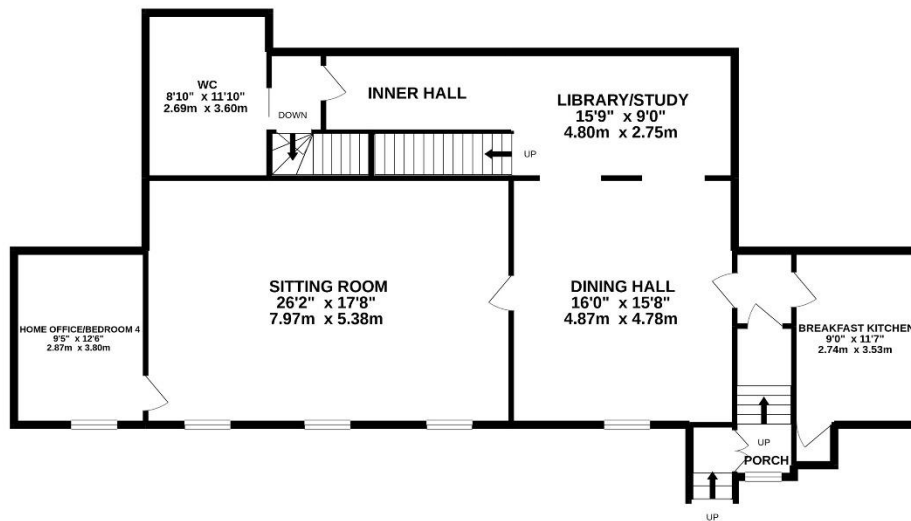




ONE HIGHROYD, HONLEY, HOLMFIRTH, HD9 6QL

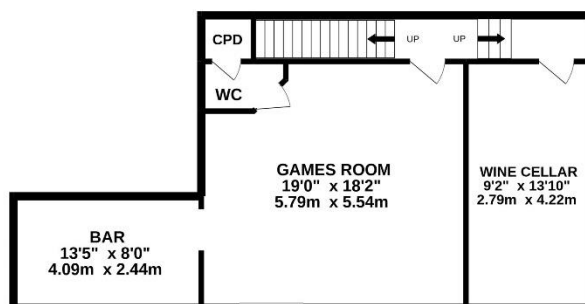
GROUND FLOOR



1ST FLOOR

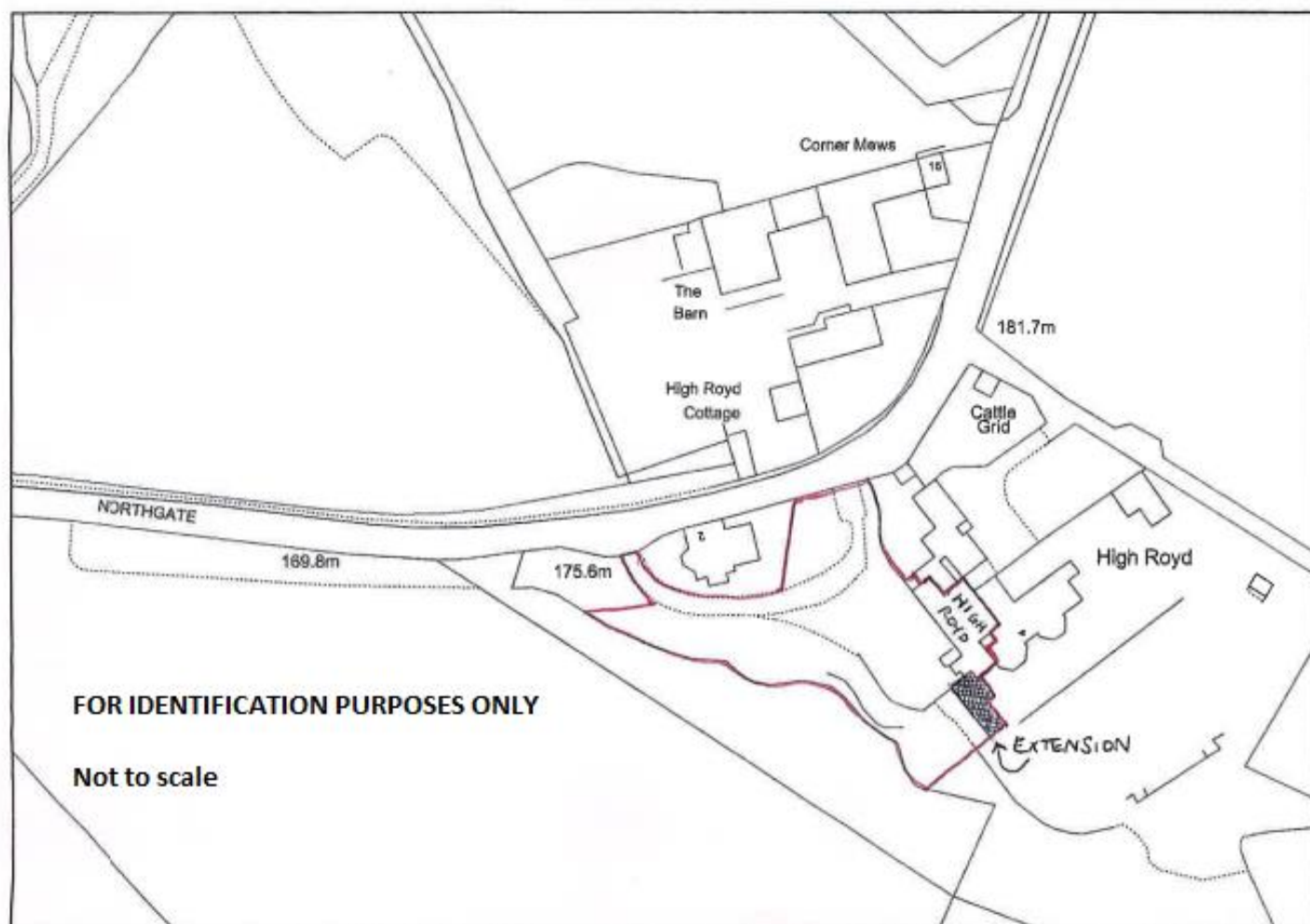


LOWER GROUND FLOOR



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 HOME BEING DECEPTIVELY LARGE AND HAVING A FABULOUS BLEND OF PERIOD STYLE, MODERN FEATURES, AND STUNNING VIEWS OVER ITS BEAUTIFUL GARDENS AND HONLEY VILLAGE BEYOND. FORMING PART OF A SUBSTANTIAL MANSION, ONE HIGHROYD IS STEEPED IN HISTORY AND HAS SUPERB FEATURES THROUGHOUT. THE STUNNING SITTING ROOM AND DOUBLE-HEIGHT GALLERIED HALLWAY ARE JUST TWO OF THE INCREDIBLE DETAILS THAT THIS HOME HAS TO OFFER. WITH LOVELY GARDENS, FIELD AREA, AND A LONG DRIVEWAY WITH TWO ENTRANCES, THE ACCOMMODATION BRIEFLY COMPRISES:

beautiful entrance lobby, superb double height dining hall with galleried first floor landing, study/library area, w.c., shower room, well-appointed breakfast kitchen, exquisite sitting room with three beautiful windows, superb fireplace and very high quality mahogany panelling, adjoining home office/bedroom four, games room with adjoining bar, w.c., wine cellar, beautiful staircase, four bedrooms, bedroom one with dressing area and high specification en-suite, and house bathroom. All overlooking private mature gardens and positioned between the villages of Farnley Tyas and Honley.

