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Miry Lane

Netherthong, Holmfirth, HD9 3UQ

A superb opportunity to acquire a former Church of England Vicarage dating back to 1837 when it was known as a Parsonage. It has been thoughtfully extended to give a contemporary living/dining kitchen in addition to the three generously sized reception rooms and large utility/boot room. Set on the edge of the picturesque village of Netherthong and backing onto green belt in beautifully kept gardens, there are unspoilt views from all the sash windows, in addition the local shop, pub and primary school are all within walking distance. Briefly comprises hallway, sitting room, dining room, family room, downstairs WC, utility/boot room, living/dining kitchen and three vaulted cellars. To the first floor are four double bedrooms, family bathroom and separate shower room. Large detached double garage, ample off road parking and stunning gardens.

£900,000

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- AN IMPOSING EARLY VICTORIAN FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFUL WELL STOCKED GARDENS AND UNSPOILT VIEWS
- EXTENDED WITH A SYMPATHETIC AND CONTEMPORARY LIVING/DINING KITCHEN
- FULL OF ORIGINAL AND PERIOD FEATURES, INC FIREPLACES AND SASH WINDOWS
- THREE SPACIOUS RECEPTION ROOMS, VAULTED CELLARS AND LARGE UTILITY/BOOT ROOM
- LONG DRIVE, LARGE DETACHED DOUBLE GARAGE AND PLENTY OF PARKING

Approach

Entrance

15'3" x 3'11" (4.65m x 1.19m)

Sitting Room

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

Dining Room

15'0" x 14'11" (4.57m x 4.55m)

Inner Hallway

11'1" x 2'11" (3.38m x 0.89m)

Cloakroom/WC

6'4" x 3'5" (1.93m x 1.04m)

Family Room

15'0" x 13'10" (4.57m x 4.22m)

Cellars

Utility/Pantry

15'4" x 9'0" (4.67m x 2.74m)

Dining Kitchen

24'0" x 14'0" (7.32m x 4.27m)

First Floor Landing

21'10" x 6'6" (6.65m x 1.98m)

Master Bedroom

15'1" x 13'1" (4.60m x 3.99m)

Bedroom 2

14'0" x 11'9" (4.27m x 3.58m)

Bedroom 3

12'8" x 11'9" (3.86m x 3.58m)

Bedroom 4

11'10" x 9'0" (3.61m x 2.74m)

Family Bathroom

15'5" x 8'9" (4.70m x 2.67m)

Shower Room

6'10" x 4'11" (2.08m x 1.50m)

Double Garage and Off Road Parking

19'7" x 17'4" (5.97m x 5.28m)

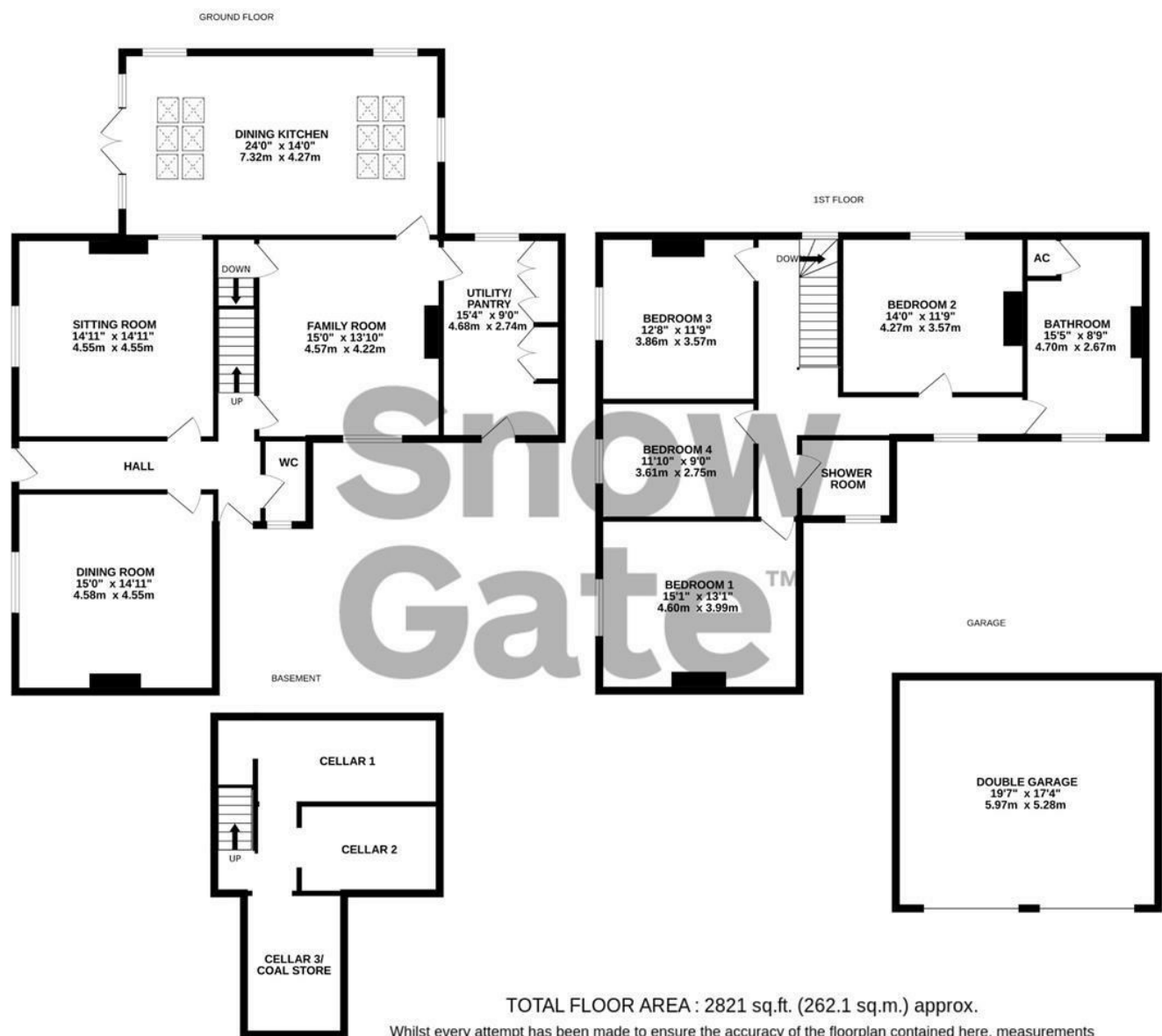
Grounds



Directions



Floor Plan



TOTAL FLOOR AREA : 2821 sq.ft. (262.1 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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