



TOP-O-HILL

1b Far Bank | Shelley | Huddersfield | West Yorkshire | HD8 8LA

FINE & COUNTRY

TOP-O-HILL



*Set within stunning ¼ of an acre grounds,
commanding amazing cross valley views, a stunning,
individually designed modern home which offers
spacious versatile living accommodation, private
south facing gardens and a highly sought after semi
rural village location.*



The accommodation incorporates spacious living kitchen which opens onto a terraced balcony overlooking adjoining countryside whilst a lounge to the first floor ensuring excellent levels of natural and breathtaking scenic views. The lower ground floor offers versatile living incorporating a home office, utility, leisure suite and guest bedroom with ensuite facilities. All four bedrooms to the first floor offer double proportions and are complemented by three bathrooms.

Located on the outskirts of open countryside resulting in the most idyllic of outdoors lifestyles, whilst local services are easily accessed in the neighbouring areas of Denby Dale and Holmfirth, both train and bus services are easily accessed and the M1 motorway can be reached within a short drive. An internal inspection is recommended in order to fully appreciate both the size and standard of accommodation on offer in addition to the wonderful surroundings this property has to offer.

KEY FEATURES

GROUND FLOOR

A contemporary styled entrance door with full height windows on either side opens to the reception hall which has a bespoke oak staircase to both the lower ground and first floor accommodation. There is useful cloaks cupboard and a cloakroom / W.C that is presented with a modern two piece suite.

The lounge offers exceptional proportions, has windows to the front aspect, full height windows to the rear with inset twin doors opening directly onto a decked balconied terrace commanding amazing south facing views across the valley. The room has feature panelling to the walls and a stunning contemporary styled gas fireplace to one wall.

The living kitchen is without a doubt the hub of the home, a superb L-shape living kitchen tiling to the floor offering spacious, sociable accommodation incorporating the breakfast kitchen and a dining area which has bi-folding doors opening directly onto the south facing balcony seamlessly connecting the house to the outdoors. Windows to front and rear aspects ensure excellent levels of natural light, the rear commanding stunning views across the valley with inset seat beneath. Presented with a bespoke range of furniture with contrasting finishes complemented by quartz worksurfaces incorporating and a complement of appliances including an integral twin ovens, a microwave convection oven and warming drawer, a foreign hub and extractor hood a dishwasher, larder style fridge freezer, a dishwasher and a wine chiller. A central island incorporates sink unit, has an electric hob and raising down draught extractor, a solid oak chopping board and extends to provide seating for six. A door gains access into the garage.

Lower Ground Floor

An inner hallway gives access to a cloakroom that is presented with a modern two piece suite, there is useful under stairs storage cupboard and a home office that has French doors opening onto the garden, the room offering versatile accommodation which would also make an excellent fifth double bedroom.

A double bedroom suite positioned to the rear of the property has a window commanding an impressive view over the garden with a delightful countryside backdrop. This suite has a walk-in dressing room and a stunning en-suite shower room that is presented with a double shower with mosaic tiling, a low flush W.C and a pedestal wash and basin; LVT herring bone style floor and a heated Chrome towel radiator.

A utility room has a modern range of fitted kitchen furniture with work surfaces incorporating a sink unit whilst also having plumbing and space for both an automatic washing machine and a dryer.

The home leisure suite has a full height windows to the rear and twin doors opening on to the garden; an exceptional room once again offering spacious versatile accommodation.



















FIRST FLOOR

The galleried landing provides access to the loft space, there are four bedrooms to this floor, the principal bedroom suite offering exceptional accommodation with fitted wardrobes, sliding doors opening onto a Juliet balcony capturing amazing views across the valley whilst the modern en-suite presents a corner shower, a low flush W.C and a wall hung wash hand basin with vanity draws beneath' the room having complementary tiling to the walls and floor, a heated towel radiator and a frosted window.

There are three additional bedrooms to this floor, a double room positioned to the front aspect of the home with windows set to stone mullioned surrounds and an en-suite shower room presented with a three piece suite. To the rear aspect of the home are two further double rooms each with windows commanding breathtaking views, one of these rooms currently used as a dressing room.

The family bathroom is presented with a three piece suite consisting of a low flush W.C, a pedestal wash hand basin and a Jacuzzi / Spa bath with shower over; travertine tiling to the walls and floor, a frosted window to the front and heated Chrome towel radiator.











KEY FEATURES

OUTSIDE

To the front aspect of the property a landscaped garden has established shrubs and trees creating a good level of privacy from the road, an electronic wrought, iron sliding gate opens to a tarmac driveway that provides off road parking and gains access to the double garage. To the immediate rear of the property is a level lawn garden with a generous decked seating terrace enjoying a direct south facing position commanding magnificent views over adjoining countryside across the valley. The plot extends beyond this section of the garden to a banked area leading down to adjoining farmland.

The double garage has power, lighting and an electronically operated up and over entrance door. A personal door into the kitchen.







