



Millbank
Old Mount Road | Marsden | Huddersfield | West Yorkshire | HD7 6NN

FINE & COUNTRY

MILLBANK



Set within stunning grounds approaching $\frac{1}{4}$ of an acre, commanding amazing cross valley views, Millbank is a stunning, individually designed home built by an award-winning builder. This contemporary styled property offers spacious versatile living accommodation, private south facing gardens and a highly sought after rural village location.



The accommodation incorporates a spacious living area spanning the ground floor incorporating a kitchen, living and dining area which opens onto a south facing balcony overlooking adjoining countryside resulting in breathtaking rural views. The lower ground floor offers a utility and two bedroom suites whilst the first floor has two double bedrooms and a generous house bathroom.

Located on the outskirts of open countryside resulting in the most idyllic of outdoors lifestyles, whilst local facilities are easily accessible and include both train and bus services, the M62 motorway is on the doorstep ensuring convenient access throughout the region and beyond. An internal inspection is recommended in order to fully appreciate the standard of accommodation on offer in addition to the wonderful surroundings and outlook this wonderful property has to offer.





KEY FEATURES

Ground Floor

A contemporary styled thermally insulated steel door opens into the reception hall which has feature flooring and incorporates a useful boot room / cloaks area. A cloakroom has a continuation of the floor and presents a modern two piece suite finished in white.

The main living space to the property spans the full ground floor, forms the hub of the home; an exceptional room offering expansive proportions, flooded with natural light, commanding spectacular views and incorporating a lounge, dining area and kitchen. There are windows set to stone mullioned surrounds at the front of the home, a window to the rear whilst a bank of full height windows with an inset sliding door captures outstanding views across the valley and opens onto a balconied terrace that spans the rear elevation of the home seamlessly connecting the interior to the outdoors.

The sitting area has an Opus wood burning stove that sits on a ceramic tiled hearth with a tiled backcloth whilst the dining area links to the kitchen which is presented with a bespoke range of furniture with quartz worksurfaces incorporating a drainer with an inset Butler style sink that has a mixer tap over. There is a walk in larder / pantry and a complement of appliances including a five ring induction hob with a tiled splashback and extractor hood over, an inset oven, a microwave convection oven, a dishwasher and a fridge freezer. A central island has a quartz surface with useful cupboards and drawers beneath and extends to a breakfast bar.







Lower Ground Floor

An internal reception hall has a useful storage cupboard beneath the stairs and accesses the utility which is presented with furniture that has a work surface incorporating a sink whilst having a towel radiator, extractor fan and plumbing and space for both an automatic washing machine and a tumble dryer.

There are two double bedroom suites to this floor each enjoying a double aspect position with sliding doors at the rear opening onto a covered garden terrace with amazing views across the valley. Each of these bedrooms have fitted wardrobes and en-suite facilities comprising a walk in double shower with a fixed glass screen, a low flush W.C and a wash hand basin with vanity cupboards beneath; stylish tiling to the floor, a window and a heated towel radiator.









First Floor

The landing overlooks the bespoke staircase which has a full height window to the front elevation inviting an abundance of natural light indoors; there are two double bedrooms, one with a bank of wardrobes to the expense of one wall and windows commanding breathtaking views over the reservoir and adjoining scenery beyond. The fourth bedroom is currently used as a sitting room, has three Velux skylight windows picture framing a rural outlook whilst a generous bathroom has a W.C, a wash hand basin and a double ended bath with a tiled surround, complementary tiling to the walls and floor, a traditionally styled cast iron radiator and two Velux skylight windows.











KEY FEATURES

Externally

To the front aspect of the home, set behind a stone walled boundary is a driveway that provides off road parking for several vehicles, has a landscape garden area with established shrubs and access to the double garage. There is access on either side to the rear garden which enjoys a south facing aspect, in the main is laid to lawn and set within a hedged and fence boundary, has a pebbled seating area sheltered by the balcony and gains access to an additional parcel of land is naturally landscaped and offers a delightful seating area capitalising on the amazing surrounding views.

The double garage has power and lighting and an electronically operated entrance door.







LOCAL AREA

Marsden

Marsden is a charming village located on the edge of the Pennines within the Holme Valley; only 8 miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside. Whilst boasting this most idyllic of rural setting the area is highly commutable and is surrounded by major commercial centres.

Marsden is surrounded on three sides by the high moors and is ideal for those who enjoy the outdoors. The locally famous Tunnel End and the canal towpath are a popular attraction. Some famous scenes from Last of the Summer Wine have been filmed in taking full advantage of the local scenery. The village itself offers a range of shops and restaurants whilst services include a railway station and regular bus service. The M62 and M1 motorways are easily accessible as are major commercial centres including Huddersfield, Manchester, Leeds, Sheffield and Wakefield.



