



**DERWENT HOUSE
HALL ING LANE
HONLEY
HOLMFIRTH
HD9 6QW**



CAREFUL IMPROVEMENT, EXTENSION AND MODERNISATION HAS CREATED A SIGNIFICANT STONE BUILT FAMILY HOME WITHIN LOVELY GARDENS AND ENJOYING A TERRIFIC VIEW ACROSS THE VALLEY, BEAUTIFULLY CREATED TO AN EXCEPTIONALLY HIGH STANDARD, THIS FOUR BEDROOM FAMILY HOME HAS LIVING ACCOMMODATION THAT IS SURE TO AMAZE WITH LAWNED GARDENS AND STONE FLAGGED ENCLOSED COURTYARD. THIS HOME HAS DOUBLE HEIGHT GLAZING TO THE WONDERFUL BREAKFAST KITCHEN AND HAS SUCH FEATURES AS A FIRST FLOOR FAMILY LOUNGE WITH MAGNIFICENT VIEWS AND BIFOLD DOORS THROUGH TO AN OAK FRAMED GARDEN ROOM OVERLOOKING THE PROPERTIES REAR GARDENS. With a huge sitting room, room size snug, dining room and four delightful bedrooms, this family home has both taste and quality in a superb location. With very high quality fittings throughout the home must be viewed to be full appreciated within walking distance of the school and train station and just a short distance away from Honley's bustling centre. This family home will provide stylish and welcoming accommodation for the admiring family.

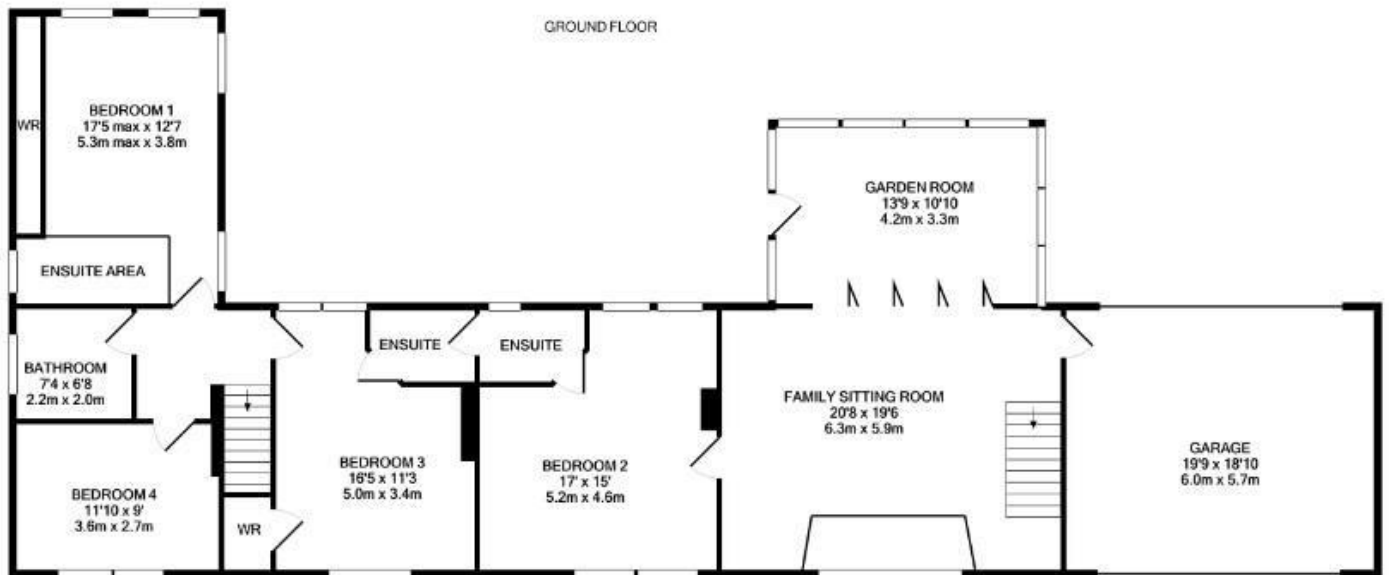
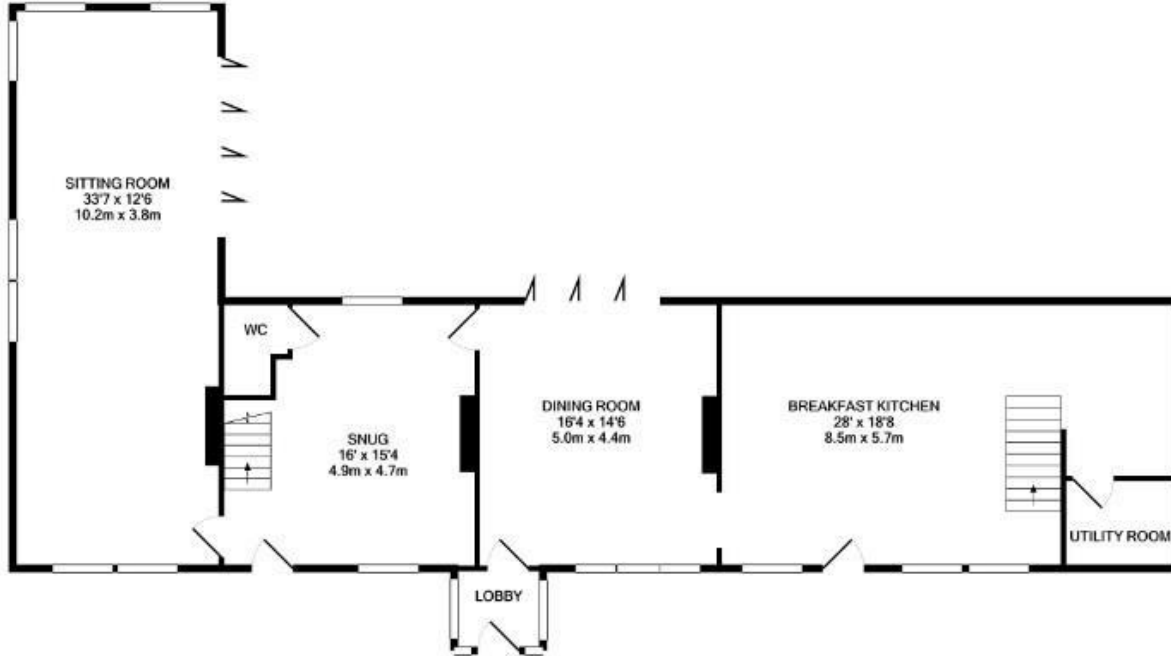
Offers around: £1,350,000



