



Holmleigh Manor Church Street, Netherthong, Holmfirth, HD9 3EA



SHERIDAN
BAILEY
PROPERTY

Holmleigh Manor is a luxury 7 bedroom Regency Manor House standing on a 0.6 acre plot (approx) situated in Netherthong, Holmfirth, West Yorkshire, with far reaching views to the countryside beyond. Built c1820, the residence has been thoughtfully restored resulting in pure opulence whilst maintaining period features. The property has been both a private residence and successful boutique B&B so plenty of options. The residence is approached by a sweeping driveway, private gated entrance, with rolling lawned frontage, wooded area and generous patio.

Entrance into the grand hallway with its feature staircase sets the tone for the rest of the property. Comprising, 3 period reception rooms including Lounge with Edwardian interiors, a Library perfect for a Study, and a Formal Dining Room. All have period fireplaces, stripped wooden flooring and original shutters. Period rooms blended with contemporary design, wallpapers and fabrics, a real feast for the eyes. The Kitchen is a blend of period and contemporary, where history meets high specification integrated appliances.

On the first floor there are 4 feature bedrooms each with private bathrooms.

The real surprise to this property lies on the second floor with a New York loft style self contained apartment with a 42ft living area, with galleried landing, Kitchenette, 3 double bedrooms and contemporary bathroom plus walk in wardrobe.

To the rear of the property is the courtyard affording ample parking with an EV point, a pedestrian gate to the village, access to two car ports.

This property is a must view, and is now available with vacant possession.

Entrance Hallway & Vestibule

Entrance opens up to the Grand Hallway, striking in its welcome, and setting the tone. Minton tiled flooring throughout, with beautiful wooden staircase and large feature arched window. High ceilings and decorative cornicing, and cast-iron column radiator. There are four-panel timber doors which access to the lounge, library, formal dining room and breakfast kitchen. There is a doorway underneath the staircase which descends to the lower ground floor, to the plant room and wine cellar.

The Reception Rooms

There are 3 Reception Rooms on the ground floor currently providing, Lounge, Library/Study and a formal Dining Room. Each room is restored to its original splendour where history meets contemporary design with

wallpapers and fabrics. All rooms have feature fireplaces, a fabulous Edwardian wood fireplace in the Lounge and solid marble fireplaces in the other two rooms. All feature stripped wooden flooring, leaded windows and shutters with decorative cornicing, high ceilings and cast iron radiators.

Kitchen

The Kitchen is a design blend of historical features with contemporary designed kitchen. There is the original servant bell call system, flagstone flooring, an early fireplace with Victorian stove and a large sash window with original shutters. Central to the Kitchen is the vast island perfect for daily family life and entertaining alike. Integrated high quality appliances including a five-ring gas Caple hob with extractor over, waist level Caple oven, microwave, steam oven and warming drawers,







inbuilt coffee maker, pantry style fridge unit and under counter freezer unit. There are a range of contrasting grey and blue wall and base units with Corian work surfaces. Double copper sink and mixer tap over which provides filtered water from the Home's private well in the grounds in addition to mains water

Rear Porch with Access to Courtyard

Downstairs WC

Cellar

Understairs doorway leads down the Plant Room, Wine Cellar and a further room off

Staircase to First Floor Landing





The Bedrooms & Private Bathrooms

On the first floor landing there are 4 luxury bedrooms all with their own private bathrooms. Two bedrooms to the front elevation have stunning views across the private grounds and countryside beyond with rolltop baths within the bedrooms perfectly situated to relax and breathe in those views. The other two bedrooms are located at the front of the bedroom and enjoy courtyard and village views. All individually designed with sumptuous fabrics and wallpapers combining again with feature fireplaces, sash windows and shutters. Each of the 4 bedrooms also benefit from their own private bathrooms with double walk in rainfall showers, WC, and wash handbasins.

Door from Landing to 2nd Floor





New York Style Loft

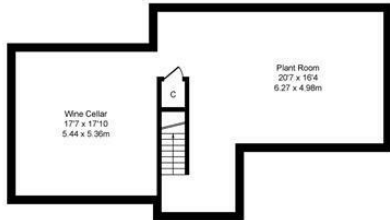
The real surprise to this property lies at the top of the house which the current owners have converted into a self contained living space with 3 further double bedrooms, bathroom and walk in wardrobe. Perfect for multi generational living where young adults may be living at home. The Living area is breath-taking in both its sheer size and design, again exposing original timbers and stonework and combining with a New York loft style ambience, with stairs leading to a mezzanine galleried landing. The views here to the countryside are uninterrupted and stunning. The 42ft living space includes a Kitchenette. A internal landing leads to 3 further bedrooms all with courtyard and villages views, a stunning House Bathroom and a walk in wardrobe.



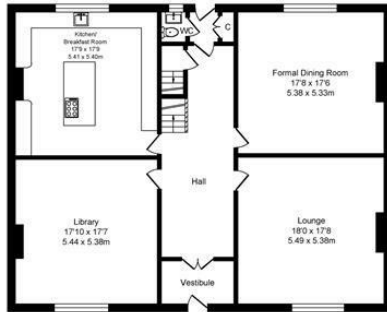


Holmleigh Manor, Church St Netherthong Holmfirth
Total Approx. Floor Area 6495 Sq.ft. (603.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Lower Ground Floor
Approx. Floor
Area 854 Sq.Ft.
(79.3 Sq.M.)



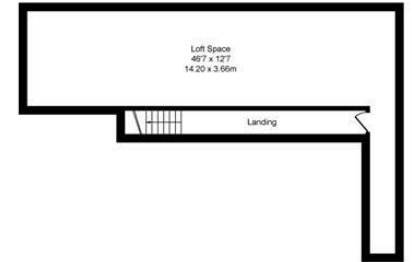
Ground Floor
Approx. Floor
Area 1647 Sq.Ft.
(153.0 Sq.M.)



First Floor
Approx. Floor
Area 1547 Sq.Ft.
(143.0 Sq.M.)



Second Floor
Approx. Floor
Area 1547 Sq.Ft.
(143.0 Sq.M.)



Loft Space
Approx. Floor
Area 701 Sq.Ft.
(65.1 Sq.M.)



Outside Areas

The residence is approached via a sweeping driveway with stone pillars from New Road, Netherthong. Parking is in the Courtyard area to the rear of the property where twin detached carports can be found with EV charging point, as well as outside storage and Utility. There is ample parking for a further 4 - 5 vehicles. There is gated pedestrian access to the village.

The main entrance is located at the front of the property. There is a large flagged patio area perfect for alfresco dining and entertaining and sweeping manicured lawn well screened for privacy with hedges and shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	