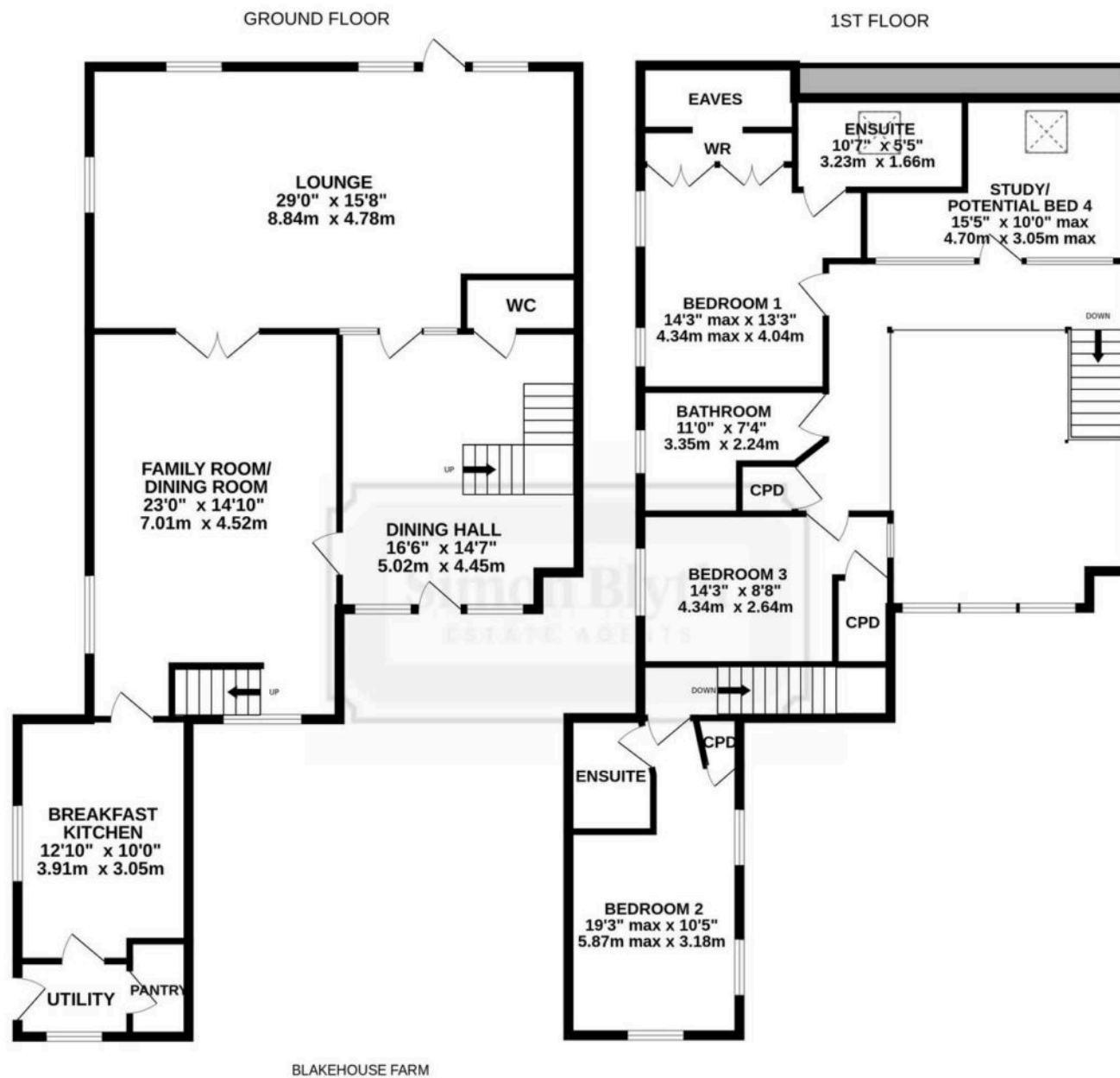




Blakehouse Farm, Marsh Hall Lane, Thurstonland

Huddersfield, HD4 6XD

Offers in Region of **£675,000**



