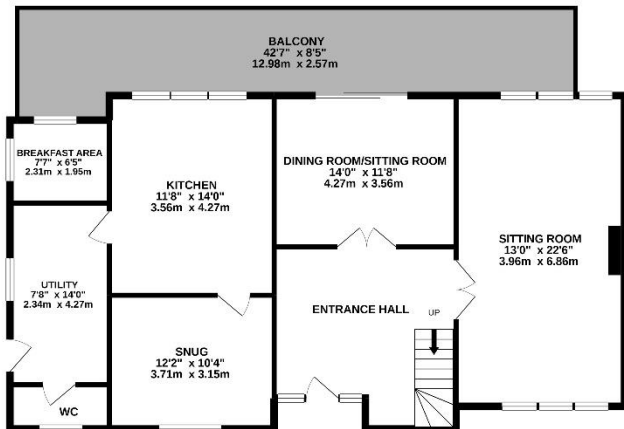


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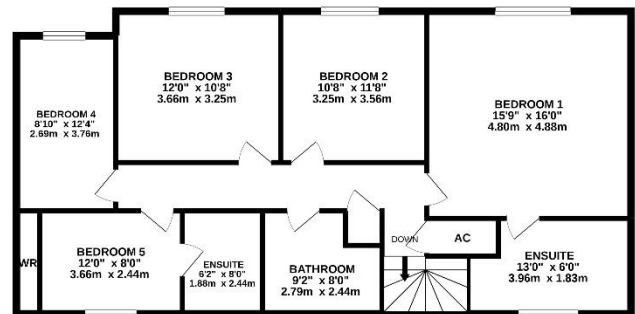


BINNS PLACE, BINNS LANE, HOLMFIRTH, HD9 3JU

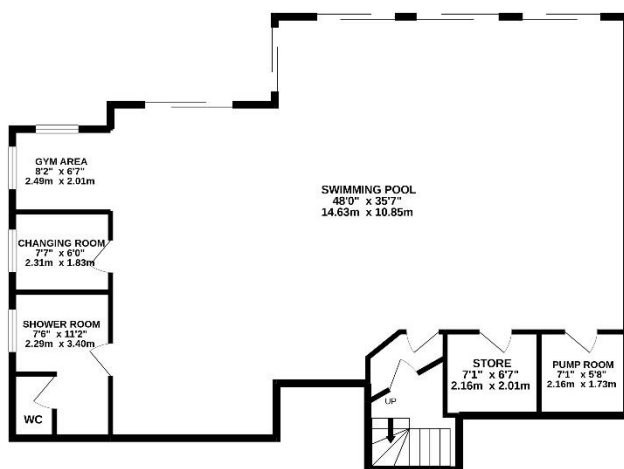
GROUND FLOOR



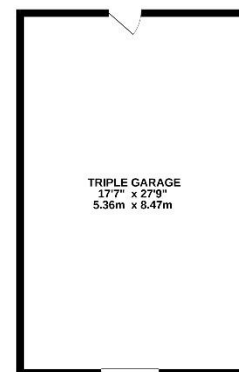
1ST FLOOR



LOWER GROUND FLOOR



GARAGE



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

IN A VERY LARGE AND PARTICULARLY BEAUTIFUL GARDEN WITH SOUTHERLY FACING VIEWS OUT OVER THE VALLEY, THIS PARTICULARLY BEAUTIFUL, THREE-STOREY DETACHED FIVE-BEDROOM FAMILY HOME HAS A MAGNIFICENT LOWER GROUND FLOOR SWIMMING POOL/ENTERTAINMENT LEVEL WITH BIFOLD DOORS OUT TO THE TERRACE AND BEAUTIFUL GARDENS BEYOND. IN ONE OF HOLMFIRTH'S MOST LUXURIOUS AND WELL-REGARDED LOCATIONS, IT IS JUST A SHORT WALK AWAY FROM THE BUSTLING CENTRE. BINNS PLACE IS APPROACHED THROUGH AUTOMATIC GATES TO A LARGE DRIVEWAY, IMPRESSIVE, DETACHED TRIPLE GARAGE BLOCK, WONDERFUL GARDENS AND AN ACCOMMODATION THAT IS SURE TO PLEASE. WITH FLEXIBILITY AND HIGH-QUALITY FITTINGS, THIS HOME MUST BE SEEN TO BE FULLY UNDERSTOOD AND APPRECIATED.

