



## Ashacre, Upper Stubbin, Holmbridge, Holmfirth, HD9 2LT

**£750,000**

A true rarity in the Holme Valley. This period detached family home provides an extremely private rural location, with amazing views, sitting in greenbelt on the edge of a conservation area. Built in 1936, to an innovative design, reflecting the Art Deco style of the period and its owner's maritime interests. Ashacre retains many original features including solid oak staircase, original doors and solid wood flooring. Solid fuel stoves and a smart controlled oil-fired central heating system, along with other modern accoutrements, create a space fit for the 21st century. The accommodation combines a contemporary feel with vintage touches: at its heart is an open plan dining kitchen family room along with a spacious hallway, downstairs WC, sitting and utility rooms. To the first floor are three double bedrooms, a family bathroom and large landing area. Whilst the top floor accommodates a master suite with ensuite bathroom and dressing area. Outside is gated off-road parking, a detached double garage with a self-contained studio over and mature gardens. The property is ideally located to access all the Holme Valley amenities and is within the catchment area for local outstanding schools and colleges. Centrally located between Manchester, Leeds and Sheffield it is also a commuter's paradise.

# Ashacre, Upper Stubbin, Holmbridge, Holmfirth, HD9 2LT



- FOUR BEDROOM DETACHED FAMILY HOME WITH HINTS OF ART DECO
- TWO RECEPTION ROOMS AND DINING KITCHEN WITH SEPARATE UTILITY
- BUILT IN 1936 AND RETAINING MUCH OF THE ORIGINAL FEATURES
- OVER GARAGE STUDIO
- HIDDEN POSITION WITH STUNNING PANORAMIC COUNTRYSIDE VIEWS
- GATED OFF ROAD PARKING AND DETACHED DOUBLE GARAGE

## Entrance Hallway

14'4" x 9'7" (4.37m x 2.92m)

## Downstairs WC

5'8" x 3'2" (1.73m x 0.97m)

## Dining Kitchen

22'2" x 11'1" (6.76m x 3.38m)

## Utility/Larder

8'0" x 7'4" (2.44m x 2.24m)

## Garden/Family Room

14'1" x 10'2" (4.29m x 3.10m)

## Lounge

16'11" x 11'7" (5.16m x 3.53m)

## First Floor Landing

20'6" x 6'9" (6.25m x 2.06m)

## Bedroom 3

12'3" x 9'11" (3.73m x 3.02m)

## Bedroom 4

11'9" x 10'4" (3.58m x 3.15m)

## Bedroom 2

11'7" x 11'3" (3.53m x 3.43m)

## Family Bathroom

11'7" x 6'9" (3.53m x 2.06m)

## Loft Master Bedroom

15'8" x 11'4" (4.78m x 3.45m)

## Ensuite

11'10" x 6'9" (3.61m x 2.06m)

## Garage and Off-Road Parking

17'11" x 17'9" (5.46m x 5.41m)

## Over Garage Studio

17'11" x 17'9" (5.46m x 5.41m)

## GARDENS

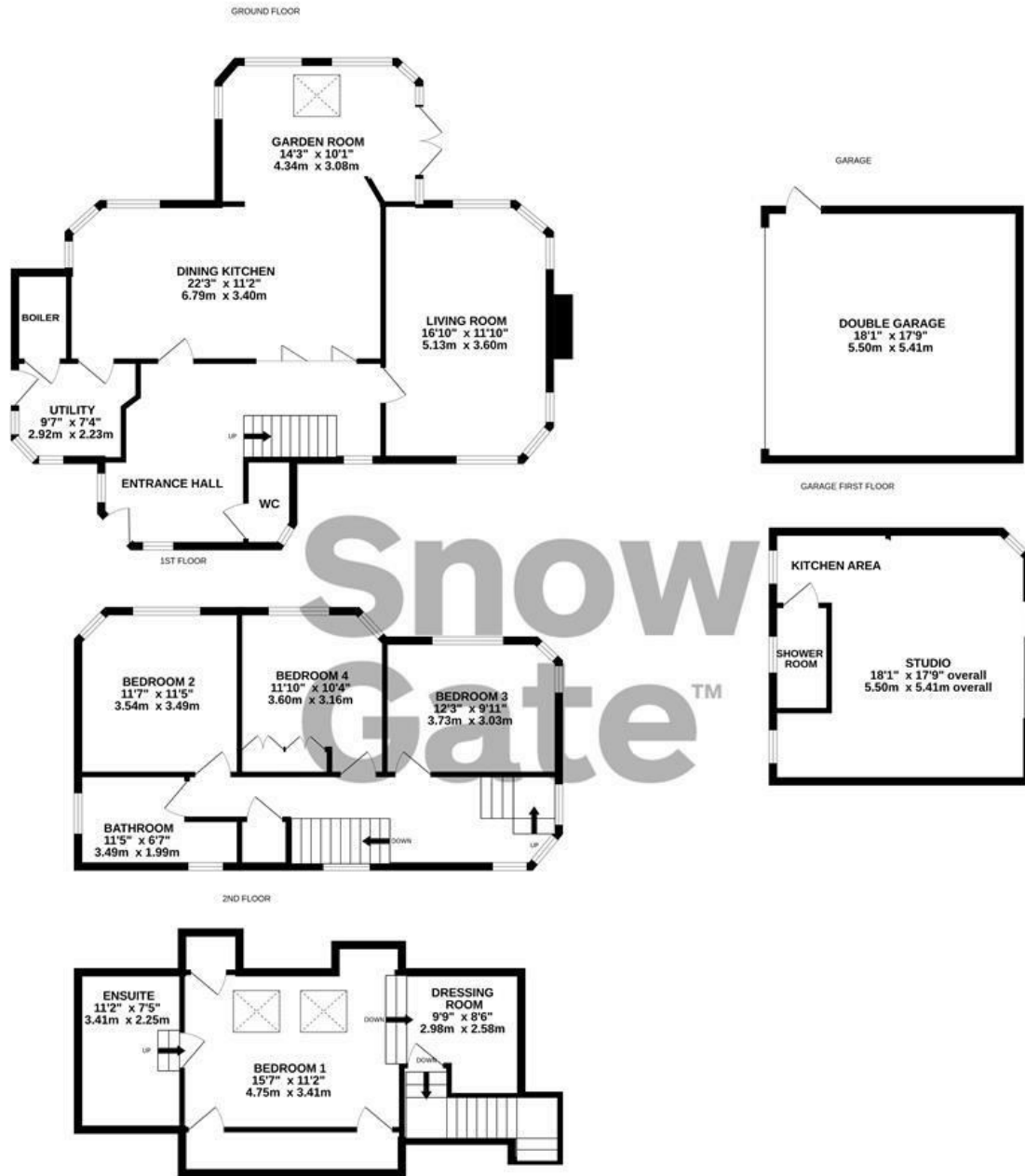


## Directions

Take Woodhead Road out of Holmfirth towards Holmbridge. Turn right onto Shaw Lane, then immediately left onto Fairfields Road which leads onto Yew Tree Lane. Take a left before Adeline Terrace and follow the road, marked private, around the mill pond and up the hill. At the cottages, follow the road around the right-hand bend up the hill: Ashacre is located to the left.

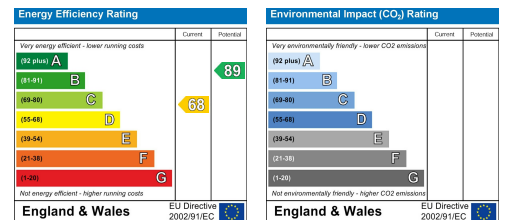


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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