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ENTRANCE

Beautiful oak entrance lobby with glazing to three sides to the full height and an oak ceiling giving shelter to the entrance door and this once again, is in oak with huge amount of glazing. There is high quality door furniture, and this gives access to the property's accommodation.



SITTING ROOM

33'7 x 12'6 (10.24m x 3.81m)

As the photographs and the floorplan indicates this is a fabulous room with windows to four sides including bifold doors out to the beautiful stone flagged courtyard terrace. The windows are particularly characterful and gives lovely views out onto the property's gardens. A magnificent, stoned fireplace with a raised stone hearth and antique brick back cloth, this is home for gas coal burning effect cast iron stove with glazed door. The room is decorated to a particularly high standard, it has two ceiling heights and enjoys a significant amount of natural light.





SNUG

16 x 15'4 (4.88m x 4.67m)

A stylish door leads through to the snug, this has a further entrance door giving access out the front. The snug is a beautiful room and is beautifully presented, it has a fabulous stone fireplace once again with raised hearth mantle with a gas coal burning effect cast iron stove with glazed door. Twin period style windows give a lovely view out of the properties front gardens and terrific long distance views beyond and a window to the rear gives a lovely view out over the stone flagged courtyard and lawned gardens beyond. There is an under stairs storage cupboard and doorway gives access to the downstairs w.c.



DOWNSTAIRS W.C

Beautifully fitted comprising of a concealed cistern w.c, stylish wash hand basin and storage cupboards.

DINING ROOM

16'4 x 14'6 (4.98m x 4.42m)

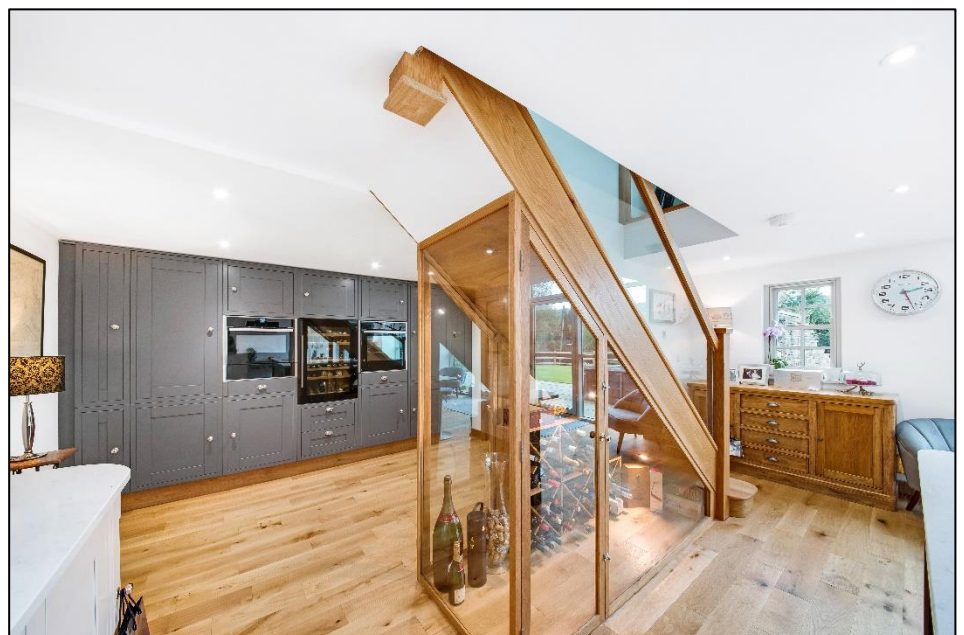
Doorway leads through to the dining room, this is part of the open plan space with a broad opening through to the magnificent breakfast kitchen. The dining room has oak flooring with underfloor heating, it has a bank of three mullioned windows giving lovely views and bifold doors give access out to the stone flagged terrace/courtyard. Yet again there is a wonderful stone fireplace upon a raised stone hearth and is home for a log burning cast iron stove with glazed doors and the fireplace extends up to form a large mantle. There is a large number of lighting points including spotlighting and chandelier points and also two beams to the ceiling.



