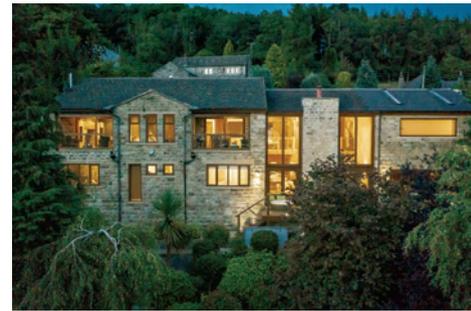




High Meadow
Coldhill Lane | New Mill | Holmfirth | HD9 7JX

FINE & COUNTRY

HIGH MEADOW



A stunning award winning home, exceptional throughout offering spacious, versatile accommodation, set within grounds approaching $\frac{1}{3}$ of an acre, enjoying private south facing gardens and breathtaking cross valley views.



A bespoke home of distinction capturing tremendous levels of natural light, the accommodation incorporating a living kitchen, lounge and galleried seating area which overlooks an amazing double height sitting room with features on display including exposed beams and a glazed elevation opening onto a south facing terrace. There are five double bedrooms and a home gym, modern systems including smart glass and mirrored T.V's whilst balconies to the upper level enjoy amazing sunsets.

The private setting is idyllic, located on the edge of glorious open countryside within both the Holme Valley and the Peak Park, local services are easily accessible and include highly regarded schooling, train station are nearby and popular areas including Holmfirth, Honley, Denby Dale and Penistone surround the property.

KEY FEATURES

Ground Floor

A broad storm porch shelters solid oak entrance doors with smart glass vision panels, opening to reveal the reception hall, which immediately sets the scene and offers an impressive introduction to the home; a stone flagged floor complimenting high-quality joinery whilst offering a glimpse through the living kitchen towards stunning cross valley views.

A cloakroom has a continuation of the stone-flagged floor and presents a modern two piece suite including a wash hand basin with glazed plinth and circular shaped ceramic bowl with mixer tap over and stylish W.C.

The lounge offers generous proportions and incorporates a dining area; a versatile room currently being used as a home cinema, there are exposed beams to the ceiling, wonderful views over the garden and valley whilst doors open onto one of the two balconies, which has oak framing with glazed panels. An antique brick style fireplace with a raised stone flagged hearth, and heavy timber mantel, is home to a cast iron solid fuel burning stove.

The living kitchen incorporates a breakfast area and offers a social entertaining space inviting a tremendous amount of natural light indoors from windows and twin-glazed doors that open out onto the second balcony. The room has stone flagged flooring and exposed beams to the ceiling. Presented with a bespoke range of furniture complimented by granite work surfaces and island whilst benefitting from a full complement of appliances including a Rangemaster stove with a gas double oven, electric hob and a stainless extractor, warming / proving drawer, a Neff dishwasher, AEG microwave, coffee machine, AEG wine fridge and a Samsung smart fridge freezer.

An outstanding galleried hallway is open plan from the kitchen offering a delightful seating area; overlooking the sitting room, which is stunning from all viewpoints, the oak construction on display with stone flagged flooring and exposed brick work to the walls creating a complimentary contrast of materials. Full height glazing ensures natural light is drawn indoors whilst views across the valley set the scene.

A bespoke oak staircase leads down to the spacious sitting room and has a reclaimed brickwork backdrop with windows to the front aspect. The gallery leads through a broad oak framed doorway to the dining kitchen.

A double bedroom to the ground floor has a broad bank of windows to the front, is pre-wired for audio/video and has provision for a wall-mounted TV. En-Suite facilities include a fixed glazed-screen shower with wet-room style water outlet and chrome fittings, polished stone wash hand basin set upon a wall-mounted vanity unit with drawer beneath and a low flush W.C. The room enjoys a high ceiling height, has an obscure window, a heated towel rail and ceramic tiling to the floor and walls.







