



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Thunderbridge Lane  
Kirkburton, Huddersfield





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£1,500,000

The Grange is a period manor house which has been renovated to reflect modern family requirements now laid out over three floors and is a perfect blend between traditional and contemporary décor. Featured previously in 25 Beautiful Homes and the Yorkshire Life magazine, the entrance to the property brings you into a grand entrance hall with restored vintage marble topped radiator covers, Amtico flooring and original stained glass windows streaming in natural daylight.

Arranged with three large reception rooms, the property is furnished with a Siematic Kitchen with Miele appliances, the streamlined kitchen incorporates a large breakfast bar and island with Blanco sinks and Grohe filtered hot water tap.



The lower floor is now set-up as a health suite, with gymnasium, shower/wet room, bathroom and sauna alongside the luxury laundry room.

The first floor has five bedrooms which includes the master bedroom with fully tiled shower room with Alessi suite and double shower and a separate walk in wardrobe. The additional bedrooms include 3 doubles and one single, used currently as a fully fitted home study.

Situated behind high walls and electric gates, the external presentation is equally as enticing as the internal. With a handsome rock face installed with dramatic lighting, with just over an acre of grounds including a sweeping driveway, alarmed double garage to the rear and substantial lawns to the front. The boundaries include a woodland extending towards Penistone road.

Thunderbridge is a small hamlet with a Grade II listed road bridge built over Shepley Dike. A local refurbished country inn provides a stunning woodland setting for weddings and with a popular restaurant and neighbouring car park, the backdrop is a lovely location for visitors. Local amenities are available in Shepley, only 5 minutes by car and the area is



surrounded by well regarded schooling, accessible in 4 minutes by car whilst further afield there is Huddersfield Grammar School, 20 minutes (approx.) and Silcoates and Queen Elizabeth Grammar School in Wakefield around 30 minutes by car.

**KEY FEATURES** Bringing the period features back to life with a high quality approach, a labour of love transformed The Grange into a light and airy haven, perfect for a growing family. It is easy to see why the property has featured in 25 Beautiful Homes, Yorkshire Life and Yorkshire Post, each time enjoying it's own personal editorial.

No expense has been spared in the details that have transformed this manor house into a wonderful home. The three reception rooms offer great versatility to a new owner, with a sitting room, drawing room and formal dining room, each room is elegantly presented with a wooden floor that flows throughout. All double glazed windows and French doors throughout the property have been bespoke made by Holme Valley Joinery and impressive fireplaces adorn both the drawing room and dining room.

The breakfast kitchen with lowered ceiling is custom made and includes a blend of

pendant, ambient and LED spot lighting. Integrated Miele appliances comprise of a combination microwave, electric oven, warming drawer, 6 ring gas hob, dishwasher, two fridges and two freezers. Within the Corian island are dual Blanco sinks with Grohe filtered hot water tap, insinkerator, pop up electrical sockets and defined breakfast bar. The kitchen is Bang and Olufsen wired for surround sound and furthermore the kitchen includes a cooled area with bespoke furnishings for wine storage.

The owner has cleverly integrated a contemporary feel into The Grange with the considered use of colour and textured paper in key locations around the property. Lifting the home out of the ordinary and giving it a modern update, the fusion between the decades is much to be admired.



Converting the lower ground floor was a brilliant opportunity to add valuable additional space and as our photographs demonstrate the new-style basement is no longer simply overspill space but a beautifully designed, light-filled, health suite, with gymnasium, shower/wet room, bathroom and sauna alongside the luxury laundry room. The gymnasium could be easily converted back to a double bedroom.

The first floor with elegant landing and traditional stained glass window leads to five bedrooms and a house bathroom and includes a useful linen store. The house bathroom with Duravit 3 piece suite further includes a step in shower, heated towel radiator and fabulous neutral shaded flamingo wall covering. The master suite enjoys far reaching countryside views and with spacious provisions there is plentiful room for free standing furniture, also appreciating a separate fully furnished walk in dressing room with tall hanging and drawers. The shower room is presented to the highest standard and includes an Alessi suite, known for effortless curves and sensuous forms, with dual sinks and matching toilet, the room further includes a double shower and circular heated towel radiator.

