

Fenay Grange, Birks Lane, Almondbury, HD8 0LJ

Offers Over £1,350,000

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A unique opportunity has arisen to purchase 'Fenay Grange', which is an outstanding example of a late 18th century farmhouse, set into the stunning Woodsome valley, with uninterrupted rural views. Enjoying a magnificent southerly aspect, the property is set into grounds extending to approximately 6 acres, including stone built stables with tack room and hay store, paddocks and outbuildings.

With electric gated access leading to the sweeping driveway, which provides parking for approx. 8/10 vehicles and turning area, together with additional electrically operated gates to the rear courtyard which provides additional off road parking and garaging.

The property displays features one would normal expect from a property of this era, such as a wealth of exposed beams and trusses, feature stone work and fireplaces, superb barn doors and a stunning entrance hall with a feature barn entrance, magnificent stone fireplace and galleried landing above. Boasting 5 bedrooms, three of which have en suite facilities and 5 reception rooms, the property offers a significant amount of flexibility to provide supported living for a dependent relative or a growing family.

Set in the heart of Woodsome valley, the property is located within a 15/20 minute drive of both the M62 and M1, with the major trading centres of Leeds (17 miles), Sheffield (28 miles) and Manchester (32 miles) readily accessible.

Only by a personal inspection can one truly appreciate the peaceful and secluded setting, size and quality of accommodation and outstanding features, of this Grade II listed building.





GROUND FLOOR:

Front Entrance Hall

Accessed via the independent sweeping driveway. A solid timber entrance door gives access into the entrance hall. Fitted with a central heating radiator, ceiling coving and picture rail decor. A further timber door leads through to the main hall.

Dining Room

18'3" x 14'0" (5.56m x 4.27m)

A spacious reception room, which displays period features such as the ornate marble fireplace, with inset Victorian style open grate fire and tiled backdrop, picture rail decor and deep sunk skirting boards. There are also 4 wall light points, 2 central heating radiators and sash windows to the side elevation.

Breakfast Kitchen

18'3" x 15'0" (5.56m x 4.57m)

A traditional style farm/period kitchen which is fitted with a range of handmade wall and base units with granite surfaces, central island with granite work surface and gas fired AGA. The kitchen also has an integrated 4 ring Miele gas hob with built-in oven and overhead extractor fan and light, twin bowl stainless steel sink unit with granite drainer and mixer taps, Yorkshire stone flagged flooring, a central heating radiator and sash windows which overlook the courtyard. A door provides access to the lower ground floor.

Main Hall

Accessed from the courtyard, with a magnificent feature stone barn entrance, open grate fireplace with heavy stone cheeks and mantel, 2 central heating radiators with fretwork covers, decorative ceiling coving and galleried landing above.

Lounge

21'2" x 19'6" (6.45m x 5.94m)

This most spacious living room has 4 wall light points, a sealed unit double glazed full height window to the rear which provides stunning views over Magdale valley. There are 3

central heating radiators set behind fretwork panels, windows overlooking the courtyard and there is also an electric, coal effect living flame fire which is set onto a carved oak fire surround and mantel.

Summer Room

A most impressive room which is open to the full roof height and exposes the original beams and trusses. There are feature barn door entrances to both front and rear, the rear enjoying particularly pleasant views across Magdale valley, towards Emley moor. This ideal entertaining space also has a wealth of exposed stonework, sealed unit double glazed windows to both front and rear and French doors to either side.

Courtyard Entrance

A timber and glazed external door gives access to the entrance vestibule which has Yorkshire stone flagged flooring and in turn leads to the utility room.

Utility Room

10'10" x 11'8" (3.30m x 3.56m)

Fitted with base and wall cupboards, a sash window overlooking the courtyard, Victorian style creel airer, space for a tumble dryer and having space and plumbing for a washing machine. The floor standing Worcester Bosch boiler is also housed here and a further door gives access to an additional storage room.

Side Garden Entrance

Study

15'2" x 9'2" (4.62m x 2.79m)

Peacefully situated to the rear of the property, with stunning views. There are sealed unit double glazed sash windows, an exposed stone fireplace and external access door.

Sitting Room

18'1" x 15'3" (5.51m x 4.65m)

Peacefully situated to the rear of the property, enjoying stunning far reaching views through the sealed unit, double glazed sash windows to both side and rear elevations. This

well proportioned reception room is also fitted with a central heating radiator, 4 wall light points and a feature rustic brick fireplace with open grate fire and timber mantel above.

Cloakroom/WC

19'0 x 11' (5.79m x 3.35m)

Furnished with a 2 piece white suite incorporating low flush WC and wash hand basin. There are also sealed unit, double glazed sash windows and a central heating radiator which is set behind fretwork panel.

LOWER GROUND FLOOR:

Accessed from the kitchen. The cellar provides 2 vaulted storage rooms. One is currently utilised as a wine cellar and the other is currently used for storage.

FIRST FLOOR:

Galleried Landing

Being open to the full roof height, with exposed beams. There is a cast iron Victorian style fire surround with mantel above, walk-in laundry room and 2 central heating radiators set behind fretwork panels.