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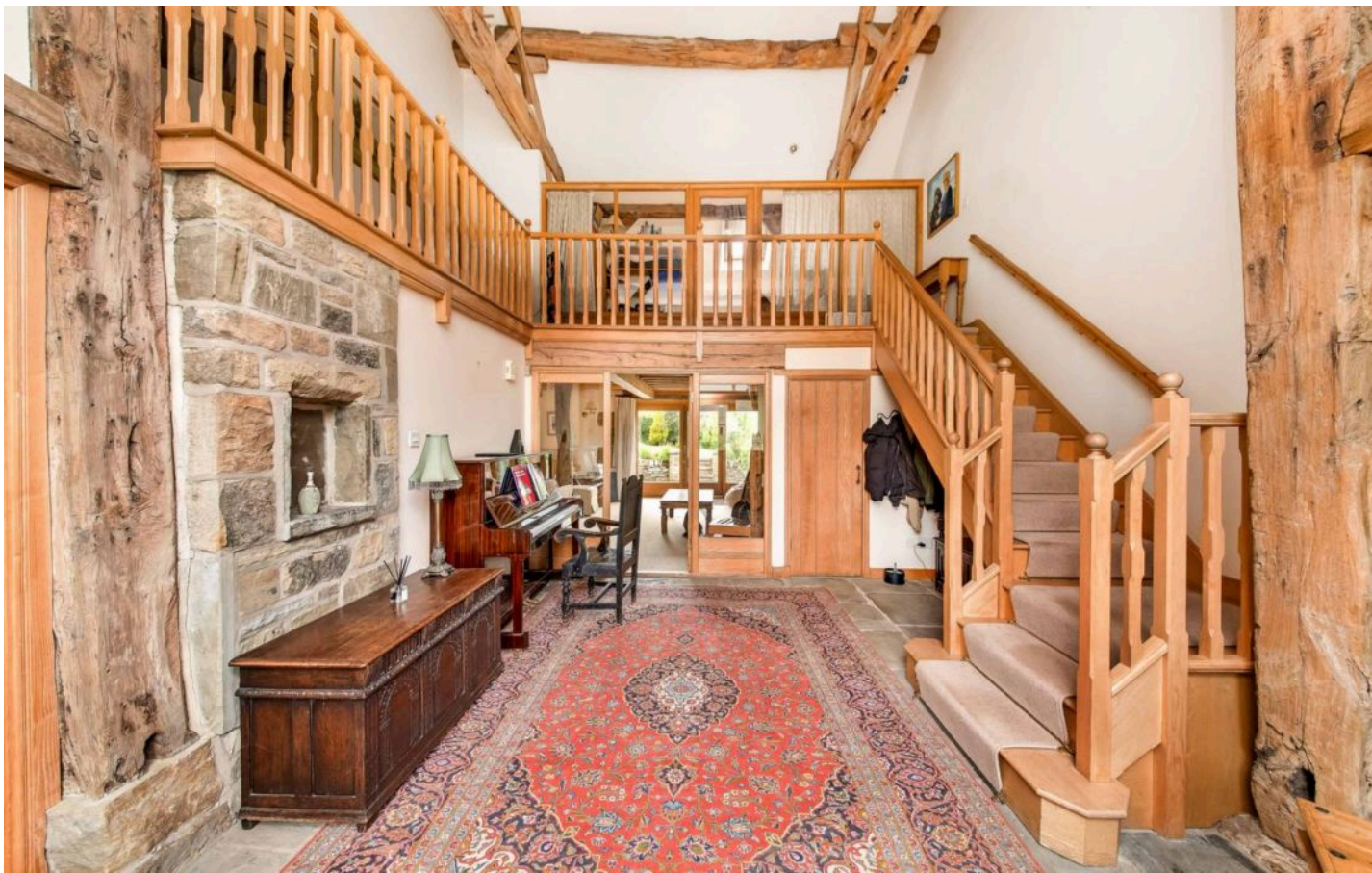
1 Blakehouse Farm, Marsh Hall Lane, Thurstonland