The remainder of the first floor includes a further five bedrooms, one of which is dressed as a study with bespoke fitted furniture. Overall the property includes four double/king bedrooms and one single. The Grange includes a mixture of under floor heating and gas central heated radiators with gas fires positioned in all three reception rooms.

Maintained to an exceptionally high standard, The Grange sits in

just over an acre of gardens, that are mostly lawn to the front elevation and incorporate a sweeping driveway and large double garage to the rear with electric doors. To the side, a covered seating area perfectly offers shelter on those inclement days. Yorkshire stone retained from the refurbishment has been utilised in creating a flagged seating arena and pathways connecting the rear to the front and leading to a timber shed for garden storage. Offering handsome drama to the setting, The Grange sits within the confines of a centuries old rock face which they have highlighted with ambient lighting. A steadily rising pathway leads to the woodland which forms part of the



boundaries and leads up to Penistone Road.

### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band TBC

EPC: D

What3Words: monks.scribble.winning

Parking: Garage, Driveway

### **UTILITIES**

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider



### **AGENT NOTES**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

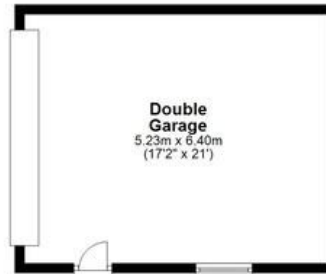
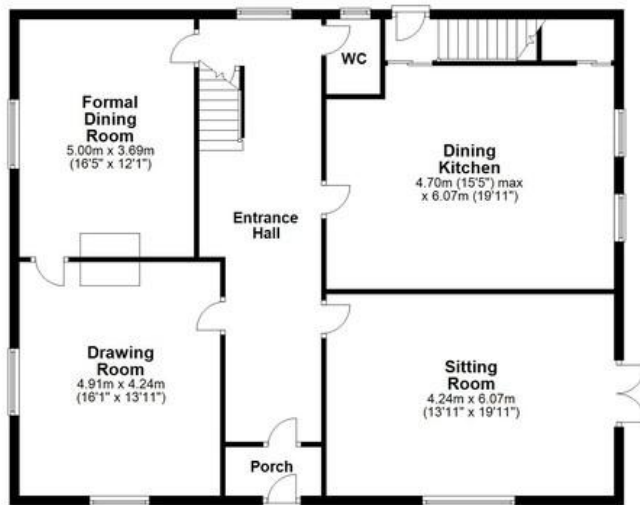
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

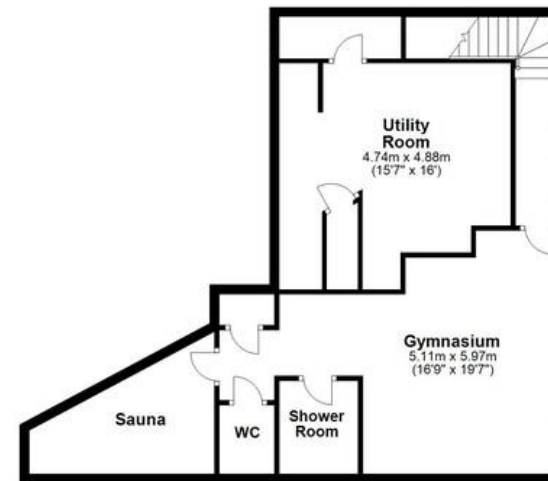
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