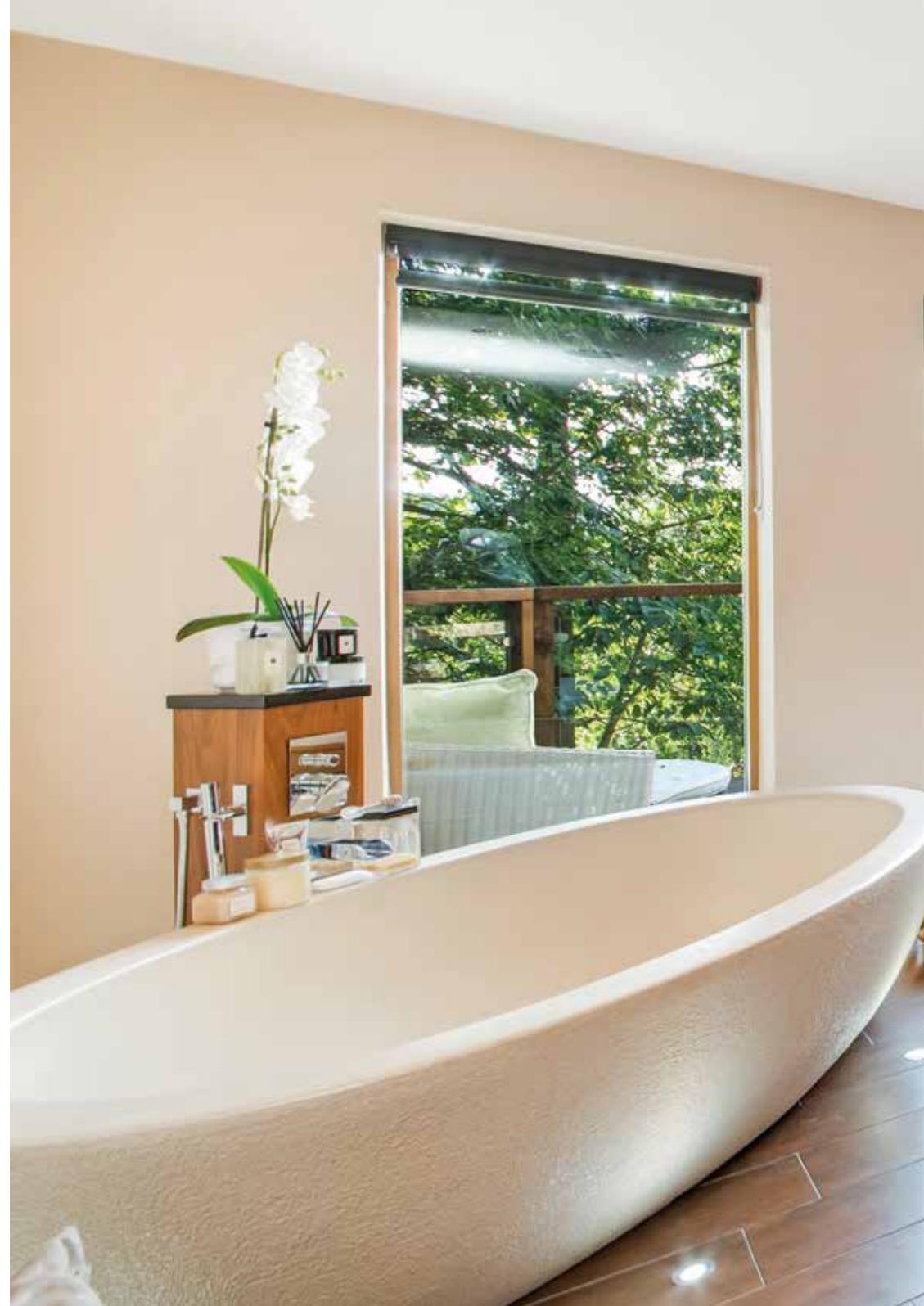














KEY FEATURES

Lower Ground Floor

A staircase from the reception hall leads down to an inner hallway which serves three of the remaining bedrooms, gym, utility and family bathroom, all of which are positioned in the original section of the home.

The feature to the lower ground floor must be the open plan sitting room which is quite simply spectacular. The ceiling height is exposed into the apex of the home with a Michael Yeung Designer light fitting, beams and timbers on display similar to that of a cruck barn. There are feature exposed brick walls, a full height stone wall, double height glazing resulting in tremendous levels of natural light and amazing cross valley views. A log-burning effect gas fire has an Integrated Mirrored TV Wall (65" Smart TV) surround with twin glazed doors on either side giving direct access out to the terrace and gardens beyond.

The principal bedroom suite offers exceptional proportions, a beautiful room with fabulous flooring and bi-fold doors opening out to the garden terrace with views out over the gardens and across the valley. Finished to an exceptional standard with a fabulous free standing bath to one corner with a waterfall standalone tap and feature lighting beneath. Twin Porcelanosa basins sit on a granite top and matching nightstands with cupboards beneath and custom made furniture. A walk through en-Suite shower Room has a Porcelanosa wet room style shower with a fixed glazed screen, rainshower head and body jets. There is a heated towel rail in chrome and an automatically operated switchable smart glass glazed door which gives access through to the separate W.C, which is fitted with a Grohe fittings and concealed cistern, complimentary tiling, and obscured glazed window. The dressing area incorporates wardrobes, cupboards and drawers and a granite surfaced area which incorporates a Designer Vanity Mirrorvision with 32" Smart TV.