A DECEPTIVELY LARGE, THREE/FOUR-BEDROOM, GRADE II LISTED BARN CONVERSION WITH A HUGE AMOUNT OF LIVING SPACE, DELIGHTFUL GARDENS, DOUBLE GARAGE AND LARGE DRIVEWAY. WITH A STAGGERING AMOUNT OF CHARM, INCLUDING WONDERFUL BEAMS AND MANY OTHER INTERESTING INTERNAL FEATURES, THIS WELL-POSITIONED HOME NOT ONLY SITS IN BETWEEN THE VILLAGES OF THURSTONLAND AND FARNLEY TYAS BUT ALSO COLLECTIVELY OWNS THE FIELDS WHICH SURROUND THE PROPERTY WITH THE OTHER SIMILARLY STYLISH NEIGHBOURING PROPERTIES.

The beautiful accommodation briefly comprises impressive double-height, galleried dining hallway, a very large sitting room with fabulous features and doors to the rear garden, a second sitting room/family room currently used as a formal dining room, a kitchen, a side entrance lobby/utility room, a downstairs w.c., impressive first floor landing with superb home office/studio (potential to become the fourth bedroom), two double bedrooms, house bathroom and en-suite off this landing, and a secondary staircase leading to a further en-suited double bedroom. With summerhouse and lovely gardens.

Tenure Freehold.
Council Tax Band G.





GROUND FLOOR

ENTRANCE / DINING HALL

16' 6" x 14' 7" (5.03m x 4.45m)

Enter into the property through a beautiful entrance door set within the former barn door opening with glazed windows to either side and above, into the dining hall. This space sets the scene in terms of size, style and fabulous nature, while also offering a fabulous view via the sitting room out over the property's delightful rear gardens. The room has a double-height ceiling with wonderful beams and timbers on display, a beautiful stone flagged flooring, other stone features, and also a beautiful galleried first-floor landing with attractive, handmade, ash staircase. Doorways give access to the downstairs w.c., lounge, and family room/dining room.

DOWNSTAIRS W.C.

The downstairs w.c. features a two-piece suite comprising a low-level w.c. and a wash hand basin.



LOUNGE

29' 0" x 15' 8" (8.84m x 4.78m)

The lounge is a wonderful room with a gorgeous view out over the property's delightful rear gardens. There is a centrally located glazed door within a broad, glazed opening, once again being a former barn door. There are also windows to the side and rear elevations, a wall of beautiful, exposed stone work with fabulous display plinths, and wonderful timbers on display. To the corner of the room is a beautiful, gas, log-burning-effect stove set within a delightful fireplace with raised stone flagged hearth and antique brick backcloth with feature timber work. Timber and glazed doors then lead through to the family room/dining room.





FAMILY ROOM / DINING ROOM

23' 0" x 14' 10" (7.01m x 4.52m)

This large reception room offers fantastic flexibility in terms of its usage, with it currently being utilised as a dining room but could easily be used as a family room. There are dual-aspect windows overlooking the driveway and the courtyard, as well as wonderful beams and timbers on display, exposed stonework, and inset spotlighting to the ceiling. A high-quality door then leads through to the breakfast kitchen.

BREAKFAST KITCHEN

12' 10" x 10' 0" (3.91m x 3.05m)

The breakfast kitchen has superb windows to the front and rear elevations providing a great deal of natural light, wonderful beams and timbers to the ceiling, inset spotlighting, and ceramic tiled flooring. There are units to the high and low levels with complementary granite work surfaces over, which incorporate a double ceramic sink unit with mixer tap over. There are high-quality, built-in appliances including a microwave, an oven, and a twin De Dietrich hob (two of which are induction) with extractor fan above. Additionally, there is plumbing for a dishwasher and a doorway giving access through to a side entrance lobby / utility room.

SIDE ENTRANCE LOBBY / UTILITY ROOM

The utility room features a wall-mounted Veissmann gas-fired central heating boiler, space for a fridge and freezer, and plumbing for an automatic washing machine. There is a window giving a pleasant outlook, beams on display, spotlighting to the ceiling, and a doorway leading through to the pantry with beautiful stone slab shelving.