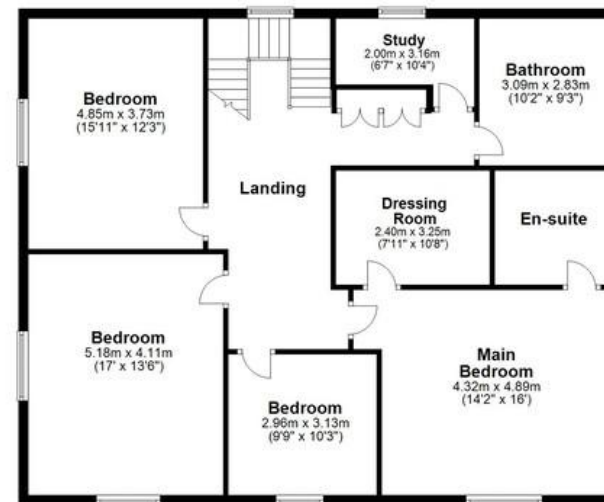
**Ground Floor**  
Approx. 159.1 sq. metres (1712.6 sq. feet)



**Basement**  
Approx. 69.1 sq. metres (743.5 sq. feet)

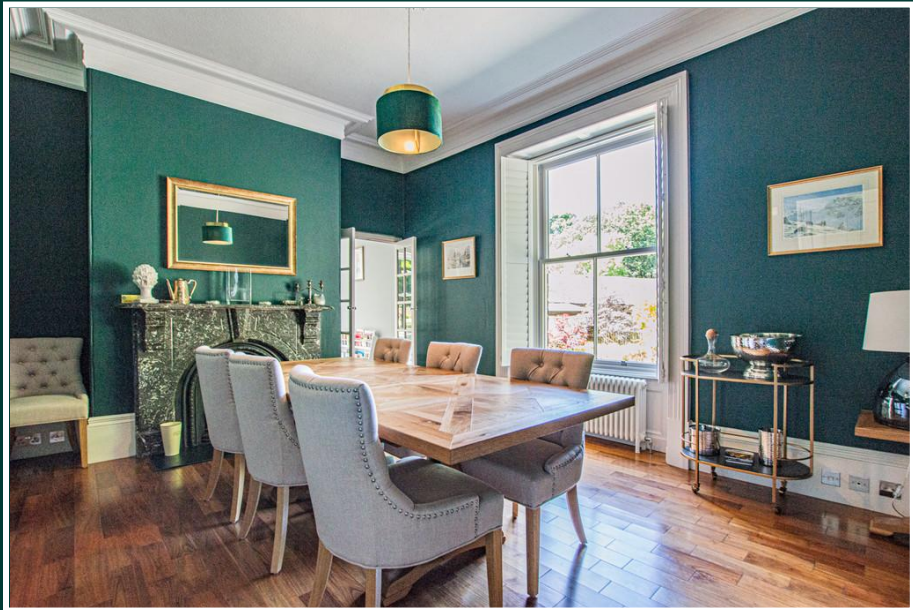


