

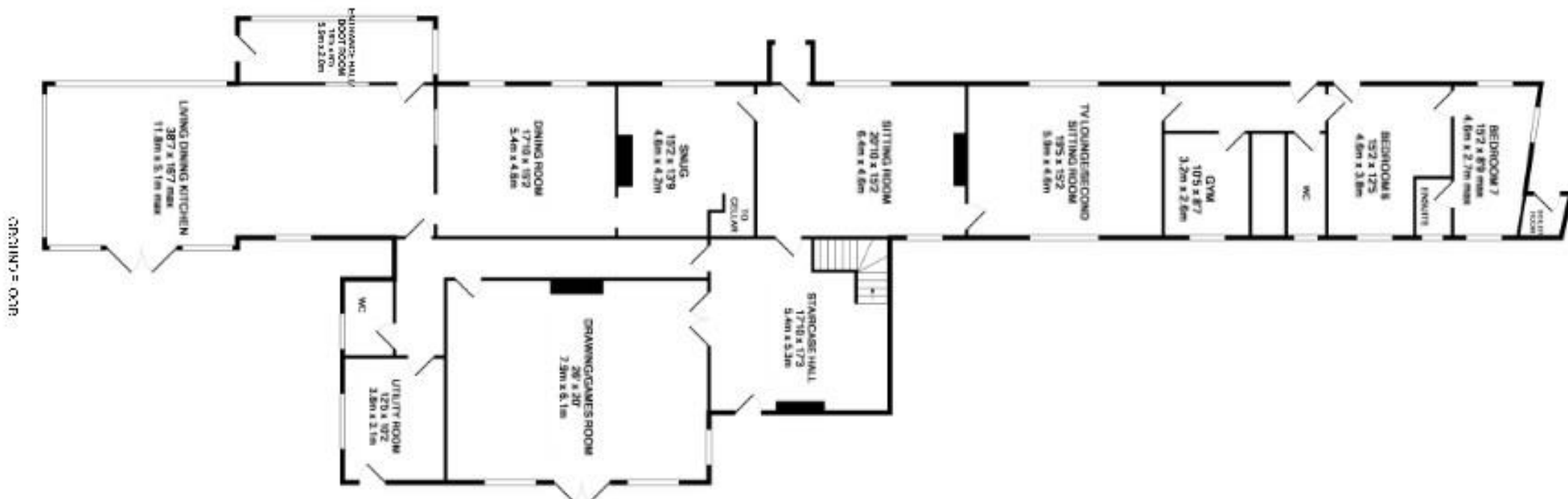


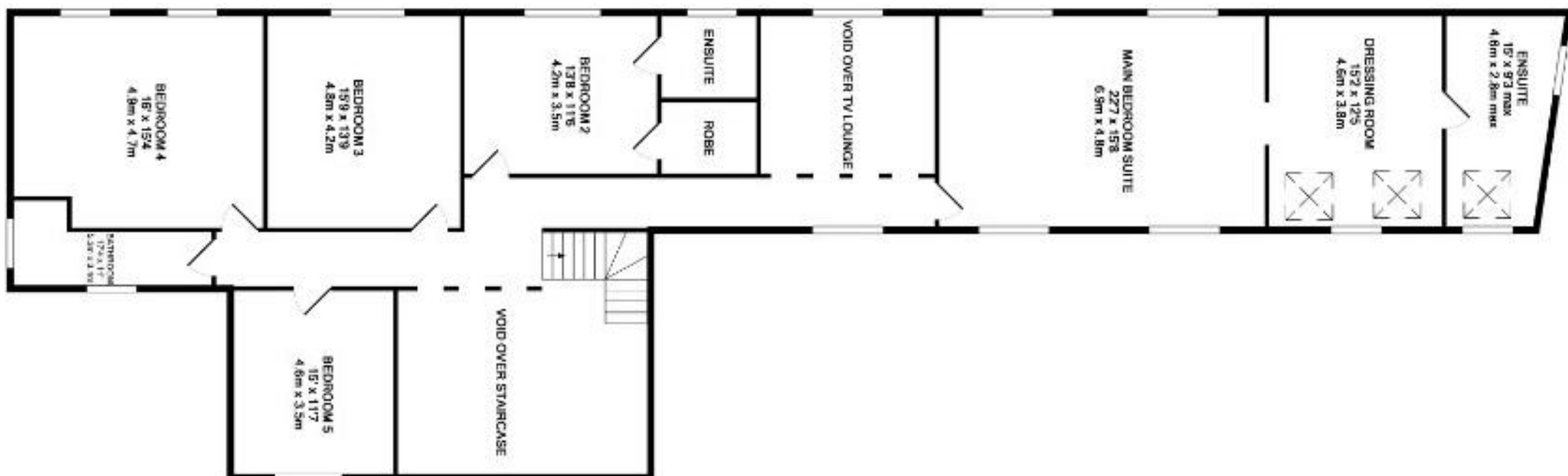
KIRKSTYLES, UPPER CUMBERWORTH, HUDDERSFIELD, HD8 8PJ
OFFERS AROUND £2,900,000



KIRKSTYLES, UPPER CUMBERWORTH, HUDDERSFIELD, HD8 8PJ









THE ACCOMMODATION COMPRISES

A BEAUTIFULLY LOCATED RURAL HOME WITH AN EXCEPTIONAL SETTING BEING STOOD IN APPROXIMATELY TWENTY-ONE ACRES OF BEAUTIFUL GARDENS, GROUNDS, FIELDS, PARKLAND AND WOODLAND. APPROACHED OVER A LONG DRIVE THIS DELIGHTFUL SUBSTANTIAL PERIOD HOME HAS AN ARRAY OF OUTBUILDINGS INCLUDING GARAGING, STUDIO, GUEST/NANNY FLAT, THE COACH HOUSE COTTAGE AND THE HOUSEKEEPERS ANNEX. WITH A TASTEFUL HIGH SPECIFICATION THROUGHOUT THIS MAGNIFICENT FAMILY HOME, SITS IN THE HEART OF A LOVELY COUNTRYSIDE YET IS SUPERBLY LOCATED FOR SWIFT COMMUTING TO THE REGIONS CENTRES AND TO BOTH MOTORWAY AND RAIL NETWORKS. WITH BOTH THE M1 AND M62 JUST A SHORT DRIVE AWAY AND WAKEFIELD WESTGATE TRAIN STATION WHICH GIVES EASY ACCESS TO LONDON KINGS CROSS. WITH AN INCREDIBLE ARRAY OF ROOMS KIRKSTYLES BRIEFLY COMPRISES;

hall, sitting room, stunning drawing room/games room, staircase hall, snug, TV lounge/second sitting room, dining room, magnificent dining living kitchen with approximately fifty percent of the room being an amdega orangery and the total length of the room being approximately 39ft, with astonishing views out over the garden, grounds and fields beyond, boot room, w.c, utility room, gym, further w.c, housekeepers annex/bedroom six and seven, five first floor bedrooms which offers a magnificent galleried landing. The principal bedroom which is served by large dressing room and ensuite, bedroom two with further ensuite, house bathroom, triple garaging, guest/nanny flat being beautifully presented, studio/home office, the coach house cottage, stunning gardens including duck pond and formal gardens, land including woodland, long driveway and superb fields.

EVERYDAY ENTRANCE HALL/BOOT ROOM

19'05'' x 06'05'' (5.94m x 1.98m)

A beautiful feature of the home is its usability this superb everyday entrance hall is beautifully glazed including roof and windows to three sides giving enchanting views out over the property's gardens and fields. It has a stone flagged floor and inset spotlighting. This gives access directly through to the dining living kitchen.