FIRST FLOOR

FIRST FLOOR LANDING

A wonderful staircase rises up to the galleried first-floor landing, which has beams and timbers on display and overlooks the impressive dining hall. Doors provide access to two bedrooms, a house bathroom, and a study/potential bedroom four which was tailor-made for the current owners from ash and glazing.

STUDY / POTENTIAL BEDROOM FOUR

15' 5" x 10' 0" (4.70m x 3.05m)

Made bespoke for the current vendors is a beautiful home office space, which could create bedroom four if extended up to the ceiling. There is a good-sized Velux window with integral blind, and beautiful beams and timbers on display.

BEDROOM ONE

14' 3" x 13' 3" (4.34m x 4.04m)

Bedroom one is a large double bedroom with two good-sized windows offering a delightful view out over the property's side gardens and driveway. There are timbers and beams to the full-height ceiling with spotlighting, a bank of built-in wardrobes, and a doorway leading through to the en-suite facilities.

BEDROOM ONE EN-SUITE

10' 7" x 5' 5" (3.23m x 1.65m)

The en-suite is fitted with a three-piece suite comprising a double-ended bath with glazed shower guard and shower over, a low-level w.c., and a vanity unit with inset wash hand basin and storage cupboard beneath. There is tiling to the half height on the walls and full height around the shower, wonderful beams, and a Velux window.





BEDROOM TWO

19' 3" x 10' 5" (5.87m x 3.18m)

Accessed via a staircase from the family room/dining room, bedroom two is another delightful, en-suited bedroom. There are attractive windows to two elevations and a built-in wardrobe.

BEDROOM TWO EN-SUITE SHOWER ROOM

The en-suite is fitted with a white, three-piece suite comprising a shower, a pedestal wash hand basin, and a low-level w.c. with timber seat. There is attractive flooring, ceramic tiling to the half height on the walls and where appropriate around the shower, an extractor fan, inset spotlighting to the ceiling, and a beam on display.



BEDROOM THREE

14' 3" x 8' 8" (4.34m x 2.64m)

Bedroom three is another pleasant double bedroom with a window to the side, timbers and beams on display, inset spotlighting, and a good-sized, built-in wardrobe.

HOUSE BATHROOM

11' 0" x 7' 4" (3.35m x 2.24m)

The house bathroom is superbly appointed with a large shower with chrome fittings and fixed glazed screen, fitted in place of the bath. There is also a low-level w.c., a pedestal wash hand basin, a chrome heated towel rail, inset spotlight to the ceiling, an extractor fan, and a good-sized window.

SUMMERHOUSE

The summerhouse features a raised decked area and beautiful shingle roof.





EXTERNAL

GARDENS

The property occupies a delightful plot within this former farmyard, with the current vendors having the choice of all properties when the development first commenced and chose this particular barn conversion for its wonderful setting and gardens. There is a vast array of beautiful gardens, complementing the home superbly. The most substantial portion of the garden is found to the side/rear, benefitting from a huge amount of planting of shrubbery and trees over the years to create an exceptional private and mature space. There is a good-sized shaped lawn adjoining farmland which is collectively owned by the Blakehouse Farm properties, thus securing its future. There is also a stone patio accessed seamlessly via the sitting room, as well as a further sitting out/dining area and a summerhouse with raised decked area and beautiful shingle roof.

DOUBLE GARAGE

Parking for several cars

The property benefits from a good-sized double garage with Loggia to the front and two up-and-over doors. The garage is fitted with power, light and water.

DRIVEWAY

Parking for several cars





ADDITIONAL INFORMATION

The property has external lighting, gas-fired central heating, double-glazing, and an alarm system. The owners of the Blakehouse Farm properties bought the 8.5 acres that surrounds this farm-style hamlet and indeed all land surrounding these properties belongs to the owners; thus protecting the views to a large extent. This land is currently leased to a local farmer and used predominantly for grazing (sheep grazing).

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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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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