**First Floor**  
Approx. 124.1 sq. metres (1336.3 sq. feet)



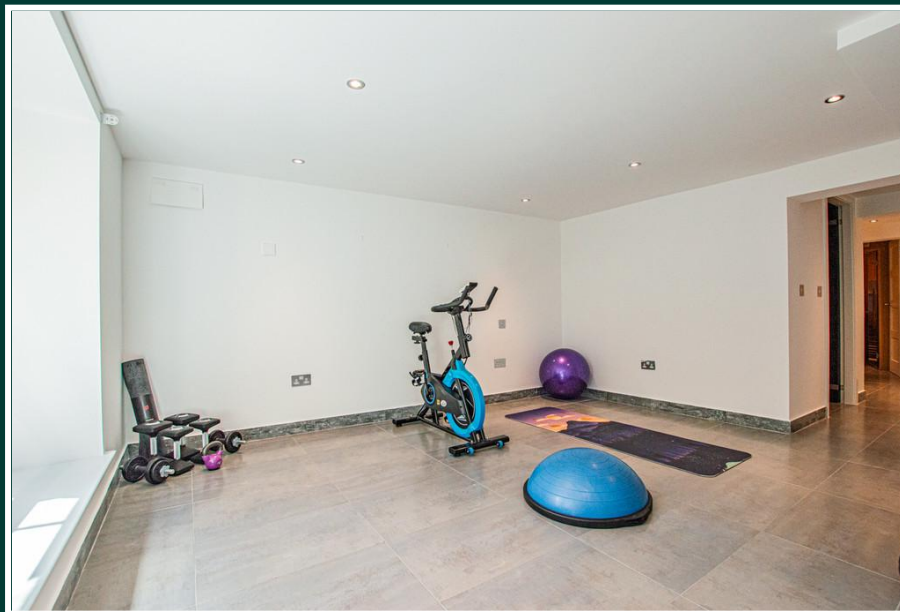
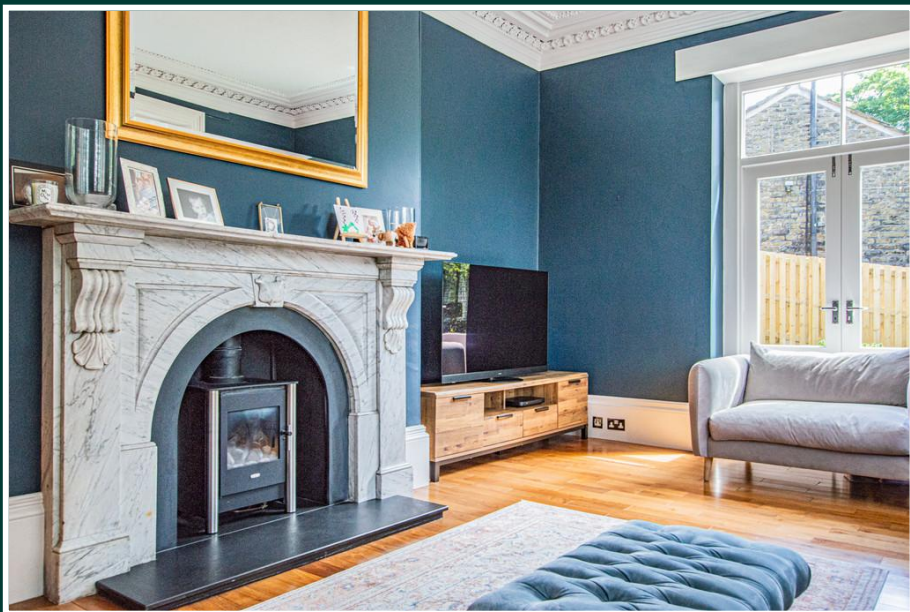
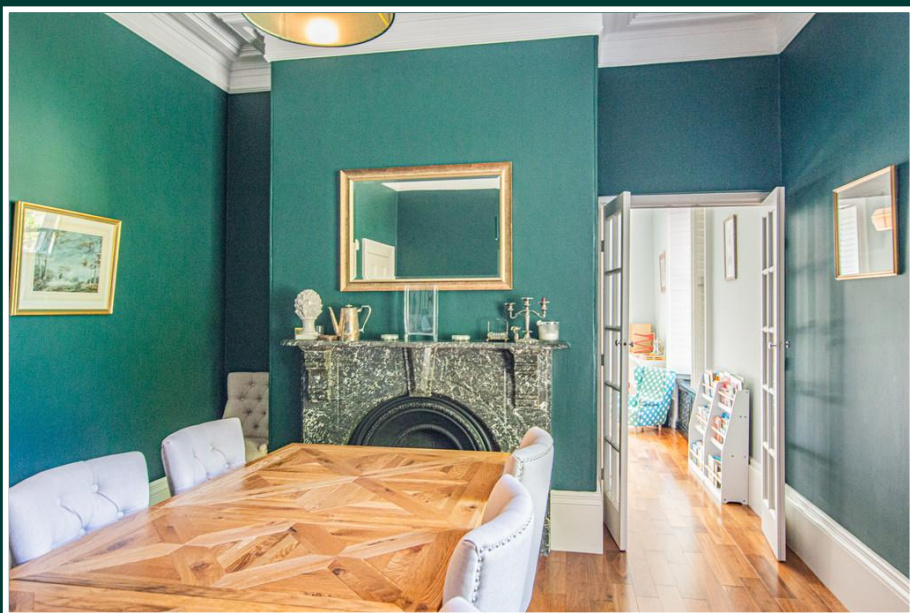
Total area: approx. 352.3 sq. metres (3792.4 sq. feet)