Offers around £945,000

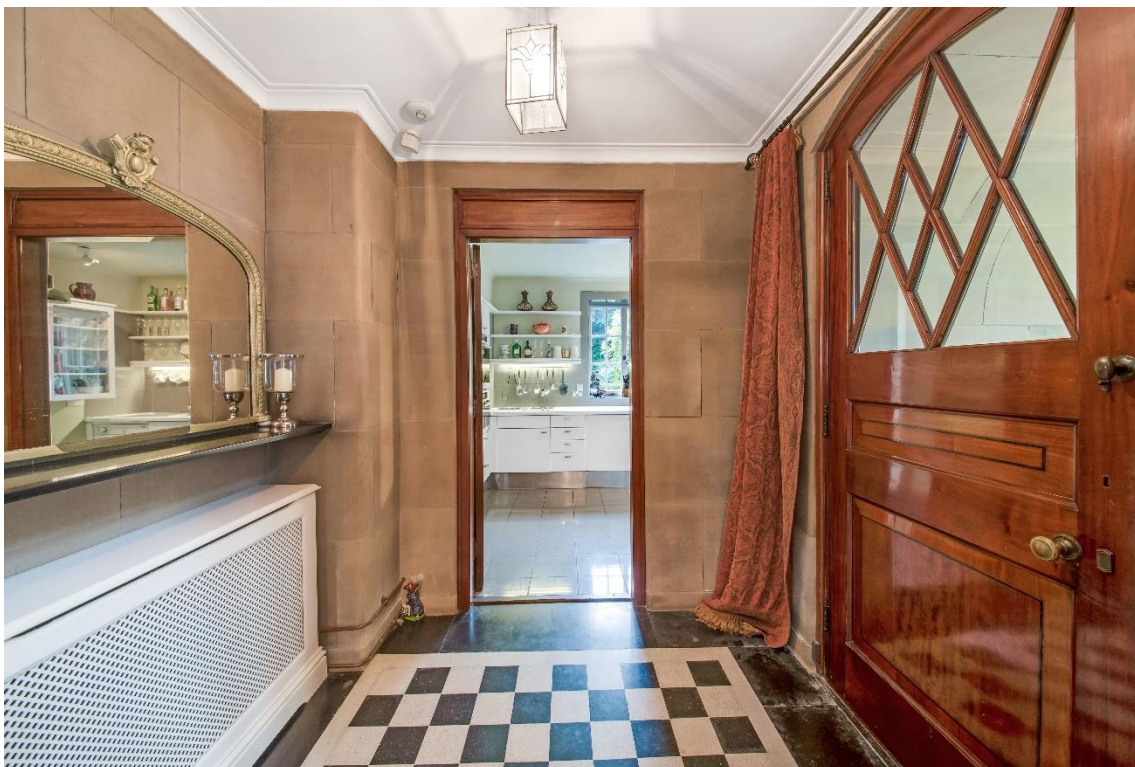
ENTRANCE PORCH

This, at the lower level, has a window giving a pleasant view out over the property's gardens and broad steps lead up to the main entrance door. This sets the scene for the style and character that is to be found throughout the home, and leads through to the entrance vestibule.



ENTRANCE VESTIBULE

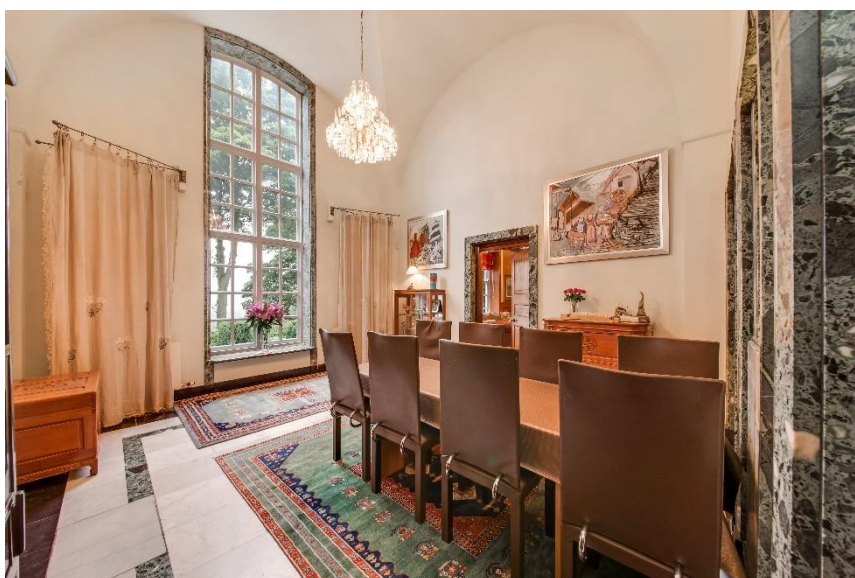
From here a doorway leads through to the home's accommodation.



DINING HALL

(16'0" x 15'9")

This dining hall forms the focal point of the accommodation. It opens directly through to the library area and has the first-floor landing directly looking over. The cross-vaulted ceiling is of superb double height and provides fabulous entertainment space. We are reliably informed that many New Year's speeches have been given from here to friends and family. With a full height arched window, terrific views out over the property's gardens and magnificent long distance views beyond are enjoyed. The room has a beautiful marble floor and carefully selected green marble architraving which matches the border on the flooring. With three openings, two of which can be walked through, access is gained into the library/study area.





