



Upper Halstead
Halstead Lane | Thurstonland | Huddersfield | West Yorkshire | HD4 6XT



STEP INSIDE

Upper Halstead

Upper Halstead is located on the outskirts of Holmfirth within the village of Thurstonland, favoured for its sprawling open landscape, abundance of countryside walks and a cosy village pub. Holmfirth is renowned for its vibrant community, scenic beauty, and cultural attractions, making it a desirable place to live. Within the village itself, there is also Thurstonland First School which was honoured with an 'outstanding' OFSTED report when it was last inspected.

This 4-bedroom farmhouse in such a highly regarded village is a rare find. It offers a unique blend of rustic charm and modern convenience, and is immaculately presented, offering a thoughtfully designed layout, effortlessly blending traditional charm with contemporary functionality.

The heart of the home is its welcoming living areas, which include a spacious sitting room with a multi-fuel burning stove, perfect for chilly evenings. The adjacent open plan living dining kitchen is ideal for family meals or entertaining, while the well-appointed kitchen offers modern appliances and plenty of counter space for culinary enthusiasts.

In addition to the open plan kitchen, there are four reception rooms including the aforementioned sitting room, orangery, snug/home office and four bedrooms, two of which include luxury en-suites, the property provides ample space for family living or hosting guests. Each room is bathed in natural light, the majority of which take advantage of the stunning views of the surrounding countryside.

One of the property's standout features is its expansive 3 acre well maintained paddock, providing ample space for equestrian activities or simply enjoying the outdoors. In addition to the paddock, the property includes an impressive 16 acres of private bluebell woodland. This lush woodland is a haven for wildlife and offers endless opportunities adding a sense of seclusion and privacy.

To complete this impressive family home, there is ample gated driveway parking, a detached garage and garden stores within beautiful enclosed gardens.

GROUND FLOOR

Entering the property into the main entrance hall and cloakroom, offering a perfect introduction to the style and character to be found throughout the property. The beautiful timber parquet flooring blends perfectly with the character of the mullion window and wide, open heavy oak staircase leading to the first-floor landing. With access from the entrance hall there is a guest WC, useful under stairs storage cupboard and a smaller size door leading into a wine cellar.

The central hub is the open plan living dining kitchen. This is a great place for family integration and entertaining. The kitchen offers a generous amount of quality base and wall units finished with a granite work surface and integrated appliances including a family size fridge, dishwasher and microwave. There is a 'total control' electric AGA which offers 3 ovens and 2 hotplates, plus a separate integrated induction hob. Open to the kitchen is the spacious dining room, with both rooms having 'Amtico' flooring. Immediately you're drawn to the rear aspect and views, which is by far one of the biggest attractions of the location. A log burner adds a cosy ambience, instantly turning this room into a multifunctional living dining kitchen.

From the kitchen there is a boot room/utility. This has built in base and wall units with work surface and a deep ceramic sink with a shower head mixer tap over. There is an external door leading out to the rear of the property and directly onto Halstead Lane.

Adjacent to the living dining kitchen, there is a versatile reception room, currently enjoyed as a home office, although with flexibility for use as a snug/playroom.











The lovely sitting room has access from the living dining kitchen and entrance hall. This spacious room has a multi-fuel burner and large windows to the rear aspect where the views can be admired. This leads through to the orangery.

The orangery offers tremendous potential, the photos illustrate it's use as a playroom but with the rearrangement of furniture it would create a wonderful additional reception room, with an outlook over the garden and beyond. There are full oak timber trusses on display that complement the timber flooring. Three sets of fully glazed French doors lead out to the garden. The room has been fitted with heating and cooling air conditioning ensuring all year-round enjoyment.

FIRST FLOOR

To the first floor, the farmhouse features a spacious landing, four generously sized bedrooms, two of which have luxury en-suites and a dressing room to the master, each designed to provide comfort and privacy, there is a house bathroom and a utility room.

The master bedroom is a serene retreat, complete with a luxury en-suite shower room. The large walk in dressing room is fitted with a clever design of hanging space, shelving and drawers and a complementing dressing table. There is an ensuite which comprises a double shower cubicle with a glass screen and a large waterfall shower head plus a separate mixer shower head, WC and hand wash basin within a traditional style vanity unit with a marble work surface and storage. There are fully tiled walls, tiles to the floor with under floor heating and a heated towel rail.

The second bedroom is of a generous size and is complete with an en-suite shower room which comprises of a shower cubicle with a glass shower screen, WC and hand wash basin, with tiles to the floor and a heated towel rail.

There are a further two generous sized bedrooms.

The house bathroom comprises a 'p-shaped' bath with a shower over and a glass screen, WC and hand wash basin, with fully tiled walls, tiles to the floor and a heated towel rail.

With family in mind, the utility room is located on the first floor. This offers plumbing for a washing machine, space for a tumble dryer and has cupboard for storage. The room also houses the central heating boiler.









