabulous entrance hall with double height view up to the beams in the roofline, cloakroom/w.c., lounge with wood burning stove and stylish windows, second sitting room/snug, study, dining kitchen with stable door out to gardens, galleried first floor landing, four bedrooms, bed one with superb ensuite, house bathroom, beautiful annex with lounge, kitchen and en-suite double bedroom, stable yard, four paddocks and beautiful riding out country. In a lovely location, the home is superbly presented, from top to bottom and is without doubt, a property that needs to be internally viewed to be fully appreciated and understood.

Offers Around £950,000

ENTRANCE HALLWAY

Attractive high quality, stable style door with the upper portion being glazed gives access through to the entrance hallway. This entrance hallway sets the scene in terms of style, taste and immaculate nature that is to be found throughout this home. It has a beautiful stone flagged floor and a double height ceiling reaching up to the full roof height with beams and timbers on display, partial galleried first floor landing with spindle balustrading and polished timber handrail to the staircase and a useful understairs storage cupboard with a high-quality door which once again is found throughout this home. There is a concealed central heating radiator and inset spotlighting to the ceiling. Doorway gives access through to the cloakroom.



CLOAK ROOM

The cloak room has a continuation of the stone flagged floor. This has appropriate shelving and coat hanging rails and basket shelving above. The stone flagging continues to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. has a pedestal wash handbasin, low level w.c. all of Rocha manufacture, there is an extractor fan and obscure glazed window, inset spotlighting to the ceiling being automatically operated.



LOUNGE

Measurements – 16'3" x 12'0"

A beautiful door once again gives access through to the lounge. The lounge is a lovely welcoming room with a variety of windows giving pleasant views and a large amount of natural light. The room has a beam to the ceiling, a broad Chimney breast with raised stone flagged hearth and stone back cloth, all home for a solid fuel burning stove with glazed doors. There is inset spotlighting to the ceiling, period style, central heating radiator and a wall of exposed stone.





SECOND SITTING ROOM / SNUG

Measurements – 10'4" x 10'4"

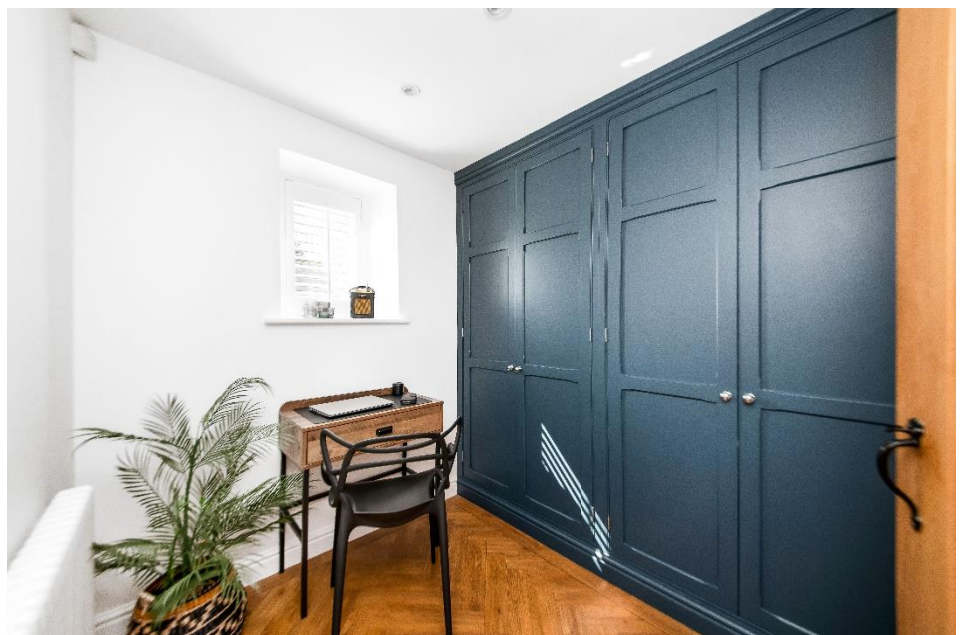
A lovely welcoming room with beautiful flooring, windows to two sides giving lovely views out over the property's gardens, stable yard and fields beyond, beam to the ceiling, inset spotlighting and low-level cupboards with display plinth above.



