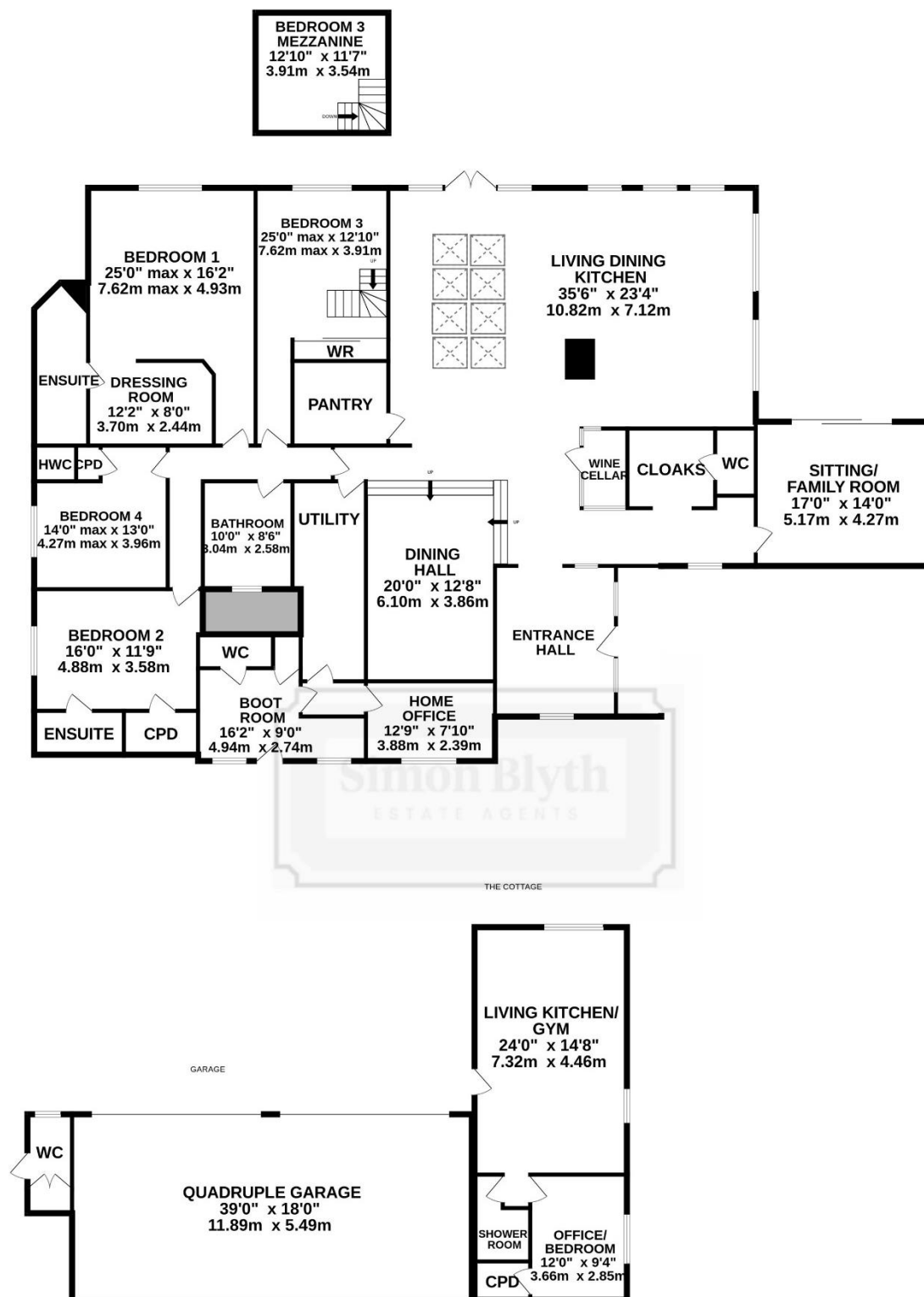


Simon Blyth
ESTATE AGENTS

KIDROYD HOUSE - SHEPLEY



THE KNOWLE

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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Kidroyd House, Shepley – a Rare Lifestyle and Equestrian Opportunity

Located within a peaceful hamlet of a much-loved village, Kidroyd occupies a very private position. Nestled in approximately 4.0 acres of landscaped gardens and private fields Kidroyd is a truly exceptional family home.

This four-bedroom detached home with separate one-bedroom cottage offers a stunning combination of design, elegance and exceptional space.

Steeped in history, the Property dates back to the pre-1800's, Kidroyd now sits quietly with a beautifully executed design, and the attention to detail of the garden design, will once again impress.

This beautifully reimagined home provides a unique opportunity for luxurious country living whilst remaining conveniently close to local amenities and transport links.