LIVING DINING KITCHEN

38'07" x 16'07" (11.79m x 5.09)

Fifty percent of this room is a high grade Amdega orangery. A stunningly beautiful family/entertaining space with direct access and superb views over the gardens and beyond. The combination of the two are simply stunning. With the broad oak boarded flooring and the combination of the original room with its high ceiling height and the orangery again with a high ceiling height being completely glazed is fabulous. With views out over the property's garden and land, this orangery has glazed doors leading out to the property's enormous stone flagged patio with further gardens adjoining. Only by viewing will the combination of high-quality workmanship, stunning location and enormous proportions be fully appreciated. To the corner of the orangery as the photographs demonstrate there is a stylish wood burning stove. The kitchen is a hand-built Mark Wilkinson's Cooks kitchen and has granite working surfaces to the main, with the island unit being home for a four oven Aga. This in white has the usual ovens and electric hot plate to the other side. There is a Franke stainless steel sink with a stylish mixer tap over, an integrated dishwasher, a raised plinth and provisions for a large fridge freezer. There is a breakfast bar, glazed display cabinets and fine fittings. The room has an everyday entrance door being of a stable style which is part glazed. The kitchen also incorporates a concealed TV within the units themselves which can be lifted and rotated as required.





DINING ROOM

17'10" × 15'02" (5.44m × 4.62m)

This fabulous dining room has broad oak boarded flooring and an opening through to the kitchen and orangery. There are windows giving a pleasant outlook to the front, fabulous beams to the ceiling and a superb stone fireplace being home for a wood burning stove. As previously mentioned a broad opening with exposed stonework gives access through to the fabulous dining living kitchen.





SNUG

15'03" × 13'08" (4.66m × 4.20m)

Once again, this is a gorgeous room with wonderful beams and timbers on display, twin windows giving a pleasant outlook over the driveway, gardens and fields beyond, a fine oak fireplace with a raised stone flagged hearth, an oak surround including a mantel and all is home for a wood burning stove. This room also gives access to the cellars via a staircase. A further set of broad steps from this room lead down to the dining room.



SITTING ROOM

20'10" × 15'02" (6.12m × 4.62m)

This beautiful room also acts as a formal reception room. With twin windows giving an outlook to the front and further twin windows giving a beautiful view out over the property's rear gardens, this welcoming room has a heavily beamed ceiling, a period style central heating radiator and a fine stone fireplace. This with a raised hearth, stone cheeks and a stone header is home for an open fired grate. The room has a variety of wall light points.



TV/SECOND SITTING ROOM

19'05" × 15'02" (5.92m × 4.62m)

A timber and glazed door leads through to the TV lounge/second sitting room. This which was formed some years ago from the barn has a large former barn door which gives a fabulous amount of light and pleasant views out over the gardens and courtyard. It has a minstrel gallery overlooking from the first floor level and wonderful roof construction beams and timbers on display. The room has two further windows giving a pleasant view out over the property's rear gardens. This room has provisions for a wall mounted TV and underfloor heating.



STAIRCASE HALL

17'10''' × 17'03" (5.44m × 5.27m)

This fine feature of the home sets the scene for the grandeur and quality of accommodation that is about to be viewed. Being full height, this two-storey area enjoys a fabulous amount of natural light courtesy of broad banks of lateral mullioned windows with the upper portions being coloured and leaded glazed. There is also a timber and glazed door giving direct access out to the rear gardens. The hall features two period style central heating radiators, an open fire within a carved minstrel style fireplace, various lighting points, a wonderful shaped ceiling with delightful carved timber work on display and a fine chandelier point. The beautiful polished timber staircase rising to the galleried landing is both intricate and delightful with heavy carved newel posts, spindle balustrading, polished timber handrails and polished panelling, all creating a super effect. From here a doorway leads through to the inner hallway.



INNER HALL

This is beautifully presented with broad oak boarded flooring, inset spotlighting to the ceiling, a period central heating radiator and a window at the head of the hallway giving a pleasant view out over the patios, fields and beyond. There is a lobby off with useful storage space which gives access to the downstairs w.c.



DOWNSTAIRS W.C

Beautifully decorated, this has a window enjoying a pleasant view, a Shanks low level w.c, a Shanks pedestal wash hand basin, a period style central heating radiator, an automatic extractor fan and inset spotlighting to the ceiling.