The swimming pool and leisure complex enjoys the pool, is just over 34 ft in length and has stunning views out over the gardens. There is obviously huge versatility within this level with changing rooms adjoining. Briefly, the property comprises: double height impressive entrance hallway with staircase leading to the first floor and to the lower ground floor. There is an impressive sitting room with views to both the front and rear, second sitting room with glazed doors to balcony, snug adjoining the impressive dining living kitchen with delightful seating area, utility room, downstairs, WC, lower ground floor with wonderful pool, five double bedrooms, two being with en-suites, house bathroom, impressive driveway, triple garage and truly remarkable gardens.

Offers around £1,300,000

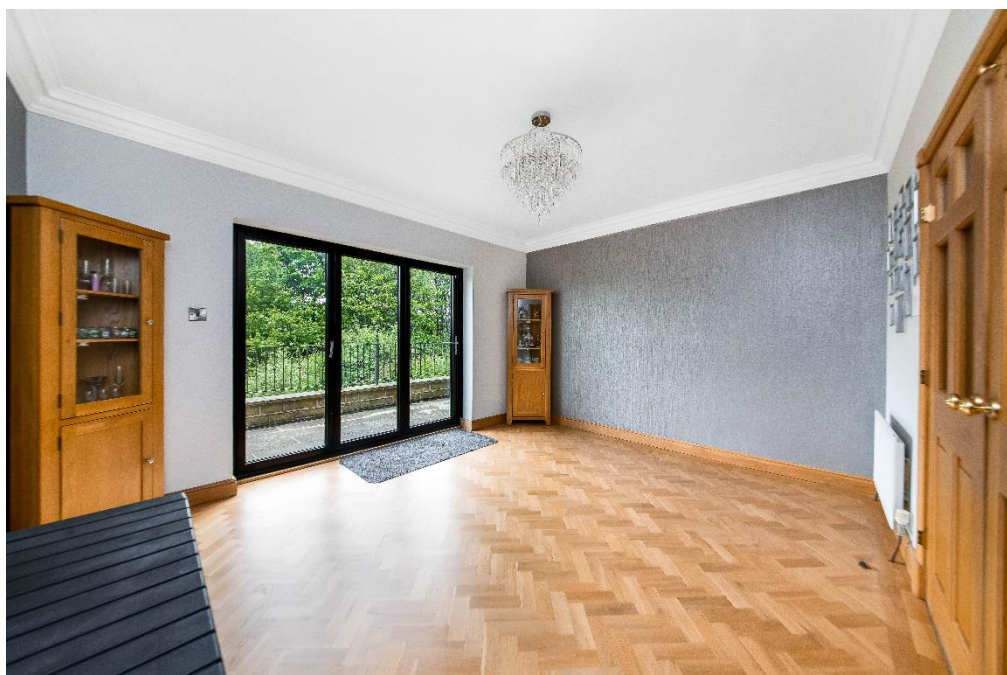
ENTRANCE HALL

A particularly broad timber impressive entrance door, with glazed side panels being recessed to provide shelter, gives access through to the internal entrance hallway. This has beautiful parquet flooring, a chandelier point, and a staircase which rises up to the first-floor landing, with feature arch-topped glazed window. A beautiful timber staircase with spindle balustrading also leads down to the lower ground floor level. Twin glazed doors give a spectacular view via the adjoining room out over the property's gardens and fabulous views over the valley beyond.