This home, which has the majority of its accommodation on one level, features a spectacular entrance hall, beautiful sitting room, incredible living, dining, kitchen (35'6" x 23'4") with adjoining pantry, good size utility room, boot room, home office, four beautiful bedrooms, bed one with dressing room and ensuite, bed two with ensuite and bed three with superb mezzanine level, luxury bathroom, quadruple garage, further outbuildings, cottage with superb living, dining, kitchen currently occupied as a gym, guest bedroom and shower room. All is superbly contained and just a short walk away from the village which has a well-regarded school, shop, public houses and a train station. A home that must be viewed to be understood and appreciated.



ENTRANCE HALL

From the sweeping driveway you arrive at the modern oak porch and enter a beautifully designed entrance hall with full height oak framed glazing and original stonework features. With vaulted ceilings and tiled floors enhanced by a stylish architectural window reaching from the floor level up to the ridge line offers a view through the unique original fireplace. With a venetian plaster feature wall, this truly sets the scene for the combination of style, finish and quality of architecture throughout Kidroyd.



CLOAKROOM

From the entrance hall, a broad opening leads through to an inner hallway area where there is an impressive cloak room and WC with stone fireplace feature. The inner hallway leads to the separate family sitting room currently used as a children's playroom and music study.



OPEN PLAN LIVING DINING KITCHEN

A breathtaking open-plan space (approx. 11 x 7 meters) with bi-folding doors spanning over the length of the living area within oak framed glazing and vaulted ceilings. This gives immediate access to the superbly landscaped gardens, enjoying truly remarkable views out of the property's mature and landscaped gardens and fields beyond. It is an exceptional space and without doubt a definite indoor-outdoor feeling, ideal for the family and indeed for entertaining.



The stone floors run through with a centrally located 360-degree view Totem woodburning fireplace, exposed brickwork and a magnificent expanse of glazed roof lantern and an integrated SONOS sound system throughout the house.



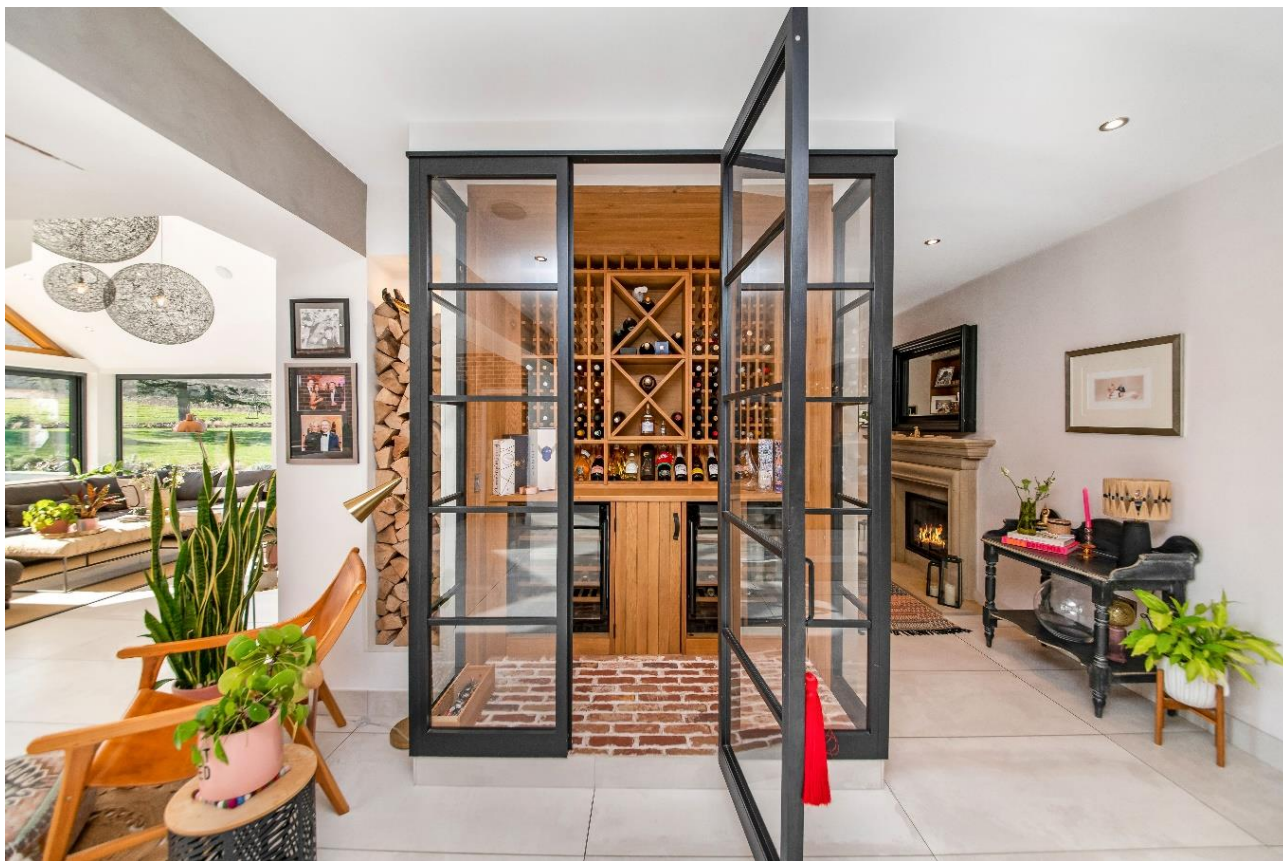
The kitchen area itself is fitted with premium appliances and a four-door Aga oven. A full-length island offers both countertop and table seating. This is complemented by a stylish pantry and solid oak wine store within Crittall style glass frame.