DRAWING ROOM/GAMES ROOM

26'00" x 22'00" (7.92m x 6.70m)

This large and impressive room has three large windows and centrally located glazed doors, all of which give a large amount of natural light to the room and super views out over the gardens and beyond. With coving to the ceiling, the room has a variety of lighting points and period style central heating radiators. It is beautifully decorated and is a room of very large proportions with provision for all mounted tv and currently being home for the vendors snooker table. There is lighting points available for the playing of snooker to the ceiling. For the vendors full sized snooker table this beautiful piece of furniture may well be available to purchase by separate negotiation.



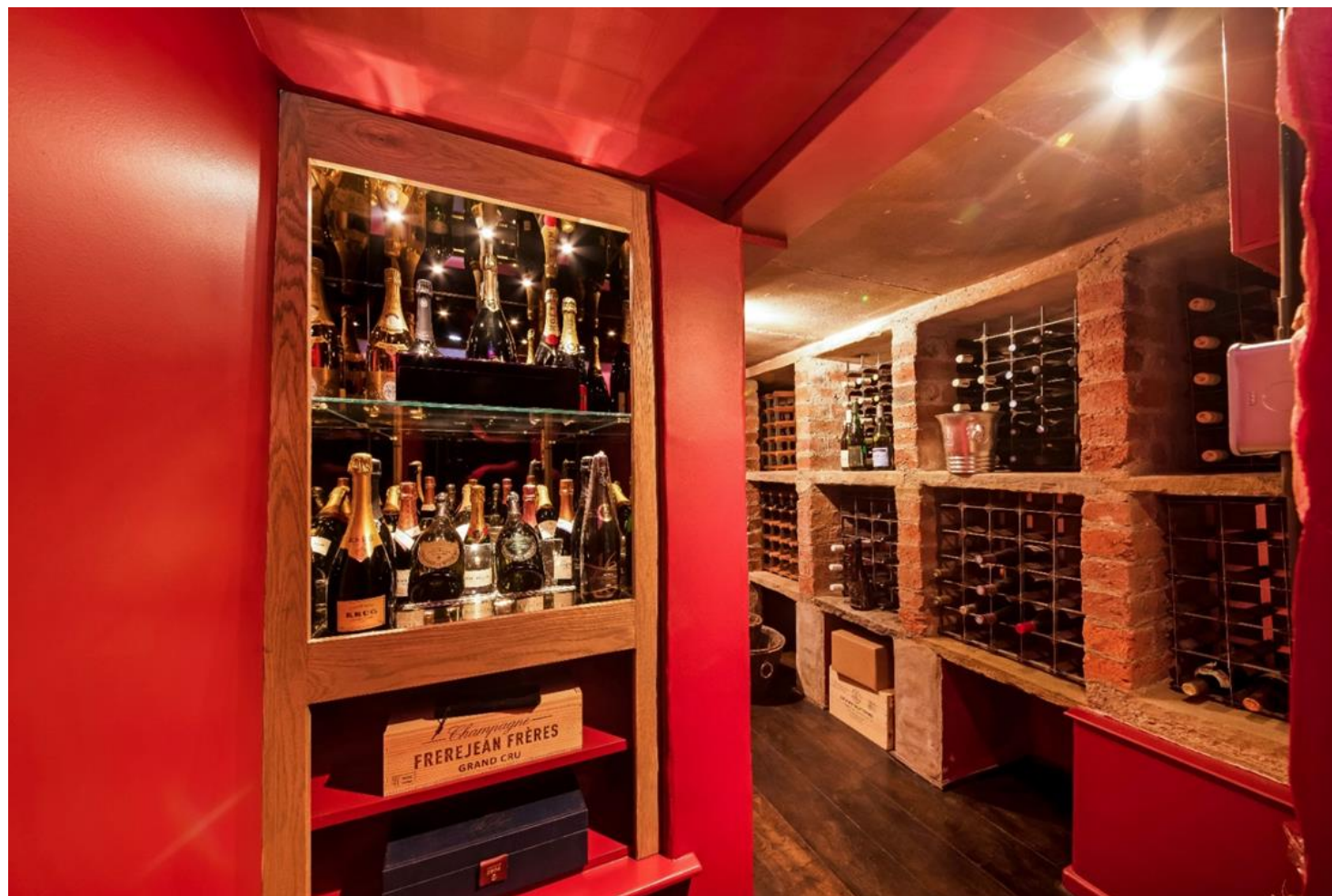
UTILITY ROOM

12'05'' x 10'02'' (3.78m x 3.10m)

This has oak boarded flooring and is of a particularly good size with a period style central heating radiator, a stable style door giving access out to the rear gardens, plumbing for an automatic washing machine, space for a dryer, inbuilt units with a polished timber surface, a ceramic sink and a bank of exceptionally useful cupboards. These are shelved and have hanging rails for coat storage and the like.