There are two additional en-suite bedrooms, an exceptionally well proportioned double room with an obscure glazed window, a bank of inbuilt bedroom furniture with a centrally located Integrated mirrored 55" Smart T.V screen and a sophisticated sound system. There are double-depth wardrobes and a dressing table. En-Suite facilities have a switchable glass privacy door, tiling to the walls and floor, vanity mirrors with 2 integrated 21" Smart TVs, one over each twin wash hand basins, a low flush W.C and a fixed screen glazed shower.

The third en-suite bedroom offers double proportions with an outlook to the side and a wet room style en-suite with high quality tiling, chrome shower fittings, a circular glazed wash hand basin set on a chrome plinth and a concealed cistern W.C.

The fifth bedroom is currently used as a home gym with a wall of mirrors concealing twin inset T.V screens (2 x 32" Smart TVs) whilst a broad window enjoys an outlook over the gardens. The home office is presented to a particularly high standard, a versatile room with windows overlooking the rear gardens.

The family bathroom is beautifully finished, fitted with a four-piece suite comprising a fixed screen shower with multi-jet system, a pedestal wash hand basin, a low flush W.C and a double ended bath.









KEY FEATURES

Externally

The property occupies a discreet position from the roadside, a forecourt driveway in front of the garage and electronically operated gates opening to secure parking directly in front of the property. The garage is a fabulous feature to the home, with stone flagged flooring, four Velux windows, a large switchable smart glass window to the rear revealing stunning views and an electric Bronze glazed privacy garage door. The plot is outstanding, extending to approximately 1/3 of an acre, the rear enjoying a southwest facing aspect, enjoying views out across the valley. To the Immediate rear of the house a decked terrace offers significant seating space with an inset hot tub, glazed balustrading and stunning views out across to New Mill and the Holme Valley. The landscaped gardens have beautiful stone flagged pathways and steps leading down to pockets of seating areas, all commanding differing views over the grounds. There are strategically planted mature trees and shrubbery, and the lower garden terrace is laid to lawn. A paved patio offers seating space and has a superbly equipped outdoor kitchen with microwave, BBQ and pizza oven. A bespoke pod provides beautiful views over the garden and valley scene beyond.





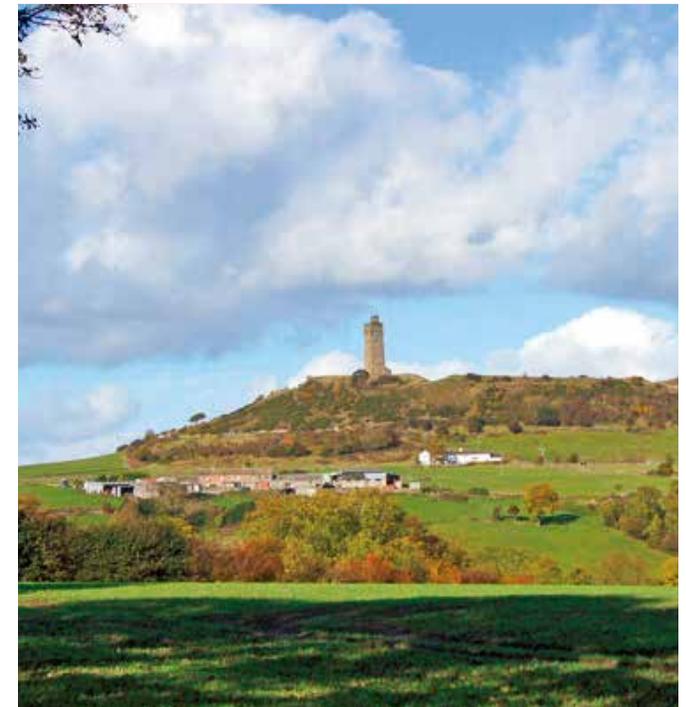


NEW MILL, HOLMFIRTH

A charming village located in the Holme Valley; on the outskirts of Holmfirth, positioned central to Denby Dale, Holmfirth and Honley, only five miles from The Peak District National Park boasting a wonderful community spirit, the village surrounded by glorious open countryside.

