

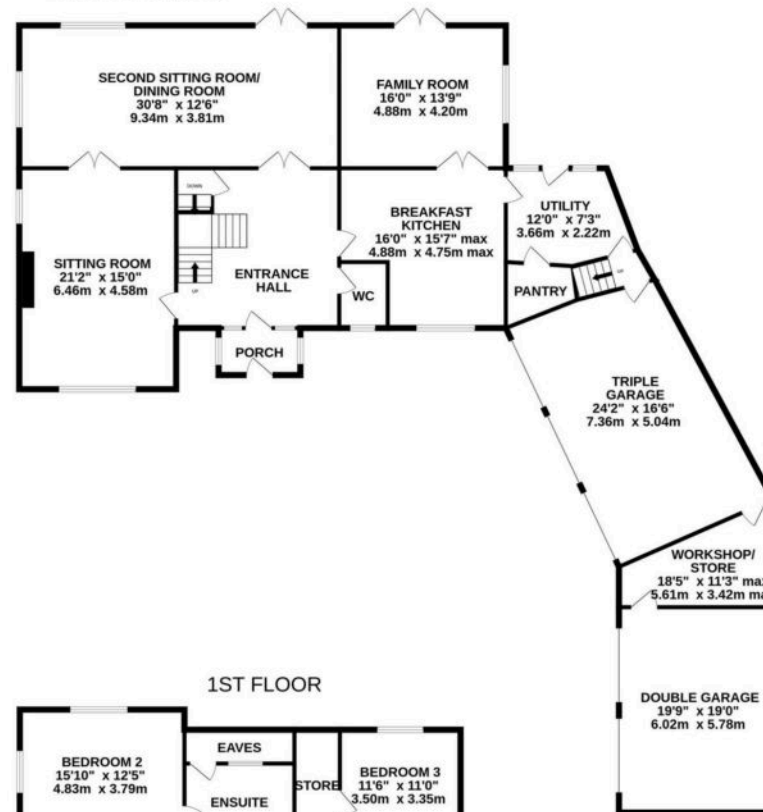


**Whinny Farm, The Knowle, Shepley**  
Huddersfield, HD8 8EA

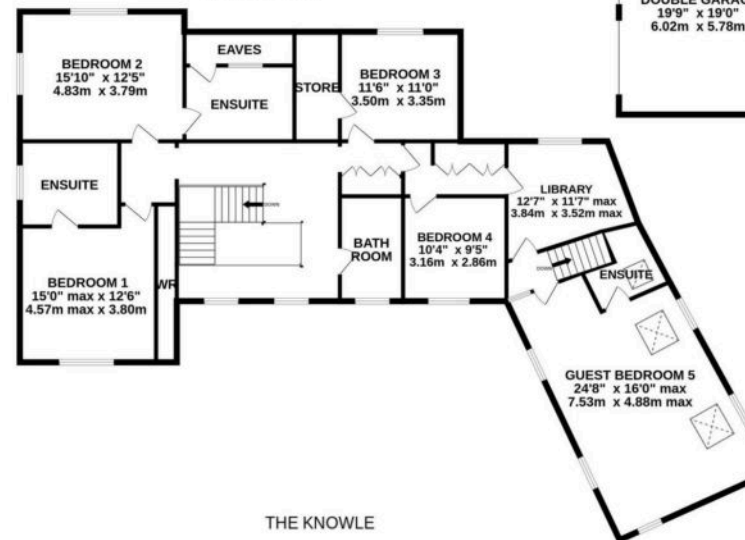
Offers in Region of **£1,200,000**



## GROUND FLOOR



## 1ST FLOOR



## THE KNOWLE

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## Whinny Farm, The Knowle

Shepley, Huddersfield, HD8 8EA

STANDING IN APPROXIMATELY 0.75 ACRES OF MATURE GARDENS IS THIS DETACHED, FIVE BEDROOM, FAMILY HOME. WITH A TRIPLE GARAGE, DOUBLE GARAGE AND WORKSHOP, WHICH COULD BE CONVERTED INTO ADDITIONAL ACCOMMODATION, WHINNY FARM OFFERS AMPLE SCOPE FOR REFURBISHMENT AND/OR RECONFIGURATION TO SUIT THE PROSPECTIVE BUYER'S NEEDS. SITUATED IN A HIGHLY SOUGHT-AFTER VILLAGE LOCATION AND WITH VIEWS TOWARDS CASTLE HILL, THIS HOME OCCUPIES A SUPERB POSITION AND PLOT. ADJOINING THE PROPERTY IS APPROXIMATELY 1.5 ACRES OF GRAZING LAND / Paddock WHICH IS AVAILABLE VIA SEPARATE NEGOTIATION.







## Whinny Farm, The Knowle

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This impressive home briefly comprises entrance porch, entrance hall, downstairs w.c., sitting room, second sitting room/dining room, breakfast kitchen, family room, utility room/rear entrance lobby and pantry to the ground floor. To the first floor, there are five generously proportioned bedrooms; three of which have en-suite facilities, a library, the house bathroom, and a fabulous galleried landing. Externally, the property features a large driveway with automatically operated gates, ample garaging and mature gardens and grounds, and Yorkshire stone flagged patio to the rear. In a much-admired location, close to the countryside yet just a short walk from the local school, railway and other amenities, Whinny Farm must be viewed to be fully appreciated.