LIBRARY/STUDY AREA
(15'9" x 9'0")

This, which also forms the base of the impressive staircase area, is beautifully presented with parquet flooring and a variety of lighting points. There is delightful coving to the ceiling.

An inner hallway leads off from the library and gives access through to the cloakroom.



CLOAKROOM/W.C./SHOWER ROOM

This particularly large facility is fitted with a low level w.c., a pedestal wash hand basin, and a large double-sized shower cubicle. There is attractive tiling and a combination heated towel rail/radiator.

SITTING ROOM

(25'2" x 17'8")

This is an exquisite room. It is seldom seen in the norm when a room is finished off quite so exquisitely. The room has many features including a significant chimney piece, wonderful doors, beautiful panelling and three fabulous Georgian windows, each with window seats, giving fabulous views out over the property's gardens.

These flood the room with natural light and the balance of timbers used throughout the room is quite superb. With parquet flooring, the panelling is of walnut and sycamore and bordered in ebony. The doors are mahogany with ebony inlay, and these are to be found throughout the majority of the ground floor accommodation. The ceiling is beautifully detailed and has three chandelier points. The marble fireplace is a particularly fine example, and its detailed history will be given by the vendors on viewing. It superbly compliments the room, and houses a gas coal burning effect fire.





BREAKFAST KITCHEN

(11'7" x 9'0")

Beautiful broad period door gives access through to the breakfast kitchen. This has been recently refitted with a bespoke handmade kitchen from local craftsman. It has a fabulous array of units at both the high and low level, providing a particularly large amount of storage and there is delightful working surfaces and this working surface extends to form a breakfast bar. There is display shelving, high quality lighting, inset one and a half bowl stylish sink unit with mixer tap above, integrated dishwasher, double ovens, one of which also doubles as a microwave, both of Neff manufacture, Neff induction hob with centrally located downward extractor, concealed central heating radiator, inset spotlight into the ceiling, chandelier point and a window providing a good amount of natural light and particularly pleasant views. Doorway leads through to a pantry.





PANTRY

This being appropriately shelved has continuation of the ceramic tile flooring and period style window.

INNER HALLWAY

From the inner hallway, a staircase leads down to the lower ground-floor lobby. From here there are three rooms that include a fabulous games room, perhaps best demonstrated by the photographs attached. There is inset spotlighting, period-style central heating, superb custom seating and this huge space has been enjoyed by the family and guests to its full extent.

STUDY/BEDROOM 4/GYM

(12'6" x 9'5")

This quiet room, off the sitting room, has on occasion been used as the property's fourth bedroom. It has, once again, a delightful window giving charming views out over the garden and beyond.



DELIGHTFUL BAR AREA

There is a delightful bar room adjoining with superb flooring, inset spotlighting to the ceiling, and a period-style central heating radiator. Yet again, a very enjoyable space.



CELLAR

Adjoining these two rooms is a cellar providing a large amount of storage space, including wine storage.



DOWNSTAIRS W.C.

This level also has a downstairs w.c., with wash hand basin, and extractor fan.

STAIRCASE/FIRST FLOOR LANDING

From the inner hallway, a beautiful staircase turns and rises in an impressive manner up to the equally impressive first floor landing.

The vendors beautifully present the first-floor landing and staircase areas. There are many features including inset spotlighting to the ceiling, a skylight, stylish central heating radiators, and a superb spindle balustraded staircase with broad handrails. The first-floor landing is to be found on different levels and gives an air of charm and interest. Off the first floor landing a broad arched topped opening, once again surrounded by green marble, overlooks the dining room and the full height window before it giving views out over the gardens and beyond.



BEDROOM ONE

(16'4" x 11'7")

This is a beautiful double room with period windows giving fabulous views to two directions. These flood the room with natural light, and the room is beautifully presented as one might expect. There is a small dressing area with high quality inbuilt furniture.



EN-SUITE BATHROOM TO BEDROOM ONE

(8'10" x 5'8")

The en-suite is beautifully fitted with high specification fitments all of which are craftsmen fitted. The bathroom is complimented with Travertine tiling to the floor and walls and has a glazed screen for the stylish shower above the bath. The suite is of Duravit.



BEDROOM TWO

(15'0" x 13'6")

This is once again a beautiful double room with twin windows overlooking the gardens, and beyond.



