



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

The Mount
Cooper Lane, Holmfirth



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Offers In Region Of £740,000

THE MOUNT IS A TRULY MAGNIFICENT HOME, TUCKED AWAY DOWN A PRIVATE DRIVE, SET ON AN ELEVATED PLOT, IN A QUIET AND PEACEFUL LOCATION OVERLOOKING THE HILLS ABOVE HOLMFIRTH. THE HOUSE IS LOCATED WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE, VICTORIA PARK, THE LIBRARY, RECREATION GROUND AND ALL WELL REGARDED LOCAL SCHOOLS, MAKING IT PARTICULARLY SUITABLE FOR FAMILIES WITH CHILDREN OF ANY AGE.

KEY FEATURES

QUIET AND PEACEFUL LOCATION
BEAUTIFUL VIEWS
4 BEDROOM, EN-SUITE, 2 BATHROOMS
3 RECEPTION ROOMS WITH FIREPLACES
LARGE KITCHEN/DINING AREA
ART/WET AREA WITH WINE STORE
2 ACRES MATURE GARDENS AND
WOODLAND
CLOSE TO VILLAGE CENTRE WITH PARKING

The Mount is a truly magnificent home, tucked away down a private drive, set on an elevated plot, in a quiet and peaceful location overlooking the hills above Holmfirth. The house is located within walking distance of the village centre, Victoria Park, the library, recreation ground and all well regarded local schools, making it particularly suitable for families with children of any age. It is surrounded by two acres of mature land comprising a variety of gardens and woodland, a 50m zip wire stretching between two ski bubbles, two sheds and two spacious patios for indoor-outdoor living. Included with the sale is a 14mx5m marquee and an overhead patio heater for those all important outdoor get togethers in one of the of the four lovely gardens.



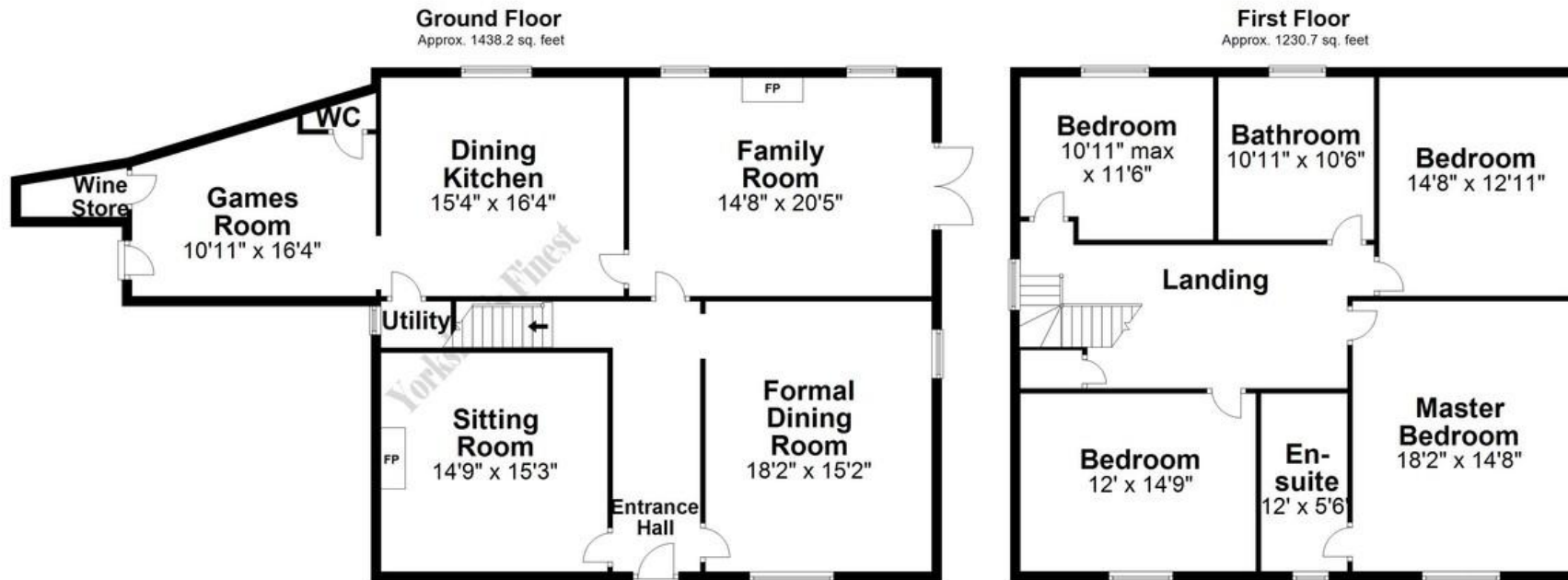
The interior of this lovely home oozes character and charm and has been lovingly restored and decorated over the last 6 months. With far reaching views over the Holme valley there is a large lounge with oak flooring, log burning stove and double doors leading to a patio affording indoor-outdoor living. A second spacious living room with original window shutters, gives good views and has open fireplace and sink area. The main dining/reception area has two windows, one with original shutters, as well as open fire place. There is a large kitchen/diner with modern fitted kitchen and marble work surfaces, off which is an enclosed utility area with washing/drying machine and extra fridge and freezer space. A large art/wet area with coat cupboards and storage space leads to a downstairs bathroom and wine store as well as a back yard, accessed from the drive also, in which there is a covered log store.

The staircase ascends to a half landing off which is accessed a double bedroom with decorative fireplace and views over the extensive back garden. The stairs continue up to the very large main landing off which there are 3 big bedrooms (with master having modern en-suite with double sink and walk in shower) all with far reaching views, two with decorative open fire places. There is also a generous house bathroom with double sink, walk in shower and separate bath. An easy to pull down ladder leads to a large, floored attic space, head height in the centre, giving a great amount of dry storage or scope for further living space.

A private driveway curves round the back of the house to a large parking area. From here a meandering, gravelled path leads to the main entrance of the property, as well as to French windows which open up onto one of two patios and through two acres of mature gardens, all of which have been carefully planted and maintained with a variety of flowering and herbaceous borders as well as different types of trees. The property affords complete privacy and quiet from the village centre just two minutes walk down the prestigious Cooper Lane, making it an ideal position for the requirements of all ages, as well as being within easy reach of all surrounding major cities and rail lines. In addition to this, being at the foot of the pennines, the property is handily placed for those wanting a healthy active lifestyle, with walking country, sailing, climbing, mountain and road biking all either straight from the door or within a very short distance.

Covering a large area, The Mount affords a huge amount of scope, subject to the necessary consents, to develop the garden and to create further outbuildings.





Total area: approx. 2668.9 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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