Master Bedroom

19'3" x 15'2" max (5.87m x 4.62m max)

A magnificent master suite which has feature exposed ceiling beams and trusses, 2 wall light points, 3 central heating radiators and sealed unit double glazed windows to both front and rear, which provide superb views across Magdale valley. There is a walk-in dressing room and en suite shower room.

En suite Shower Room

Furnished with a 5 piece suite comprising of a low flush WC, bidet, pedestal wash basin, panelled bath with antique style mixer taps and shower attachment, together with a fully tiled corner, shower cubicle. There is a heated radiator/towel rail, sealed unit double glazed window and feature exposed beams and trusses.

Guest Suite/Bedroom 2

18'0" x 18'2" inc en suite and wardrobes (5.49m x 5.54m inc en suite and wardrobes)

A most spacious bedroom which is fitted with 2 central heating radiators set behind fretwork panel, ceiling coving, built-in wardrobes with sliding doors and sash windows to the side give open rural views.

En suite Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, vanity wash basin with cupboards beneath, panelled bath with overhead shower and shower screen. There is also a central heating radiator, built-in linen cupboard and fully tiled walls.

Bedroom 3

15'6" x 14'3" (4.72m x 4.34m)

With a cast iron Victorian style fireplace, central heating radiator set behind fretwork panel, sash windows to the side with rural views and a door gives access to the en suite.

En suite Shower Room

With a 3 piece suite comprising of a low flush WC, pedestal wash basin and fully tiled shower cubicle. There is also a central heating radiator.

Bedroom 4

14'6" x 18'2" inc wardrobes (4.42m x 5.54m inc wardrobes)

With built-in 3 door wardrobes which provide hanging and shelving facilities. There is also a feature cast iron Victorian style fireplace, central heating radiator set behind fretwork panel, sash windows to both side and rear which provide extensive views towards Emley Moor.

Bedroom 5

15'0" x 9'1" (4.57m x 2.77m)

Peacefully situated at the rear of the property, having sealed unit double glazed sash windows and central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash bowl with cupboards beneath and a panelled bath with overhead shower and shower screen. There is sunken LED lighting, central heating radiator set behind fretwork panel, electrically operated heated towel rail, full tiling to the floor, part tiled walls and a sealed unit double glazed sash window.

OUTSIDE:

An electronically operated access gate to the rear courtyard, gives access to the detached garage, central store/workshop and further garage with double doors. To the side of the property, there is the gardeners outside toilets and a feature arched doorway which leads to the front of the property, which also has separate, electronically operated entrance gates which allow access to the main driveway which provides parking for approximately 8/10 vehicles and has a central turning area. The formal gardens are predominantly lawned with inset and surrounding borders of mature trees, shrubs and bushes. The main frontage, again has formal lawns with mature borders, Yorkshire stone flagged terrace and seating area, exterior security lighting and water tap. A flight of stone steps descend into the lower paddock, which in turn gives access to the stone built stable block which consists of 2 loose box stables, hay store and tack room. There is a concrete turn out area and access gates into the adjacent paddocks.

Detached Garage

17'7" x 17'1" (5.36m x 5.21m)

With electrically operated roller shutter doors, exposed beams and trusses and power/light points.

Store/Workshop

15'0" x 7'1" (4.57m x 2.16m)

Having exposed beams and trusses, together with power and light points.

Garage

16'2" x 14'6" (4.93m x 4.42m)

With exposed beams and trusses which provides additional garage/storage space subject to requirements.

Stable 1

12'6" x 10'11" (3.81m x 3.33m)

Hay Store

12'6" x 11'7" (3.81m x 3.53m)

Stable 2

12'6" x 9'11" (3.81m x 3.02m)

Tack Room

12'10" x 12'6" (3.91m x 3.81m)

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

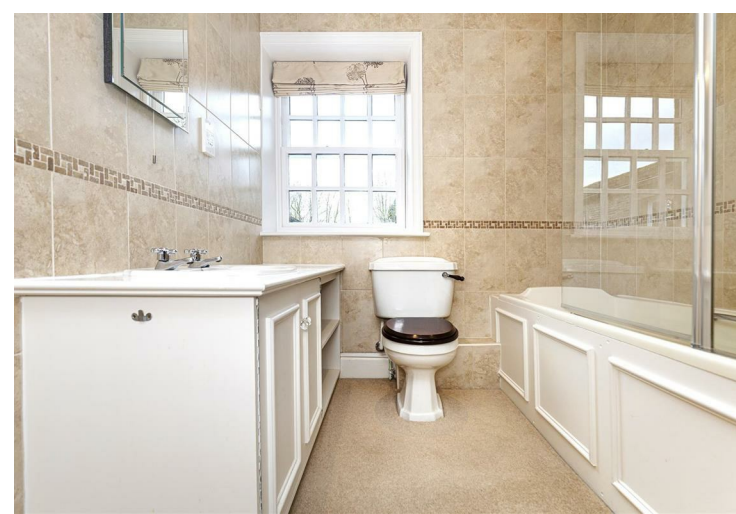
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Ground Floor



Floor 1



Lower Ground Floor

Approximate total area⁽¹⁾

4518.92 ft²

419.82 m²

Reduced headroom

15.67 ft²

1.46 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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