WINE CELLARS AND BAR

As the photographs suggest and as previously mentioned a staircase from the snug leads down to the beautiful cellars. These are superbly presented and features a delightful wine tasting area.





LOBBY

From the tv lounge/second sitting room, a doorway gives access through to a lobby. This with separate entrance courtesy of a stable style door has a high level window, beautiful travertine polished flooring and gives access to the following accommodation and the house keepers annex (details to follow).

GYM

10'05" x 08'07" (3.18m x 2.02m)

This has a window enjoying a pleasant view out over the property's gardens and inset spotlighting to the ceiling.

ADDITIONAL STORE/COMMS ROOM

This is also home for extensive plumbing and sound system infrastructure work. These cupboards are sure to impress those of a technical nature.

ADDITIONAL W.C

This is fitted with a low level w.c, a pedestal wash hand basin, polished flooring with underfloor heating, inset spotlighting to the ceiling and an extractor fan.

FIRST FLOOR LANDING

From the staircase hall, access via the imposing and gently rising staircase leads up to the first floor landing. This has a galleried balustraded area overlooking the staircase hall and a further minstrel style gallery overlooking the TV/second sitting room and the upper portions of the former barn door which, now glazed, gives fine views out over the gardens. There are wonderful beams and timbers on display and a large number of windows giving delightful views out over the gardens and fields beyond



MAIN BEDROOM SUITE

22'07" x 15'08" (6.88m x 4.78m)

The main bedroom suite is positioned to one end of the home in the former barn. There are wonderful beams on display and a high angled ceiling line. The main bedroom enjoys windows to both the front and rear, and a variety of lighting points. A broad opening with steps lead up to the dressing room.



DRESSING ROOM

15'02" x 12'05"
(4.62m x 3.81m)

This also has wonderful beams and a high ceiling height. The dressing room is equipped with inbuilt furniture, display shelving, hanging rails, hat shelves, drawers and the like. There are two period style roof lights, a pleasant window giving a lovely view out over the property's gardens and a doorway which leads through to the en-suite.



ENSUITE

15'00" x 09'03" (4.57m x 2.82m)

This is fitted with a wet room shower area, a bidet, a concealed cistern w.c, twin wash hand basins of Duravit manufacture, polished limestone flooring and steps leading up to the sunken bath. This impressive bath is of Jacuzzi manufacture and has the usual fittings including lighting, shower attachment, etc.



BEDROOM TWO

13'08'' x 11'06'' (4.20m x 3.53m)

This is often used as a guest bedroom. It is a delightful double room with beams to the ceiling, a bank of mullioned windows giving a lovely view out over the front garden, a concealed central heating radiator, super timbers on display and a dressing room.



DRESSING ROOM

Appropriately fitted with shelving and a hanging rail, a high-level ceiling, inset spotlighting and a beam on display.

ENSUITE

This has a wash hand basin, a low level w.c, a shower cubicle, beams to the ceiling, inset spotlighting, a period central heating radiator and twin windows giving a pleasant view to the front.



BEDROOM THREE

This is a super room with a high angled and beamed ceiling, a period style fireplace, a variety of lighting points, a concealed central heating radiator and a bank of three mullioned windows enjoying lovely views over the front gardens.





BEDROOM FOUR

16'00" x 15'04" (4.87 x 4.69)

This is a terrific room with a high angled and beamed ceiling, two sets of twin mullioned windows giving lovely views, concealed central heating radiators, a period style fireplace and all is decorated to a high standard.

BEDROOM FIVE

15'00" x 11'07" (5.48 x 3.56)

This is a delightful room with a super view out over the property's gardens and fields to the rear courtesy of twin windows and a concealed central heating radiator.