DINING ROOM

The adjoining room is a continuation of the entrance hallway and is currently used as an impressive dining room. It could also be used as a further sitting room. It has two concealed central heating radiators, a chandelier point, coving to the ceiling, and broad glazing with bi-fold doors giving access out to the upper terrace and gardens beyond. Twin glazed timber doors once again lead through to the sitting room.



SITTING ROOM

This, with a beautiful minster-style fireplace, is decorated to a high standard, has coving to the ceiling, two chandelier points, two banks of windows giving a large amount of natural light, and lovely views out to the driveway and gardens. There is also a further window to the side. The room has two wall light points and central heating radiators. Across the hallway, through a period internal door, (and all the other doors throughout the home being period in nature), gives access through to the breakfast kitchen.



BREAKFAST KITCHEN

The kitchen area is fitted with a full range of high-quality units, these being to both to the high and low level, and a large array of fabulous features including a huge amount of granite working surfaces with decorative tiled splashbacks, inset one-and-a-half bowl stainless steel sink unit with stylish mixer taps over, and an island unit with granite surface. There is a concealed central heating radiator, a housing point for an American-style fridge/freezer, integrated dishwasher, and a Smeg stainless steel and glaze-fronted range oven with two warming ovens, six-ring gas hob, and matching stainless steel extractor fan over. There is under-unit lighting, and the room is also fitted with an air conditioning unit.



BREAKFAST AREA

The breakfast area is to one side which is superbly appointed with integrated seating and having windows giving lovely views over the gardens, and both across and down the valley. There is attractive coving to the ceiling, and inset spotlighting to the kitchen area.



ADJOINING FAMILY ROOM/SNUG

This has a view out to the driveway side courtesy of three mullioned windows, coving to the ceiling, a central ceiling light point and attractive flooring.



DOWNSTAIRS W.C.

With ceramic tiled flooring and ceramic tiling to the full ceiling height, circular feature window, wall-mounted stylish wash hand basin with mixer-tap, and low-level w.c.

UTILITY ROOM

The utility room has a continuation of the fabulous flooring from the kitchen. It is, once again, blessed with a long-distance view down the valley. There is inset spotlighting to the ceiling, coving, a continuation of the high-quality units with granite working surfaces and stainless-steel sink unit, plumbing for an automatic washing machine, provision for a dryer, and a cupboard housing the property's gas-fired central heating boiler. A doorway gives access to the downstairs w.c and entrance door out to the side.



SIDE ENTRANCE DOOR

The utility room has a side entrance door. This has a covered walkway across to the triple garage/personal door. Therefore, access to the home, without going out into the rain, is easily available.

LOWER GROUND FLOOR LEISURE COMPLEX

From the entrance hallway, a staircase leads down to the lower ground floor, and the staircase leads down to a lower lobby which has ceramic tiled flooring and attractive lighting points. A doorway then leads to a further lobby which has glass-blocked walling and a glazed door. This leads through to the spectacular lower ground-floor level with wonderful swimming pool and other recreational facilities available at this level. The pool is superbly fitted. It has integrated lighting, easy access steps, and a large circular spa jacuzzi. There is a gym and sitting area, changing room, shower room, two storerooms (one being the pump room), wonderful fittings and a particularly pleasing pool. The room is very sizeable and has windows to two sides and, indeed, a bank of four patio doors giving direct access out to the stone-flagged terrace and the gardens beyond. Being exceptionally private, the southerly views over the gardens and the valley really must be viewed to be fully appreciated. The pool room has the option of being used for alternative purposes and could, without much ado, be sub-divided to create a cinema room/snooker room or whatever may be required for the family's needs.





FIRST FLOOR LANDING

From the entrance hall, the staircase turns and rises up to the first-floor landing. The first-floor landing takes advantage of the previously mentioned arch-top window. There are two useful store cupboards, three chandelier points, and coving to the ceiling.