BREAKFAST KITCHEN

28 x 18'8 (8.53m x 5.69m)

Breakfast kitchen is best demonstrated by the photographs, it is a fabulous addition to the home being exceptionally stylish and having a wonderful double height glazed window giving a large amount of natural light to the room but also a view out over the properties gardens. The room has a huge island with superb lighting over and beautiful work surfaces which match the other integrated kitchen units. It has twin banks of illuminated display cabinets and there are integrated appliances of NEF manufacturer, including; dishwasher, microwave, oven, wine cooler, fridge and freezer. There is a beautiful four oven Aga with the usual chrome top hot plates and warming plate to one side, this has a fabulous stylish splash back as the photographs demonstrate. With a full width breakfast bar, the room has further windows giving a pleasant outlook. The secondary staircase has a truly superb wine store beneath it once again in oak with glazing.





UTILITY ROOM

Having plumbing for an automatic washing machine and space for a dryer as well as additional space for a fridge freezer this is also home for the properties gas fired central heating boiler.

FIRST FLOOR FAMILY SITTING ROOM

20'8 x 19'6 (6.30m x 5.94m)

The secondary stairs case in oak and glazing rises up to the first floor family sitting room, this superb space is galleried over the breakfast kitchen and takes great pleasure in looking out over the upper portion of the full height glazing which runs up from the kitchen. There is superb balustrading and an astonishing view. With timbers on display there is a chandelier point and a bank of four bifold doors which gives access out to the oak and glaze garden room/conservatory. This with a lantern has glazed doors out to the gardens and is a fabulous addition to the home. A further staircase rises from the family sitting room up to a play den room. This with limited height, has a storage cupboard at the far end and two Velux windows.







BEDROOM TWO/GUEST BEDROOM
17 x 15 (5.18m x 4.57m)

Access from the family sitting room is gained to bedroom two/guest bedroom. This large double bedroom once again has windows to both the front and rear enjoying lovely views out over the gardens and beyond. There is a central chandelier point and it is served by a beautiful ensuite shower room.



ENSUITE

Fitted with a low level w.c, a stylish wash hand basin and high specification shower. There is inset spotlighting to the ceiling, ceramic tiling to the full ceiling height and a combination central heating radiator/ heated towel rail. This also has a connecting door though to the other bedrooms (see floorplan).



FIRST FLOOR LANDING

The principal staircase gives access up the first floor landing, from here access is gained through to bedroom one.

BEDROOM ONE

17'5 max x 12'7 (5.31m max x 3.84m)

A beautiful double room which once again is exceptionally stylish having windows to three sides, five in total. The room has high quality fittings including a full bank of wardrobes.



ENSUITE

There is oak flooring, superb oak screening, double sized enclosed shower with superb fittings, low level w.c and wash hand basin with a vanity unit.



BEDROOM THREE 16'5 x 11'3 (5.00m x 3.43m)

A large double bedroom with windows to both the front and rear providing a large amount of natural light and super views. There is a walk in wardrobe/dressing room and ensuite.

ENSUITE

Fitted with a low level w.c, wash hand basin, good sized shower with high quality fittings, oak flooring, ceramic tiling to the full ceiling height, inset spotlighting and chrome central heating radiator/heated towel rail.