Bedroom four, five and the house bathroom could easily be made into a two-bedroom guest suite.



HOUSE BATHROOM

13'04" x 08'00" (4.06m x 2.44m)

This is fitted with a four-piece suite and is beautifully presented with two windows giving pleasant views. There is a high level ceiling line with beams on display, inset spotlighting, a Vernon Tutbury pedestal wash hand basin, a low level w.c., a ball and claw foot double ended bath with a chrome Victorian style hand held mixer tap/shower unit, a separate shower cubicle with high specification Grohe fittings, a heated towel rail, a period style central heating radiator, polished timber boarded flooring and a useful store cupboard.



HOUSE KEEPERS ANNEX

13'04" x 08'00" (4.06m x 2.44m)

As the floor layout plans suggest from the internal lobby a doorway gives access through to a pairing of rooms. This was originally designed as the house keepers annex with the living kitchen area, currently used as bedroom six and the ensuite bedroom adjoining as bedroom seven.

BEDROOM SIX

With provisions in place for a kitchen bedroom six is a beautiful room. It has inset spotlighting to the ceiling, windows to both the front and rear, external access door, good ceiling height and from here a door leads through to bedroom seven.



BEDROOM SEVEN

Currently used as a second sitting room to the guest bedroom that is bedroom six. This has a variety of windows providing a large amount of natural light and pleasant views out to the courtyard. There is an ensuite.

ENSUITE

Fitted with a three piece suite that comprises of low level w.c, pedestal wash hand basin, shower cubicle, window giving an outlook to the rear, extractor fan, inset spotlighting, beautiful flooring, combination central heating radiator/heated towel rail and this room has underfloor heating.

