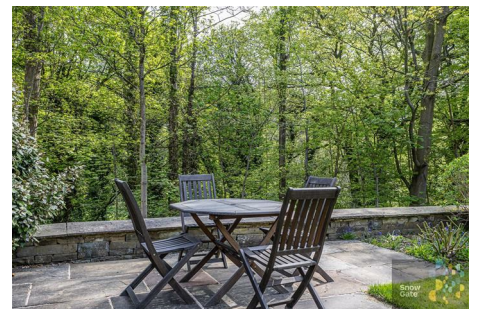
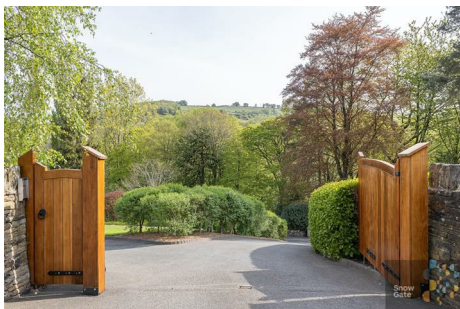




Stoney Bank Lane

New Mill, Holmfirth, HD9 7LZ

An exceptional four double bedroom stone built Georgian gentleman's residence with stunning views and beautiful grounds. The property has undergone a full programme of modernisation and while retaining much of it's original internal character is essentially a fabulous quality new build wrapped in an imposing double fronted mansion. The property sits in mature landscaped gardens which offer further outbuilding potential all just a short walk from Holmfirth High School and all the local amenities. Briefly comprises entrance hallway, four reception rooms and spacious dining kitchen, rear hallway with downstairs WC and access to the integral double garage. Utility and keeping cellar. To the first floor are four kingsize bedrooms, two with ensembles and a family bathroom. Integral double garage, large amounts of private off road parking and mature landscaped gardens.

£950,000

Stoney Bank Lane

New Mill, Holmfirth, HD9 7LZ



- FOUR KINGSIZE BEDROOM
- GEORGIAN RESIDENCE WITH BEAUTIFUL VIEWS
- MODERNISED/RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- FOUR LARGE RECEPTION ROOMS AND SPACIOUS FULLY EQUIPPED KITCHEN
- PERIOD FEATURES, KEEPING CELLARS AND INTEGRAL DOUBLE GARAGE
- SET IN MATURE LANDSCAPED GARDENS JUST A WALK FROM HOLMFIRTH HIGH SCHOOL
- POSSIBLE POTENTIAL FOR OUTBUILDING IN THE GROUNDS

Entrance

28'0" x 6'2" (8.53m x 1.88m)

Open Plan Kitchen and Family Room

30'8" x 15'3" (9.35m x 4.65m)

Dining Room

13'11" x 13'8" (4.24m x 4.17m)

Side Hallway

Down Stairs WC

5'6" x 3'5" (1.68m x 1.04m)

Integral Double Garage

20'3" x 19'10" (6.17m x 6.05m)

Lounge

16'8" x 14'8" (5.08m x 4.47m)

Drawing Room/Home Office

15'0" x 12'2" (4.57m x 3.71m)

Utility

8'1" x 5'11" (2.46m x 1.80m)

Keeping Cellar

17'5" x 12'4" (5.31m x 3.76m)

Half Landing

Family Bathroom

12'7" x 6'1" (3.84m x 1.85m)

Galleried Landing

Master Bedroom

16'7" x 14'9" (5.05m x 4.50m)

Ensuite

9'9" x 6'3" (2.97m x 1.91m)

Bedroom 2

18'2" x 12'1" (5.54m x 3.68m)

Bedroom 3

14'6" x 14'11" (4.42m x 4.55m)

Guest bedroom

15'7" x 10'7" (4.75m x 3.23m)