BEDROOM FOUR

11'10 x 9 (3.61m x 2.74m)

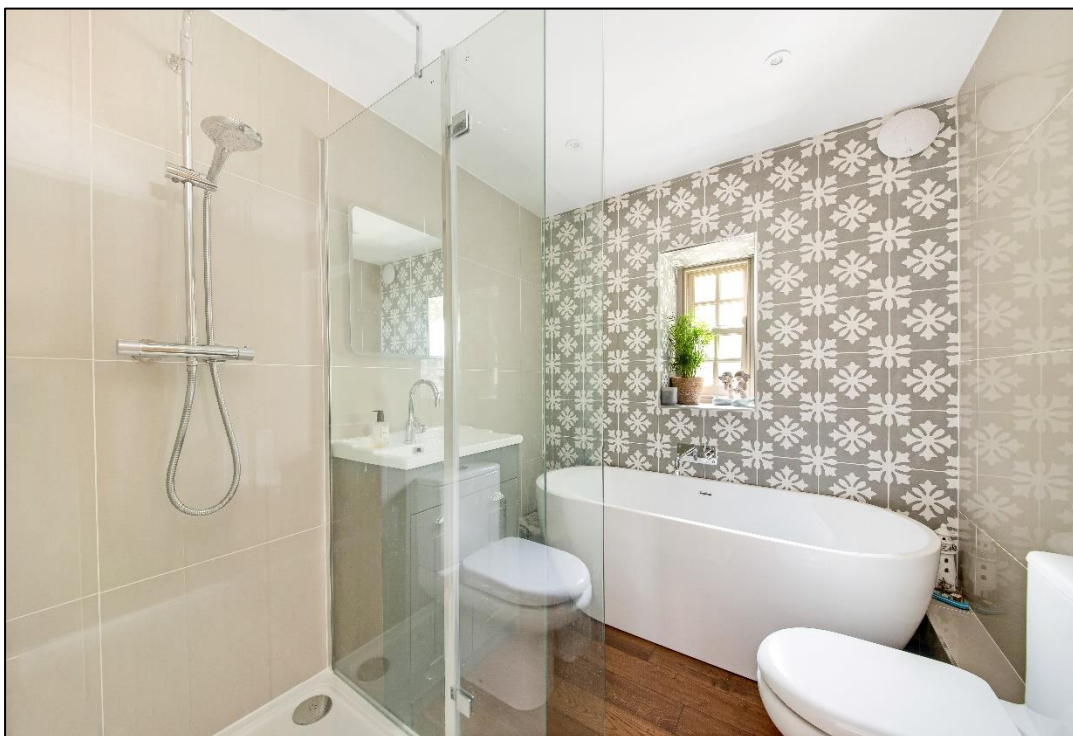
Once again a good sized room with twin windows giving a lovely view out over properties front gardens and beyond.



HOUSE BATHROOM

7'4 x 6'8 (2.24m x 2.03m)

Superbly equipped with a four piece suite comprising of a double ended bath, low level w.c, fixed glazed screen shower, high quality fittings and tiling. There is a vanity unit, spotlighting to the ceiling, extractor fan and a window giving an outlook to the side.



EXTERNAL

The property occupies a remarkable location and has rural walks within easy walking distance; transition, local school and other facilities being just a short distance away. The home sits on an elevated position and enjoys a lovely view across the valley and has large gardens to both the front and the rear, the home has two driveways both of which is of particularly good size and provides a large amount of parking and gives access to the detached double garage.



GARAGE

19'9 x 18'10 (6.02m x 5.74m)

Has the unusual feature of having two automatically up and over doors providing access from both driveway and has the facility of being able to drive in one and drive out the other. The garage is of a good size and has a personal door through to the property's accommodation.

GARDENS

The gardens have been exceptionally well landscaped. To the front there is a beautiful, levelled lawn with superb stone flagged terrace that runs the full width of the home. To the rear there is a combination of gardens including the superb sunken stone flagged courtyard, this with beautiful stone walling and railings. There is a wood burning stove to one corner and is a true evening gem. Beyond there is a vegetable garden with raised beds, beautiful, shaped lawn with mature trees and this is all overlooked by the garden room/conservatory. The home is enclosed by automatic gates to both sides and has dry stone walling the Gynn Lane side. There is an extra parking area with stone gate posts and timber gate, this area proudly displays the properties name and is an ideal parking area for a motorhome/caravan and the like. The property has high quality double glazing throughout, alarmed system, gas fire central heating including underfloor heating to the ground floor. The home has been extensively refurbished and upgraded in recent times and will provide the new owners a rare opportunity to have a perfect blend of old character and modern design in a truly superb setting.





ADDITIONAL INFORMATION

Please note the property has insulation underfloor heating, a CCTV system, outside garden security and the Aga intelligent system.

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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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



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been something of a daunting experience which is why we would like to introduce you to our independant 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 am to 5:30 pm

Saturday - 9:00 am - 4:30 pm

Sunday - 11:00 am - 4:00 pm