STUDY

Measurements – 8'6" x 7'2"

With deep storage cupboards providing a huge amount of storage and filing space this study has attractive flooring, a window giving a pleasant view and inset spotlighting to the ceiling.



DINING KITCHEN

Measurements – 16'6" x 12'2" max

Perhaps best demonstrated by a combination of the floor layout plan and photographs, this room has a huge amount of charm, windows to both sides all of which are characterful, stable door giving direct access out to the stone terrace and gardens beyond, wonderful beam to the ceiling, inset spotlighting to the ceiling, stone flagged flooring and period style central heating radiator. There is a wealth of units that are both at high and low level with Belfast sink and stylish chrome mixer tap above, granite working surfaces, inbuilt range master with the usual warming ovens and five ring gas hob. This has a granite splash back and matching range master extractor fan. There is an integrated fridge, integrated dishwasher and there is also a utility style cupboard with plumbing for automatic washing machine and space for dryer. A further cupboard houses the property's central heating boiler.





FIRST FLOOR LANDING

Staircase with spindle balustrading rises to the previously described first floor landing. This has a high ceiling with beams on display, lovely view back down to the hallway and twin glazed doors with Juliet style balcony providing a long-distance view.



BEDROOM ONE

Measurements – 13'3" x 10'6"

A delightful double room with full height ceiling with wonderful beams and other roof construction timbers on display, a window gives a splendid view out over the property's gardens, stable yard and paddocks and long-distance views beyond, a bank of inbuilt wardrobes, period style central heated radiator and a doorway leads through to the superb en-suite.



EN-SUITE

A beautifully appointed and immaculately presented en-suite with ceramic tile flooring, ceramic tiling where appropriate, large wall mounted mirror, concealed system w.c. of a stylish nature, stylish wash hand basin with mixer tap above and drawers beneath, shower with superb chrome fittings, stylish heated towel rail / central heating radiator in chrome, extractor fan and inset spotlighting to the ceiling.



BEDROOM TWO

Measurements – 10'2" x 9'0"

Bedroom two is a delightfully presented double bedroom with high ceiling and beams on display, window giving a pleasant view and period-style central heating radiator.



BEDROOM THREE

Measurements – 12'0" x 10'0"

Yet again a good-sized room with angled ceiling line and beam on display, under eaves storage and window giving a pleasant view out of the gardens and beyond.

BEDROOM FOUR

Measurements – 9'4" x 7'2"

Currently used as a secondary home office. This has attractive flooring, wonderful beams to the ceiling which are particularly high, period style central heater radiator, window and a bank of inbuilt wardrobes / storage cupboards of a high quality.



HOUSE BATHROOM

Measurements – 9'5" x 6'0"

The property's bathroom is superbly presented and has attractive tile flooring, ceramic tiling to the shower which is superbly appointed with stylish fittings, attractive w.c., ball and claw foot period style bath with Victorian handheld mixer taps and shower unit over, delightful wash hand basin, period style central heating radiator, inset spotlighting, beamed window and extractor fan.



THE ANNEX LOUNGE

Created from the double garage some time ago this is purely being used as guest accommodation. It is superbly presented and is under a separate address. The annex comprises of a beautiful sitting room area with a large bank of glazing and a further window to the side. The annex also has a wood burning stove with an exposed chimney sat upon a raised stone, flagged hearth and the kitchen area has the everyday entrance door with this being of a stable door design with the upper portion being glazed.



KITCHEN

The kitchen area has attractive flooring, units of both the high and low level, integrated fridge, stainless steel sink with mixer tap above, inbuilt stainless steel and glass fronted oven, induction hob and extractor fan in canopy over. There is inset spotlighting to the ceiling.