There are a small number of shops in the centre of the village, access to highly regarded schools, traditional pubs, well thought of restaurants and a choice of train stations. Scenic walks are immediately accessible and include The Farnley Full Monty which takes you on a leisurely stroll around the top of Farnley Estates. If you're feeling energetic, you can always take on the Castle Hill Challenge.

Holmfirth is one of West Yorkshires most famous market towns; located in the Holme Valley; perhaps best famed for its 'Last of the Summer Wine' scenery. This popular 13th Century town boasts a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmer's market alongside traditional pubs, bars and restaurants as well as it's very own Vineyard / restaurant, leisure centre and Picturedrome. In short, a delightful peaceful position where the 'hustle and bustle' of everyday life is also easily accessible.





INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Wireless security system / cameras, uPVC double glazed windows, gas fired central heating, underfloor heating in selected areas, camera and security system. Fixtures and fittings by separate negotiation. Council Tax Band – F. An award winning property; LABC Building Excellence Award- recognition of high standards of construction and workmanship. A gas combi Ecotec plus boiler and Hive smart control. Underfloor heating in the Gallery area, sitting room, principal bedroom suite and electric underfloor heating in the second bedroom suite.

Directions

From the centre of New Mill, off Huddersfield Road, turn right onto Cold Hill Lane. The property is on the left.

Price OIEO £1,150,000

Tenure: Freehold

Council Tax Band: F



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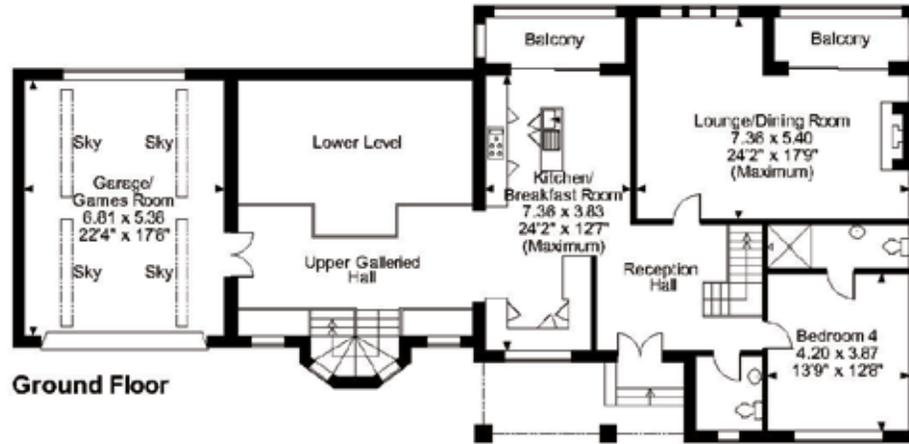
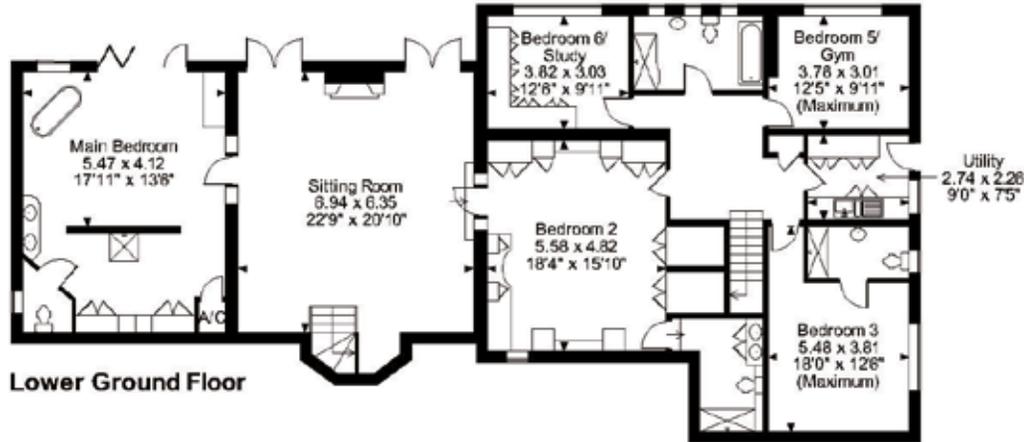
Approximate Gross Internal Area

Main House = 3463 Sq Ft/322 Sq M

Garage/Games Room = 394 Sq Ft/37 Sq M

Balcony external area = 98 Sq Ft/9 Sq M

Total = 3857 Sq Ft/359 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.03.2023





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

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FOUNDATION

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