Tenure Freehold.

Council Tax Band TBC.

EPC Rating D.









## GROUND FLOOR

### PORCH

Enter the property through an attractive, period-style door with inset glazed porthole and iron furniture, which gives access through to the entrance vestibule, featuring a ceramic tile floor and arch windows to either side. An oak door with windows to either side then gives access through to the fabulous, double height, galleried entrance hallway.

### ENTRANCE HALL

The entrance hall features a superb oak staircase with wonderful spindle balustrading which turns and rises to the first floor galleried landing, where there is a chandelier point and inset spotlighting, and from which there is a lovely view back over the hall. The impressive entrance hall is particularly characterful and features wall light points, picture light points and a useful under stairs storage cupboard. The oak theme is continued with regards to doors, architraves and skirting boards, with one such door leading through to the downstairs w.c.

### DOWNSTAIRS W.C

This is fitted with a low level w.c, a pedestal wash hand basin, twin obscure glazed windows and features a central ceiling light point.







### **SITTING ROOM**

21' 2" x 15' 0" (6.45m x 4.57m)

The doorway from the hall leads through to the sitting room, which is a delightful room with windows to two sides, taking full advantage of views out over the large and mature gardens. The room has a particularly good ceiling height with beams on display. There are a total of six windows and a broad inglenook stone fireplace with raised stone flagged hearth is home for a delightful and period gas coal-burning-effect fire. The room once again has a combination of wall light points and picture light points, and has a central chandelier point. Oak and glazed doors lead through to the dining room/second sitting room area.

### **SECOND SITTING ROOM/DINING ROOM**

30' 8" x 12' 6" (9.35m x 3.81m)

This very large room could be sub-divided if so desired, but also adjoins the family room which then adjoins the kitchen and therefore could become all one open-plan space. This room has windows to two elevations, overlooking the property's rear stone flagged gardens, and a bank of three mullioned windows giving a lovely view out over the property's lawn gardens. Once again, there is a combination of wall light points and picture light points, three ceiling points, the room is decorated to a high standard and has beams to the ceiling. Twin timber and glazed doors return back through to the entrance hallway.



### **FAMILY ROOM**

16' 0" x 13' 9" (4.88m x 4.19m)

This attractive lounge style room has a window to the side giving a pleasant outlook and twin glazed doors which give direct access out to the gardens. The room has a particularly attractive fireplace, coving to the ceiling and inset spotlighting.



### BREAKFAST KITCHEN

16' 0" x 15' 7" (4.88m x 4.75m)

The doorway from the entrance hall leads through to the delightful breakfast kitchen room, which has a bank of mullioned windows, giving it a pleasant outlook to the driveway side. There is a wealth of units, these being at both the high and low levels and with a large amount of granite working surfaces, which incorporate an inset one and a half bowl sink unit with mixer tap over. There are built-in Bosch ovens being stainless steel and glazed fronted, an integrated Bosch dishwasher and last but by no means least a four-oven AGA, this being powered by gas, with hot plate to one side and the usual twin chrome topped hot plates. There is a ceramic tiled backcloth to a stone feature chimney breast. The breakfast kitchen features provisions for a wall mounted TV, inset spotlighting to the ceiling, attractive flooring and twin glazed doors gives access to the family/day room and a timber glazed door gives access through to the rear entrance lobby/utility room.

### UTILITY ROOM

12' 0" x 7' 3" (3.66m x 2.21m)

The rear entrance lobby has an external door with windows and a large amount of storage cupboards. This room also acts as a utility room with plumbing for an automatic washing machine and space for a dryer. There is a good sized walk-in store cupboard/pantry and a further door gives access to an entrance lobby, which gives access from the garaging and also gives access to the secondary staircase, leading up to the first floor level.







## FIRST FLOOR

### FIRST FLOOR LANDING

The first floor landing features a bank of windows to the front, picture light points and wall light points. The landing is of a generous size and has useful storage cupboards.