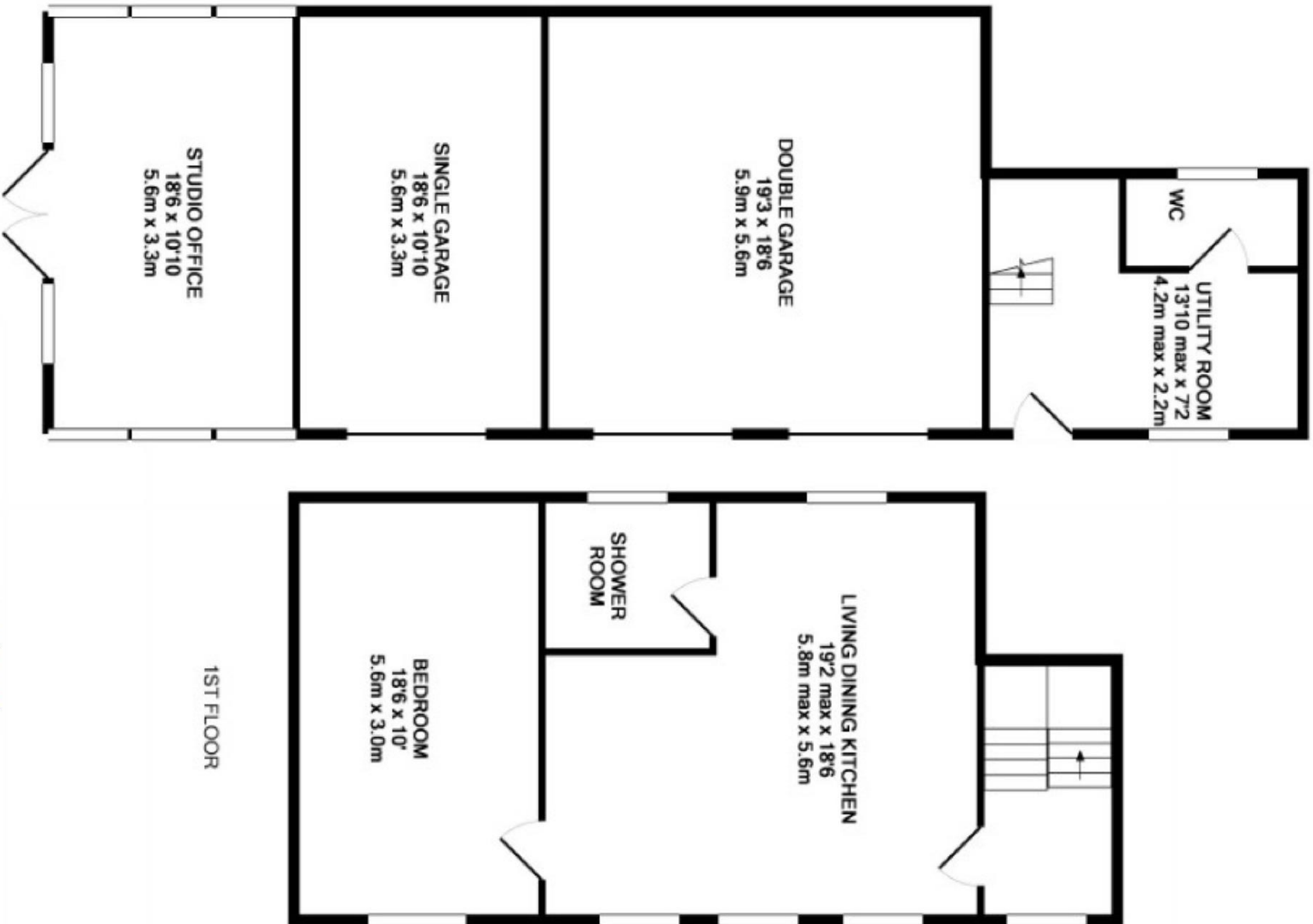


STUDIO OFFICE/GARDEN ROOM

Currently used as a home office this beautiful space has a very high ceiling height, superb glazing to three sides including the twin glazed doors all of which gives stunning views out over the property's gardens and grounds. There is a delightful stone flagged patio and a view out over the pond. With a high-quality floor, inset spotlighting to the ceiling and an exposed wall of stone with wall inset lighting points. This is a very versatile room and as previously mentioned currently extensively used as a home office.







Guest/Nanny Flat
Measurements are approximate. Not to scale. Illustrative purposes only
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GUEST/NANNY FLAT

GARAGING

The studio office is attached to a delightful range of outbuildings which to the ground floor has triple garaging all of which are beautifully presented with high quality remote control electric doors at the upper most point. A beautiful broad timber door leads through to the guest/nanny flat.

UTILITY ROOM

This with a utility room to the ground floor is beautifully presented, has a wealth of units at the low level and has a large amount of working surfaces, stainless steel sink unit with mixer tap over, integrated washing machine and the useful under stairs storage cupboard.



DOWNSTAIRS W.C

With low level w.c, wall mounted wash hand basin, ceramic tiling to the floor and ceiling, inset spotlighting, extractor fan and heated towel rail.

FIRST FLOOR LANDING

Doorway from the kitchen gives access to a staircase. This turns and rises up to the first floor landing. This has windows to both the front and rear, attractive ceiling with beams on display, inset spotlighting and exposed wall of stone. Doorway leads through to the living dining kitchen.

LIVING DINING KITCHEN

This fabulous living dining kitchen have beams on display, inset spotlighting, beautiful flooring, four windows three to the courtyard and one to the field side. The kitchen area has a stainless steel sink unit with mixer tap over, integrated microwave, oven, hob, stainless steel splashback, extractor fan and an integrated fridge. There is provision for a wall mounted TV and doorway leads through to the bedroom.





BEDROOM

This delightful double bedroom has inset spotlighting to the ceiling, beams on display, a bank of in-built robes and windows giving an pleasant outlook to the courtyard.

SHOWER ROOM

With concealed system w.c, wonderful vanity unit with stylish wash hand basin with mixer tap over, heated towel rail in chrome, large fixed glazed screen shower with high specification fittings, inset spotlighting to the ceiling, ceramic tile flooring reaching up to the full ceiling height and extractor fan.



THE COACH HOUSE COTTAGE

This as photographs is a delightful period building with centrally located doors and characterful windows. Please see attached the architects drawings. This which obtained planning permission to become a cottage some years ago has had work commenced and is two storey.