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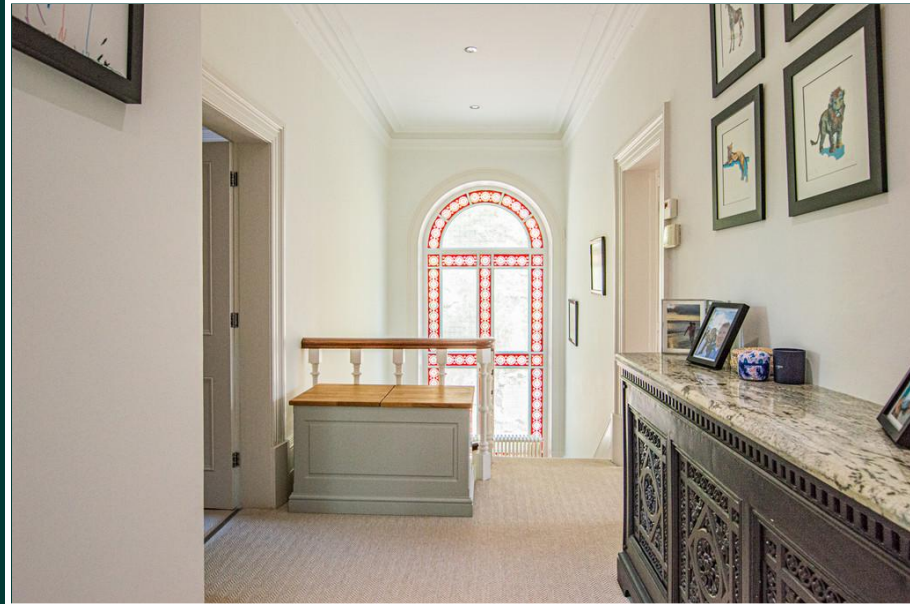
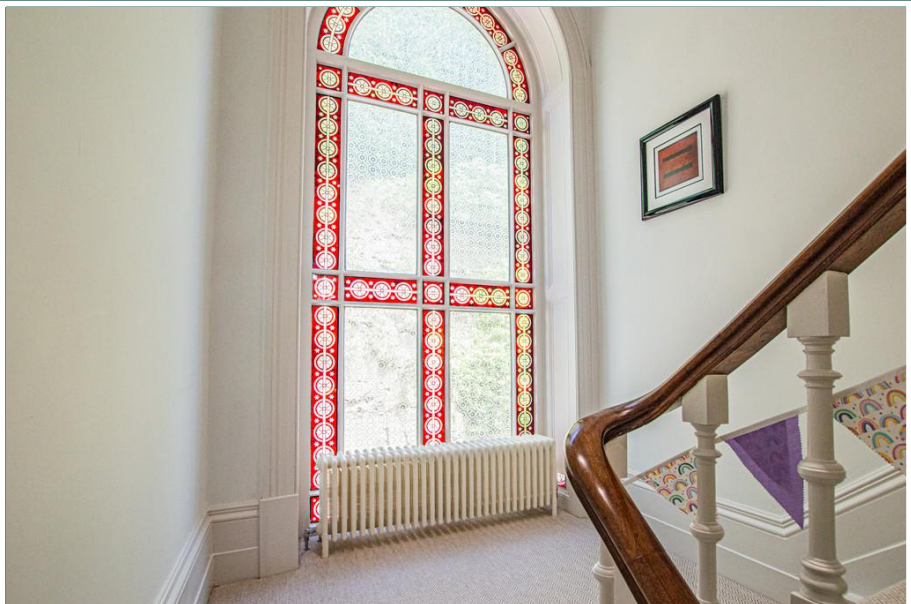




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