BEDROOM THREE

(12'3" x 10'00")

Bedroom three is a pleasant room with fabulous views and benefits from fitted wardrobes.



HOUSE BATHROOM

Upgraded in recent times, and fitted with a stylish suite, this room comprises of a w.c., wall-mounted wash hand basin, large shower cubicle, tiling to the full ceiling height, attractive ceramic tiled floor, and combination central heating radiator/heated towel rail.



OUTSIDE

This home is in a commanding location with beautiful gardens and fine views out over the surrounding farmland, Honley Village, and Honley Moor beyond. Perhaps one of the most redeeming features of the home is that very few people know of its existence. To some extent hidden away, the home is approached through two separate driveways. The driveway provides a large amount of parking and turning space and is, again, exceptionally private.

GARDENS

The gardens are delightful having been established for many years. The mature shrubbery, trees, lawns, and hard and soft landscaping all come together to create a garden of immense beauty. There are delightful sitting-out areas and many other features that will be sure to please when viewing takes place. The owners have carefully crafted within the grounds a delightful garden and woodland walk which, whilst promenading, gives a fabulous view across the valley. The maturity of the gardens beautifully compliments the home and the views. Not only does the home have formal gardens before it, attractive lawns, deep herbaceous beds, mature trees and shrubbery, but also some portion of the field adjoining the green field of the neighbouring farmland. The driveway has two entrances which are an upper gate and a lower gate, the lower gate and driveway being shared with The Lodge which affords the home an attractive degree of privacy.











LOWER GARDEN

The lower portion of garden, which is as yet uncultivated for some time, adjoins neighboring fields and has a substantial amount of potential. It offers itself ideal for recultivation as garden, vegetable garden or indeed could be considered suitable for home office/study (subject of course to the necessary contents).

It is also possible, perhaps, subject to the necessary consents to create a separate dwelling in this location. As such, this parcel of land is to be sold with a 30%, 30-year uplift clause.



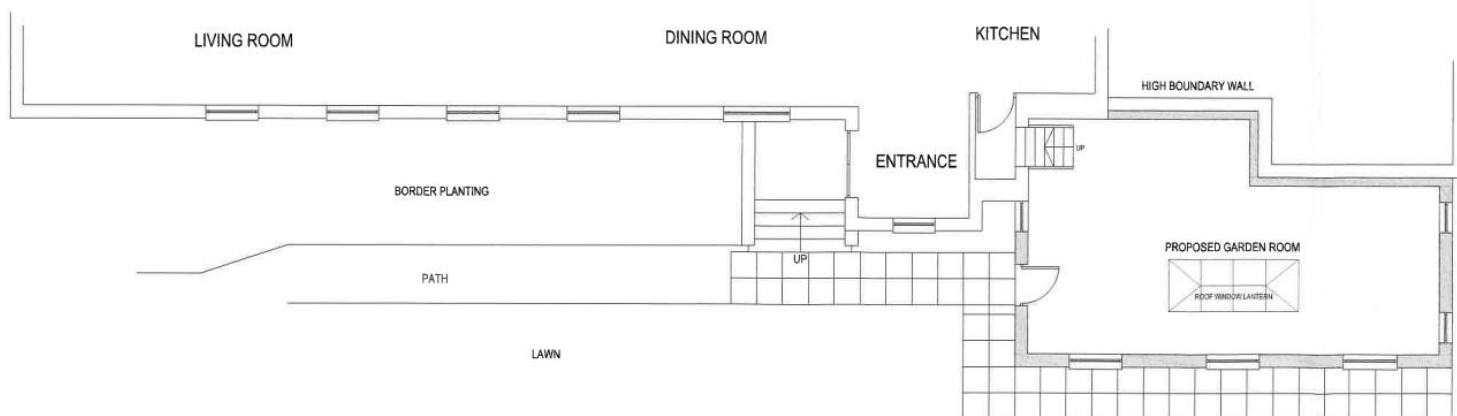
PLANNING CONSENT

The property has previously had planning permission to extend the property to create an externally accessed garden room. Please see below plans. Planning application number: 2021/62/91767/W



SOUTH WEST ELEVATION

(1:100)



PART GROUND FLOOR PLAN (1:50)

ADDITIONAL INFORMATION

Carpets, curtains and certain other extras may be available by separate negotiation.

CENTRAL HEATING

Please note the property has gas fired central heating.

VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

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.

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