GROUND FLOOR

Currently being one open space with four windows and centrally located door. The plans are drawn for this to become a living dining kitchen.

FIRST FLOOR LANDING

Staircase rises to the first floor level. Plans are drawn for this to have a centrally located bathroom and two double bedrooms. This area is once again currently used by the family as large storage space. As storage space these two levels provides a huge amount of good, clean storage space and obviously flexible in terms of how they are used both now and in the future. Both the ground and first floor measure approximately 28'00" x 14'00" internally.

BOILER ROOM

This in many respects serves as a plant room and it is home for the property's oil-fired central heating boilers.

REAR YARD

The rear yard is an area that has a pebbled surface and provides a huge amount of additional parking and turning space. It is also home for the owner's vegetable garden area, greenhouse and additional garaging. This greenhouse and the storage of general equipment to maintain the gardens, grounds and land. There is also a timber log store and the tractor shed/barn. This which could be converted to stables with relative ease has three entrance doors. To the front it is of a timber construction and sits upon a concrete base. It provides home for the tractor, implements and the like.

DRIVEWAY

From Coal Pit Lane an unassuming entrance gives access to the beautiful long driveway. This in its initial part has a public footpath over it and leads through to the gates which lead up to the main entrance driveway. This delightful driveway passes through mature trees and well cared for lawns and reaches to the beautifully crafted driveway in front of the home. This with stone cobbles and granite areas is a fine feature to the home and gives broad access and parking and leads through to the upper courtyard.



UPPER COURTYARD

This is enclosed by the upper portion of the property itself and the previously described outbuildings. Once again this has a gravelled surface and a stone flagged surround. All of which indicates the quality that has been achieved here.



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GARDENS

The home is blessed with a large variety of garden areas. To the front there are relaxed lawns with mature shrubs and trees. These lead down to the large duck pond. This duck pond with beautiful surroundings also has a stone waterfall and a stone flagged bridge which leads over to the beck. This beck runs down the lower section of the front gardens. The more formal gardens are positioned to the rear of the home and enjoy the afternoon and evening sun. These beautifully landscaped gardens have enormous areas of natural stone flagged patios, a delightful fishpond and shaped lawns. The upper most of which is within circular stone walling with inset lighting. This is a fine feature to the garden. The gardens are beautifully presented with flowering beds, mature trees and shrubbery and all enjoys the utmost of privacy. The gardens also allow one to look back upon this delightful home where many points of architectural interest can be enjoyed and indeed its sheer size and magnitude.







FIELDS

Kirkstyles stands in approximately 21 acres of fields, woodland, gardens and grounds. This is shown edged red. A long driveway provides access up to the private driveway. The fields are predominantly down to grass and are well looked after with mature trees and shrubbery the fields have a parkland feel and provide delightful walks and superb pasture and grazing land. If interested parties consider that having such large amount of land may well be not to their requirements we have interest from adjoining farmers for the purchase of the land. This would be not of an insignificant value and is without a doubt very flexible.

A footpath runs down the lane and along the boundary of the field and gardens. This footpath is fenced in and is not visible from the home and the home is not visible from the footpath. This very rurally located footpath is gently used and provides the owners with delightful access to walks across beautiful countryside, nearby farmland and easy access heading up towards Upper Cumberworth and beyond.





GENERAL INFORMATION

The property has been updated significantly over the recent years and the infrastructure of the home is superb. The level of maintenance is sure to be appreciated on viewing. The property is principally built of Mellow Yorkshire stone and lies once again principally beneath a stone slate roof. There is external lighting, double glazing, alarm/security systems, oil fired central heating, underfloor central heating to the ground floor in the TV lounge/Second sitting room, gym, store, w.c and nanny annex/bedroom six and seven. Onto the first floor there is also underfloor heating, on the landing to the entire main bedroom suite. The property also via the comms room has surround sound to the principal rooms.

ADDITIONAL INFORMATION

CENTRAL HEATING

The property has oil 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

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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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or phone for a chat.

OFFICE OPENING TIME
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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:30 pm

Sunday - 11:00 am - 4:00 pm



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