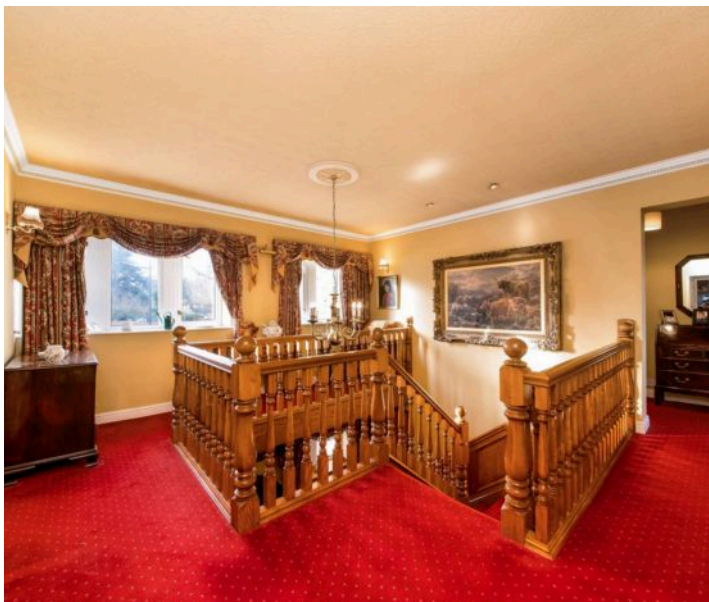
### HOUSE BATHROOM

The house bathroom is fitted with a four piece suite, comprising of a panelled bath with gold effect hot and cold taps, grab handles and a matching wall mounted soap holder, corner entry shower being fully tiled and having a Mira power shower over, pedestal wash hand basin with gold effect taps and a w.c. There are obscure glazed windows to the front elevation, inset spotlighting to the ceiling, electric shaver point and a radiator.

### BEDROOM ONE

15' 0" x 12' 6" (4.57m x 3.81m)

Bedroom one is a lovely double room with a pleasant view out over the property's gardens and towards the driveway, courtesy of a bank of four mullioned windows. There is a huge amount of built-in bedroom furniture comprising of one wall of wardrobes with storage cupboards above, bedside cabinets/drawers display shelving and further storage cupboards.



### BEDROOM ONE EN-SUITE

The en-suite is of a generous size and is fitted with a four piece suite that comprises of shower, bath, low level w.c and pedestal wash hand basin. There is appropriate tiling to the full ceiling height, inset spotlighting, extractor fan and a good sized window giving a pleasant view out over the property's gardens.



### BEDROOM TWO

15' 10" x 12' 5" (4.83m x 3.78m)

Once again this is an en-suited double room with windows to two sides, giving long distance views and a delightful view out over the property's gardens. There are two wall light points and two ceiling light points. A doorway leads through to the en-suite.

### BEDROOM TWO EN-SUITE

This en-suite bathroom is fitted with a corner bath, shower, pedestal wash hand basin and low level w.c. There is ceramic tiling to the full ceiling height, under eaves storage area, inset spotlighting to the ceiling and windows giving a long distance view.

### BEDROOM THREE

11' 6" x 11' 0" (3.51m x 3.35m)

Across the first floor landing, access is gained to bedroom three. Once again this is a double room with super views out over nearby farm land to the rear, courtesy of a bank of three windows. There is a good sized walk-in store cupboard.

### BEDROOM FOUR

10' 4" x 9' 5" (3.15m x 2.87m)

Bedroom four is a good sized room, currently utilised as an office, with an outlook towards the driveway and The Knowle. The room also features a central ceiling light point.







#### **LIBRARY**

12' 7" x 11' 7" (3.84m x 3.53m)

The library/home office which is beautifully fitted and with a super long distance view out over nearby rural views and fields, this has good sized desk and is appropriately fitted with spotlighting and wall light point. A door leads through to the secondary first-floor landing and a further door leads through to bedroom five/guest bedroom.

#### **GUEST BEDROOM FIVE**

24' 8" x 16' 0" (7.52m x 4.88m)

This enormous space was previously utilised as an additional sitting room. The room features a fireplace to one corner, windows to two sides, two large Velux windows, a chandelier point, picture light points, wall light points and an en-suite.

#### **GUEST BEDROOM FIVE EN-SUITE**

This generously sized en-suite features a three piece suite, comprising of a low level w.c, a pedestal wash hand basin and a shower cubicle. The en-suite also features appropriate decorative tiling extractor fan, a Velux window and spotlighting to the ceiling.







#### **TRIPLE GARAGE**

24' 2" x 16' 6" (7.37m x 5.03m)

Additional space could be considered by the conversion of the garaging that is integral. The triple garage features three up-and-over doors all being automatically operated. There is then a personal door through to the property's accommodation and a doorway leading through to the workshop/store room.

#### **WORKSHOP/STORE ROOM**

18' 5" x 11' 3" (5.61m x 3.43m)

The workshop/store has a further door leading to the attached double garage.

#### **DOUBLE GARAGE**

19' 9" x 19' 0" (6.02m x 5.79m)

This good sized double garage has an automatically operated up-and-over door.



## EXTERNAL

### GARDEN

Outside the property occupies a remarkable position in this much admired location, close to the countryside yet just a short walk away from the local village school, railway and other village facilities a little further including shops, church and public houses. This home has been a much loved family home and has been renovated and extended over the years. The garden and grounds are a testament to the family's commitment. The garden is beautifully presented and has a wonderful array of shrubbery and trees of an interesting and colourful mix. The boundaries are well established and the garden truly does need to be seen to be fully appreciated. The home has automatically operated gates with impressive stone gateposts which leads through to a block set drive way providing huge amount of parking and turning and giving access to the five garages. The gardens measure approximately 0.25 acres. The gardens to the rear are superbly presented once again, with stone flagged patios and sitting out space and there is also useful external storage buildings.









### **ADDITIONAL INFORMATION**

It should be noted the property has gas fired central heating, UPVC double glazing.

Adjoining the property is approximately 1.5 acres of grazing land / paddock which is available via separate negotiation. Please contact the office for further information.

### **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

### **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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