BEDROOM ONE

A beautiful double room with fabulous views overlooking the gardens and beyond. High specification décor, a fabulous bank of inbuilt wardrobes, centrally located dressing table with mirror backcloth and inset spotlighting above, central heating radiator, central ceiling light point, air conditioning unit, and coving to the ceiling.





EN-SUITE BATHROOM TO BEDROOM ONE

With inset spotlighting, ceramic tiling to the floor, and ceramic tiling to the full ceiling height, the en-suite is fitted with a four-piece suite and comprises of a good-sized shower with chrome fittings, low-level w.c. of Villeroy and Boch manufacture, as is the stylish wash hand basin, and there is a high specification double-ended bath. The room also has an extractor fan, central heating radiator, and shaver socket.



BEDROOM TWO

Once again, an impressive double room with a spectacular south-facing view out over the gardens and beyond, a bank of inbuilt wardrobes and central ceiling light point.



BEDROOM THREE

A further good-sized double bedroom with inbuilt furniture including wardrobe, dressing table/desk, bedside drawers, and plinth. There are wonderful long-distance views.



BEDROOM FOUR

Another lovely double room with windows to two sides, inset spotlighting to the ceiling, coving and high-quality flooring.



BEDROOM FIVE/GUEST BEDROOM

This bedroom is served by an en-suite. It has windows giving an outlook to the driveway side, a bank of inbuilt wardrobes, coving to the ceiling, and a central ceiling light point.

EN-SUITE SHOWER ROOM TO BEDROOM FIVE

The en-suite is of a good size and is fitted with a three-piece suite comprising of low-level w.c., pedestal wash hand basin, and shower cubicle. There is inset spotlighting to the ceiling, a shaver socket, ceramic tiling to the floor and to the full ceiling height, extractor fan, and obscure glazed window.



HOUSE BATHROOM

The house bathroom is of a good size and has two obscure glazed windows, inset spotlighting to the ceiling, delightful ceramic tiled flooring, ceramic tiling to the full ceiling height, double-ended high specification bath, low-level w.c., stylish wash hand basin, and corner shower. There is a shaver socket, and an extractor fan.



STORAGE LOFT

Off the first-floor landing there is a fold-down high-quality ladder giving access to a good storage loft facility with high quality specification lighting.

OUTSIDE

The property enjoys a prestigious location on one of Holmfirth's best addresses. It has a broad access to automatic gates which lead through to the property's very large brick-sett driveway which provides parking for eight, or even nine, vehicles and gives access to the property's triple garage. There are also two personal gates to either side of the home giving access to the rear of the home.

TRIPLE GARAGE

The triple garage has a covered walkway giving direct access through to the property itself. It has three automatically operated up-and-over doors, is fitted with power, light and water, and has a personal door to the side. There are also windows to the roadside giving natural light, and the garage has a loft area above.

GARDENS

To the roadside there are pleasant lawned gardens with mature laurel hedging. The view or garden side enjoys a southerly aspect and has a wonderful balance of mature shrubbery and trees, and there is a fabulous lawn, and sitting-out areas. Beneath the garage is a storage area and a further room with particularly good ceiling height which could, with work, be used to create a home office or gym. There is a virtual full-width terrace with wrought-iron balustrading enjoying superb views across the valley. It is a fabulous feature and one where views across the valley can be achieved with ease. The gardens have a large amount of external lighting, a lower stone flagged terrace which is partially covered, and with granite cobbles acting as feature pathways. There is a beautiful set of stone steps, these being particularly broad, and giving access down to the lawned gardens, with further gardens beyond. The home has a former carp pond with adjacent pump hut. The gardens are exceptionally well contained by high fencing and shrubbery including the children's wildflower garden with daffodils and bluebells at the bottom of the garden. Enjoying a high degree of privacy, this substantial three-storey family home has all of the principal rooms overlooking these wonderful gardens and views beyond.









ADDITIONAL INFORMATION

Carpets, curtains and certain other fixtures and fittings may be available under separate negotiation.

EPC rating – C
Property tenure – Freehold
Local authority – Kirklees
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)

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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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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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