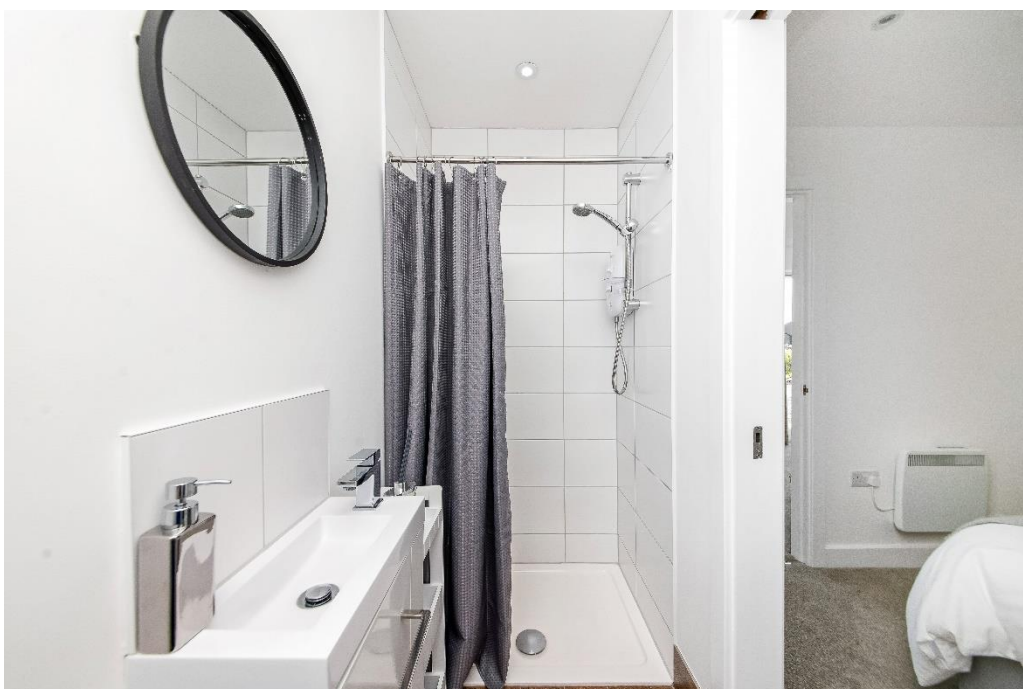
BEDROOM

The bedroom is a lovely double room with a window giving a pleasant outlook, inset spotlighting to the ceiling and sliding door leads through to the beautiful en-suite.



EN-SUITE

Once again delightful flooring, inset spotlighting to the ceiling, extractor fan, concealed system w.c., stylish wash handbasin with cupboard beneath and good-sized shower with chrome fittings. It should be noted that the ensuite has under floor heating.



EXTERNAL

The Mistle sits in approximately 2.25 acres of land and has, unusually, two driveways, one driveway which serves the equestrian yard and facilities and paddocks and the other driveway which gives direct access to the annex and to the home itself. This is courtesy of wrought-iron twin automatically operated gates with pedestrian gate to the side leading from the courtyard, the courtyard has two other properties. The driveway is initially cobbled and has a granite surface which is superbly presented.



GARDENS

The gardens are principally down to grass and have a large amount of shrubbery and trees and afford the home a great degree of privacy. Within the gardens there is a buried LPG tank to serve the gas fired central heating system. A pathway leads around/through the gardens to the main entrance door and here once again there are lovely garden areas with hedging and dry-stone walling. Immediately to the front of the home, there is an enclosed garden area which is particularly private and has stone flagged surface/sitting out space and this area continues around to the side giving further beautiful stone flagged sitting out space, once again with dry stone walling. A further area with gravelled space gives an enclosed garden area.





PADDOCKS



EQUESTRIAN FACILITIES

The equestrian facilities are quite simply fabulous. There are four paddocks, all separately fenced and easily accessed from the equestrian driveway and yard. This provides a huge amount of parking and turning space and gives access to the circular lunging arena.

LUNGING ARENA

This with sand surface is in very good order and well presented. Those requiring a larger arena have ample space to create this, subject of course, once again to the necessary contents.



STABLE YARD

A gate and stone walling gives access through to the stable yard. This has a sand/gravel surface in its initial part and the courtyard area within the stable block is concreted. The stables block comprises of four stables, one of which is particularly large, being a foaling box and currently used as a straw/hay store. There is a tac room and feed room and there is also a field shelter/stable with door out to the paddock and stable door into the stable yard. Sliding door also gives access to a tractor barn/further fodder store. This has twin timber doors out to the stable yard/driveway area. All is extremely well presented and has the addition of a further building attached providing even further storage space. For those who require equestrian facilities that are extremely well organized and presented and including well-kept paddocks and superb riding out country, this home must be viewed and seriously considered.



ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, double glazing, external lighting and an alarm system. Carpets, curtains and certain other extras may be available by 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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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