LOCAL AREA

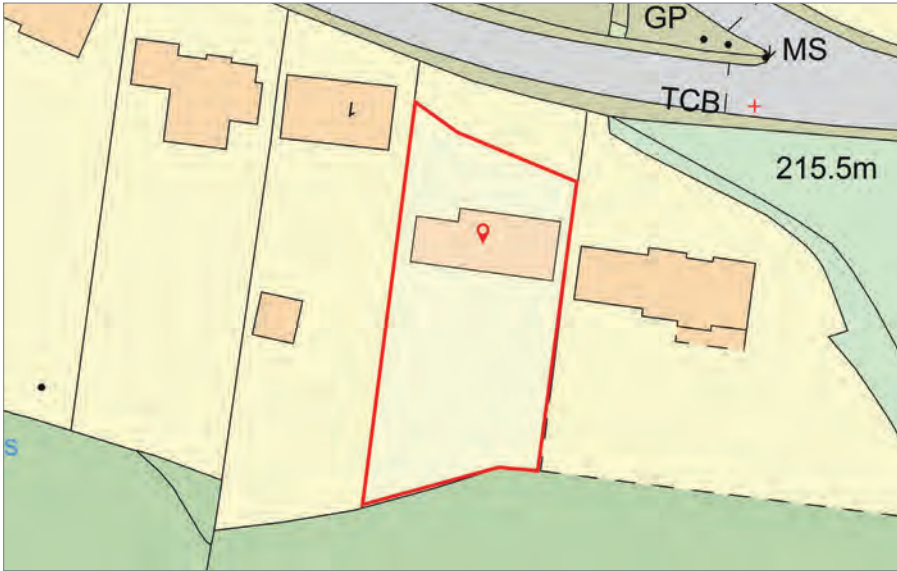
Shelley is an absolutely charming village located to the southeast of Huddersfield, northwest of Barnsley, between the villages of Thunderbridge, Emley and Denby Dale; surrounded by glorious unspoilt countryside. Locally there are quaint village pub's including The Woodman, Farmers Boy and the locally renowned 3 Acres at Emley. Local services are in abundance in the neighbouring villages of Denby Dale, Kirkburton and Scissett, ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10 minute drive; Shelley has a substantial Garden Centre with restaurant whilst both Huddersfield and Holmfirth are accessible within a 15 minute drive. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available in within Denby Dale.



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|--------------|-----------|
| Huddersfield | 4.5 miles |
| Holmfirth | 8 miles |
| Leeds | 20 miles |
| Manchester | 33 Miles |
| Sheffield | 23 Miles |
| Wakefield | 10 miles |





INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - C. Fixtures and fittings by separate negotiation.

Directions

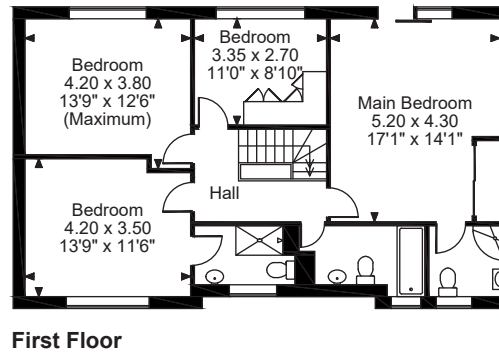
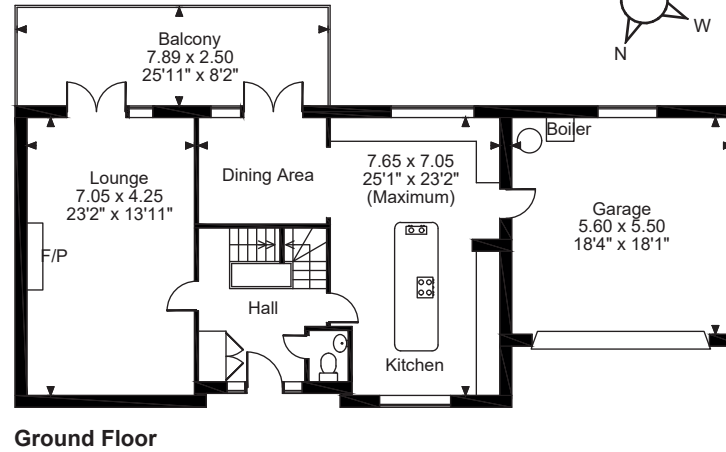
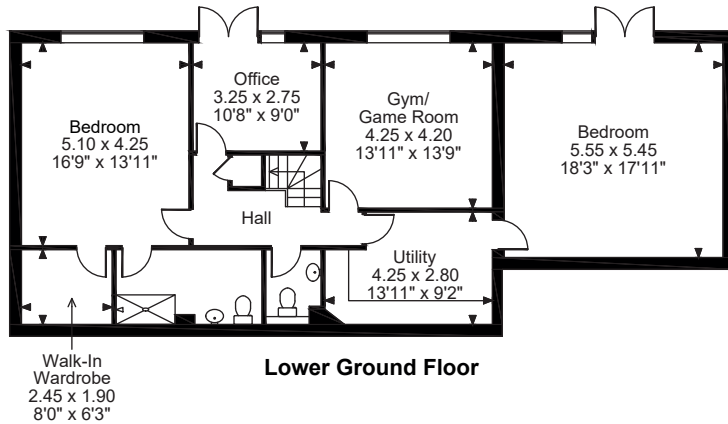
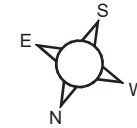
HD8 8LA - The property positioned to the top of Far Bank on the right hand side of the road when heading towards Huddersfield Road.



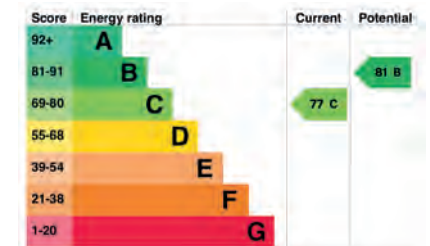
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Far Bank, Shelley, Huddersfield
Approximate Gross Internal Area
Main House = 3030 Sq Ft/281 Sq M
Garage = 332 Sq Ft/31 Sq M
Balcony external area = 212 Sq Ft/20 Sq M
Total = 3362 Sq Ft/312 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