A separate elevated dining area provides a sumptuous space for large dinner parties in a private dining setting with a venetian plaster feature wall.





PANTRY

Off the kitchen is a superbly appointed pantry. As the photograph suggests, it is once again particularly stylishly finished.



SITTING/FAMILY ROOM

Due to the large nature of the living dining kitchen, the sitting room is currently used as a playroom/family room for the vendors children. It has a continuation of the superb flooring, high specification fittings, once again being well appointed with integrated furniture. Ideal for playroom, additional workspace or studio, superb windows give a pleasant view to the side and a large, glazed doors give direct access out to the fabulous terrace gardens and further gardens beyond.



UTILITY/LAUNDRY ROOM

The laundry room is a beautifully appointed room with a large range of storage.



BOOT ROOM

The boot room located at the rear entrance adjoining the field. This also has a further WC.



HOME OFFICE

The home office overlooks the driveway, garages and cottage.

BEDROOM ONE SUITE

This stylish space shown in the photograph with an emperor size bed, exposed brickwork and views of the garden.



This suite also benefits from a large dressing room and wet room style ensuite.



BEDROOM TWO

A large room with King-size bed as shown and vaulted ceilings offers views of the field with ensuite and built-in wardrobe space.



BEDROOM THREE

A unique room with living space downstairs and staircase leading to a mezzanine bedroom.



BEDROOM FOUR

A great space with views over the fields.



FAMILY BATHROOM

The bathroom is, as the photograph suggests, superbly appointed with a roll top bath and a separate shower.