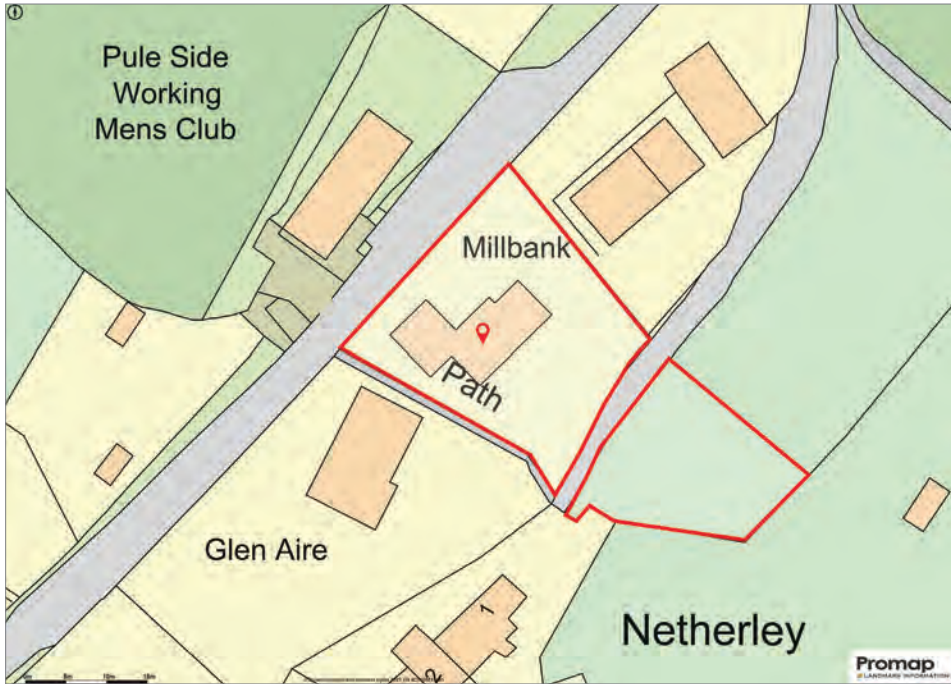
INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. The remainder of an architect certificate warranty (8years). Council Tax Band – F. EPC Rating – B. Fixtures and fittings by separate negotiation.

Directions

The property is located towards the top of Old Mount Road on the left hand side.



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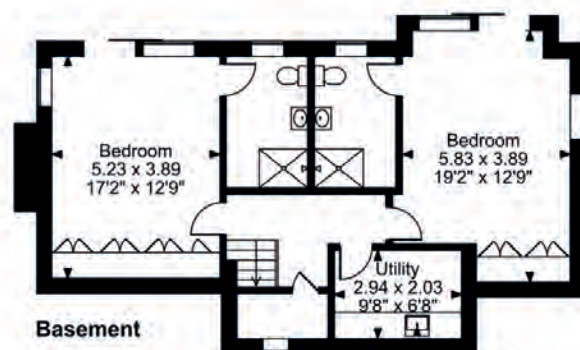
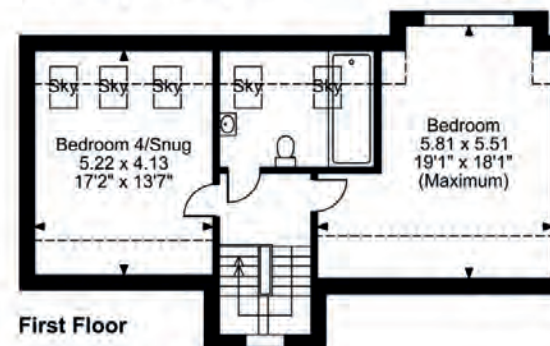
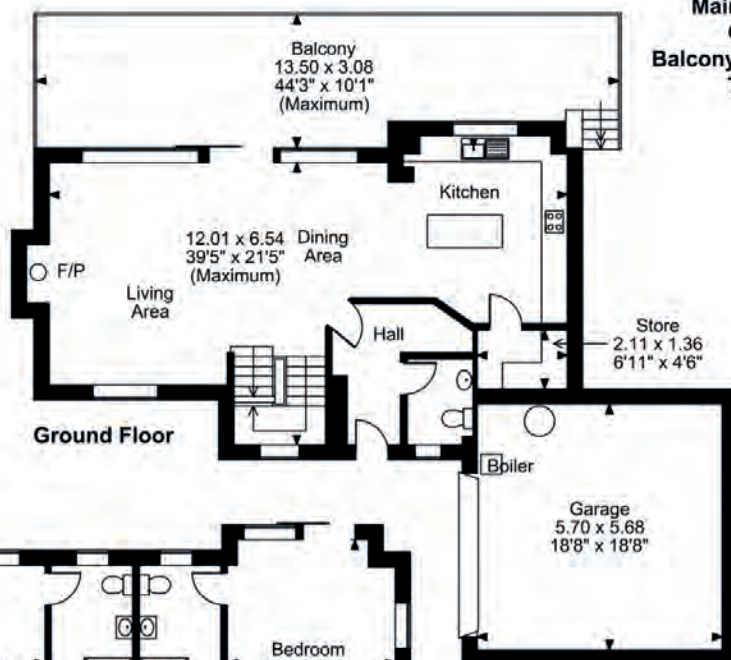
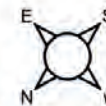
Approximate Gross Internal Area

Main House = 2081 Sq Ft/193 Sq M

Garage = 348 Sq Ft/32 Sq M

Balcony external area = 420 Sq Ft/39 Sq M

Total = 2429 Sq Ft/225 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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FOUNDATION

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