STEP OUTSIDE

Upper Halstead

OUTSIDE

The property sits within beautiful, landscaped gardens all of which boast a much sought after southerly aspect, not to mention the much desired far reaching countryside views. The manicured well stocked borders and meandering stone paved paths frame the lawned garden and patio which provides ideal outdoor space for summer entertaining and family enjoyment. There are additional outbuildings including a wood store, potting shed, tractor shed and greenhouse.

The 3-acre paddock offers gated access from Halstead Lane. The vendors have recently erected equestrian fencing for security, which is also surrounded by mature trees for a great level of privacy.

The 16-acre private woodland is mainly to the south easterly aspect of the property, with access from the private garden. The woodland is privately owned by the property with no encroaching public footpaths.

The property offers ample gated driveway, with an electric gate, parking for several vehicles and has a detached garage with an automated garage door.

ADDITIONAL INFORMATION

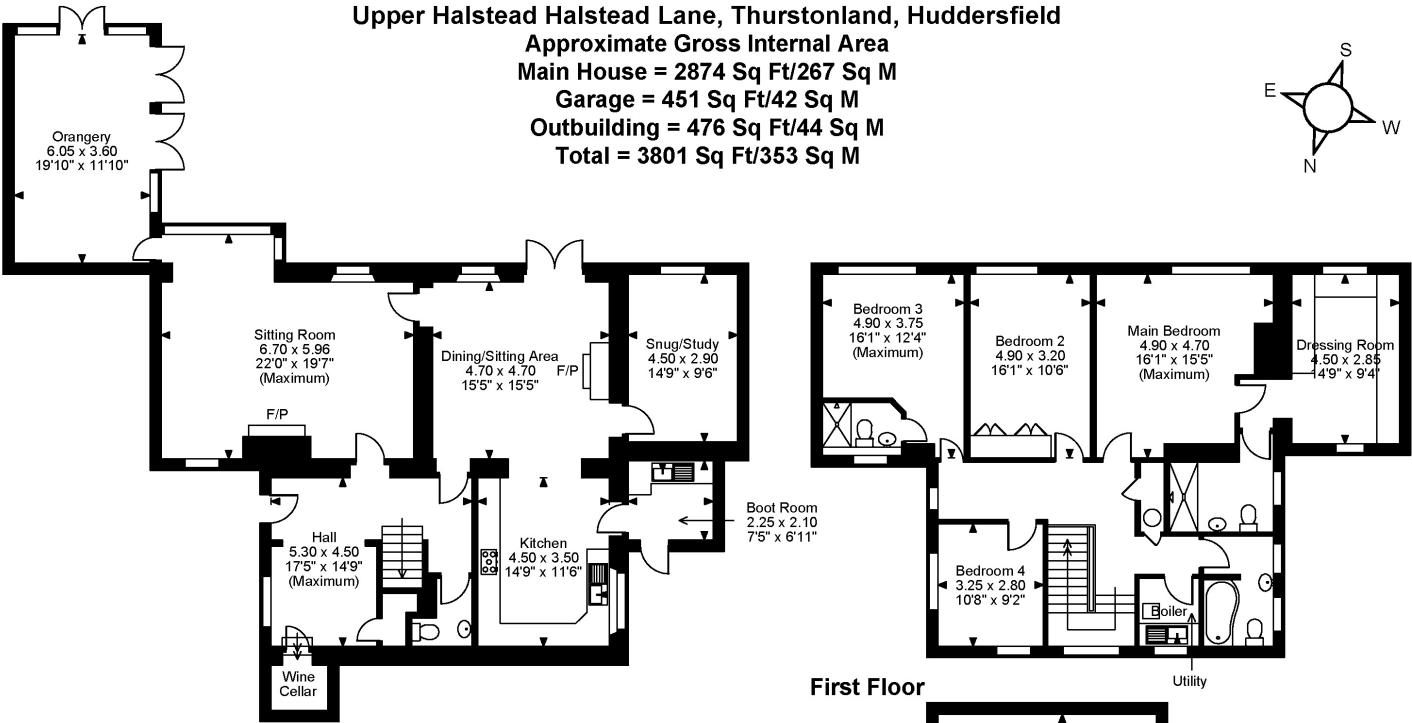
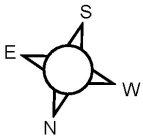
The property is freehold and is within Kirklees Council with a Tax Band G. It has timber framed double glazed windows, oil fired central heating, solar panels, mains water, a private septic tank and high-speed internet. The EPC rating is C.

£ 1,550,000



Upper Halstead Halstead Lane, Thurstonland, Huddersfield

Approximate Gross Internal Area
Main House = 2874 Sq Ft/267 Sq M
Garage = 451 Sq Ft/42 Sq M
Outbuilding = 476 Sq Ft/44 Sq M
Total = 3801 Sq Ft/353 Sq M



Ground Floor

First Floor



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 | | |
| 69-80 | C | 69 C | 80 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. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 29.01.2025



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