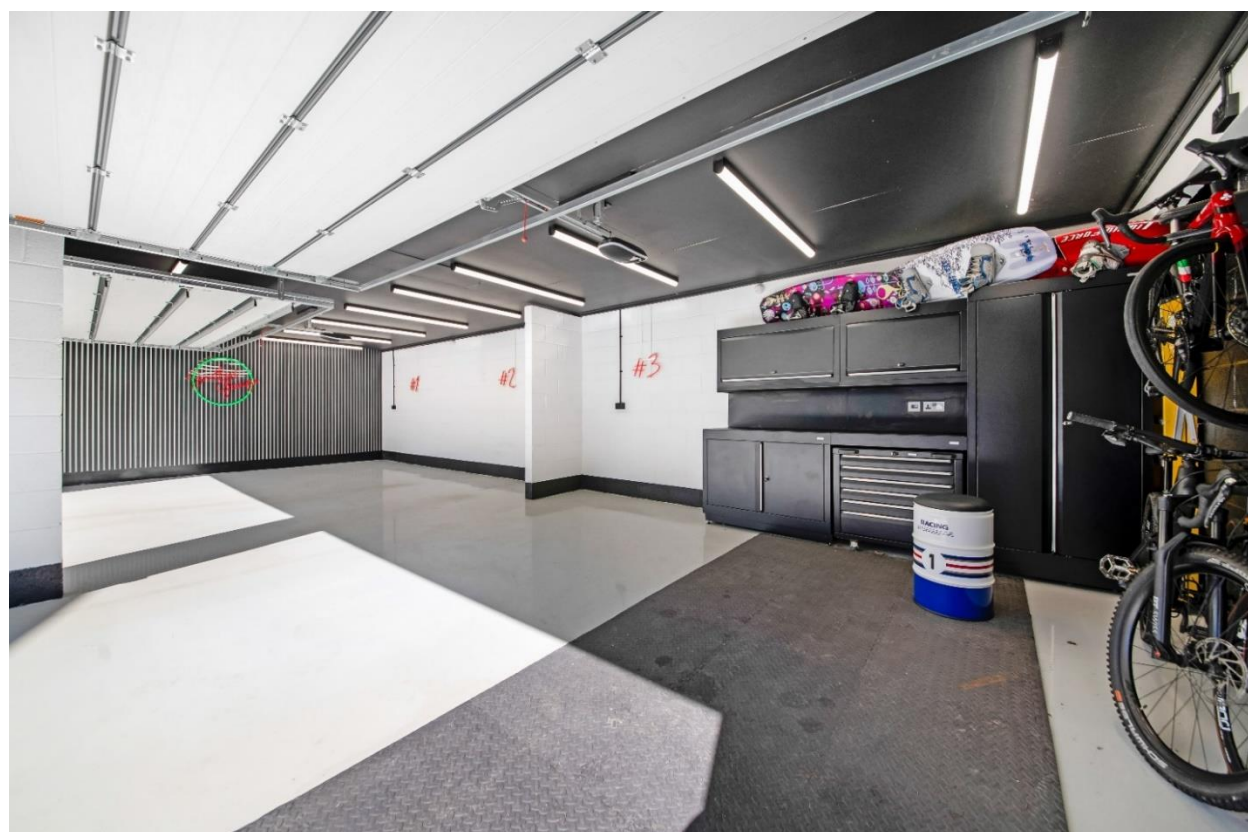
THE COTTAGE

Across the driveway is the cottage. An exceptionally versatile area which adjoins the quadruple garage. It comprises of a huge living kitchen which is currently used as a fabulous gym, adjoining, there is a home office/guest bedroom, currently incorporating a spin room and studio. This is beautifully presented and is served by a nearby shower room.



QUADRUPLE GARAGE

Exceptional four-car garage with workshop space. Resin floor and studio lighting, remote controlled electric doors and gardeners WC and store.



EXTERNAL

Outside, the home has a wonderful backwater location, ensuring that it is not visible from the road. A long private driveway shared in its initial part, leads up to the property's automatic gates and through to the huge private driveway providing parking for many vehicles and leading around to the garage courtyard. This garage courtyard has the gateway giving access directly to the field.



GARDENS

The formal gardens are an extremely well designed and executed external space, including four fabulous lawns and multiple terraces, outdoor kitchen with stone Fuego oven, BBQ and fridge with covered seating, separate alfresco dining space, hot tub spa area, waterfall and the secret garden with cozy firepit. A large garden store within the grounds is also ideal for conversion into separate living or studio space. Across the gardens the fields ensure uninterrupted views and privacy.

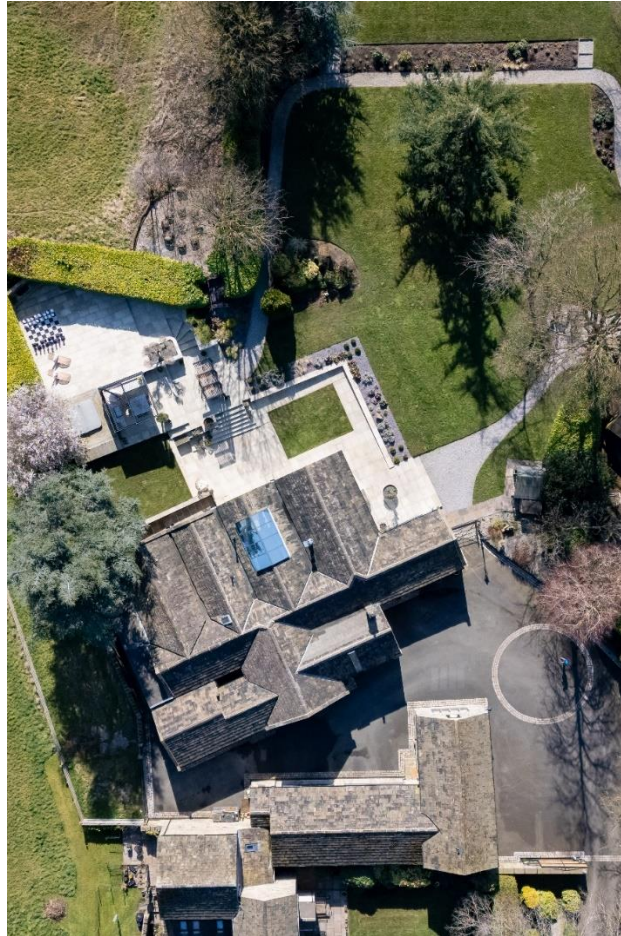




TERRACES AND OUTDOOR ENTERTAINING







SECRET GARDEN



FIELD





ADDITIONAL INFORMATION

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

EPC Rating - C

Property tenure – Freehold

Local authority – Kirklees

Council tax band (House) – E

Council tax band (Cottage) – A

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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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 14:00

Sunday - 11:00 to 13:00



MAIN CONTACTS

T: +44 (0)1484 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