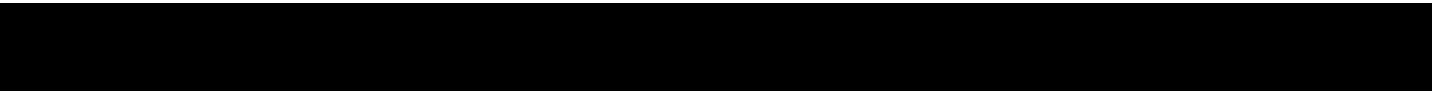
Ensuite

8'9" x 3'9" (2.67m x 1.14m)

Grounds

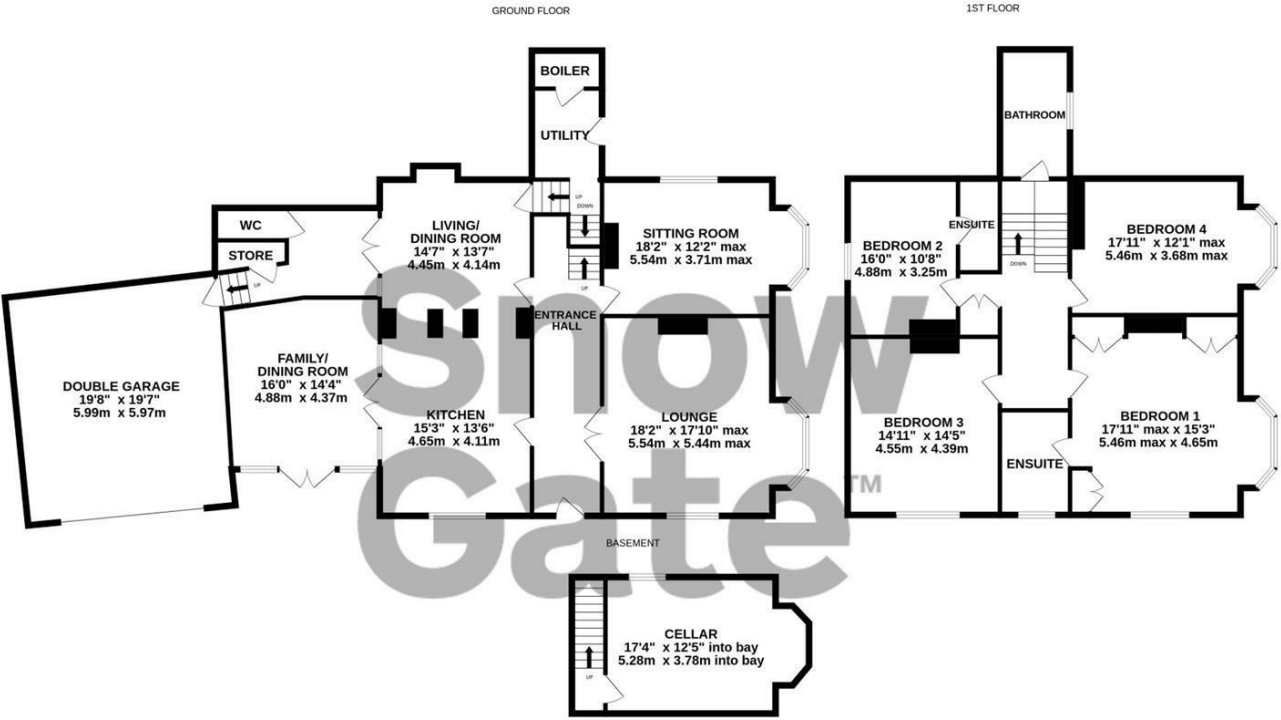


Directions





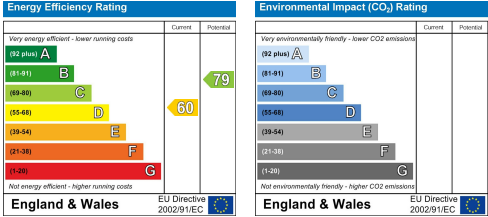
Floor Plan



TOTAL FLOOR AREA : 2998 sq.ft. (278.5 sq.m.) approx.

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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