



Yorkshire's
Finest
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Old Gynn Farm
Gynn Lane, Honley, Holmfirth



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Guide Price £1,150,000

Old Gynn Farm is a remarkable and stunning property. Set on a plot of approx. an acre with extensive flat south facing gardens which afford a high degree of privacy.

Located on Gynn Lane between the fashionable village of Honley and the prestigious village of Farnley Tyas it offers a luxurious lifestyle in a property that will not fail to impress with its quality workmanship and high standard of interior finish.

The property extends in total to 4376 square feet plus a detached double garage.

ENTRANCE TO BARN

A beautifully crafted, green oak framed glazed entrance opens to reveal this impressive hallway. Benefitting from a useful boot room providing ample bespoke storage and a continuation of the beautiful traditional York Stone flooring.

A solid oak door leads to the downstairs WC, complete with a Duravit WC, wash hand basin and vanity unit. The utility room has fitted units and sink unit, complete with plumbing for a washing machine and drier.

KITCHEN DINING

Handmade bespoke kitchen with feature lighting has been designed with both functionality and practicality in mind. Featuring luxurious 20mm solid granite worktops and ash painted doors, the kitchen is fully equipped with top of the range Neff appliances as listed:

- - Integrated single slide and hide oven
- - Combination oven with built in microwave
- - In-line warming drawer
- - 5 zone flex induction hob along
- - Air uno remote control ceiling extractor
- - Integrated tall single door Neff fridge
- - Integrated tall single door freezer
- - Double Neff 60cm integrated dishwasher
- - Zone 36 bottle wine fridge

The large shaped island allows great preparation space as well as a seating area.

Kitchen / dining area leading to stone south facing patio through a beautifully crafted, green oak glazed arched barn doorway

The tiled kitchen / dining area floor leads to marvellous floating spine staircase with oak treads and glass balustrade with stainless steel handrail leading to the family mezzanine which could easily house an additional comfortable seating area, a games room with space for a pool table or a spacious office.

LIBRARY

With a feature Stone Fireplace over traditional York Stone flooring complete with solid oak door & solid oak skirting.

SUNROOM

Locally crafted green oak framed sunroom with solid oak skirting over traditional York Stone flooring, with oak bi-fold doors leading to the south facing stone patio.

STUDY

Another Stone Fireplace and traditional York Stone flooring, solid oak door & solid oak skirting. Solid oak door leading to large cellar

LIVING ROOM

Feature Stone Fireplace with stone hearth and pointed feature stone walls with log burning stove, solid oak doors & solid oak skirting over oak flooring. Solid oak door leading to cellar & solid oak door gives access to a private staircase leading to Bedroom 2.

SNUG

Feature Stone Fireplace with stone hearth and pointed feature stone walls. Solid oak doors & solid oak skirting over oak flooring. Private staircase leading to the master bedroom suite. All ground floor with underfloor heating.



MASTER BEDROOM

With large fitted wardrobe, oak fire doors, oak window bottoms .

ENSUITE

1700mm Bath with shower, Duravit WC with vanity unit and basin, chrome fittings.

BEDROOM TWO

With fitted wardrobe, oak fire doors, oak double window seat.

ENSUITE

1200mm shower, Duravit WC with vanity unit and basin, chrome fittings.

BEDROOM THREE

Oak fire doors, oak window bottoms.

ENSUITE

900mm shower, Duravit WC and basin, chrome fittings

All bedrooms, bathrooms and landings with underfloor heating.

Along the landing leading through a solid oak door leading to the barn with fantastic roof trusses in view, sympathetically lit.
Leads back down to the large open plan kitchen / dining or along the balcony atrium with floating glass and stainless-steel handrail.

OUTSIDE

Stone paving sweeps all around the property, leading to a large paved south facing patio area.
Stone built wood store and attached bin store.
Large garden next to woodland giving very private seduded area.

GARAGE

Double electric doors lead into this large stone built garage with lighting, power and water.
Pedestrian door leading to the rear patio.

FURTHER SPECIFICATIONS THAT WILL FEATURE IN OLD GYNN LANE, HONLEY

ELECTRICAL INSTALLATION

Old Gynn Farm has been fully rewired, certified and guaranteed by Integrated Systems and Technologies who are a NICEIC approved electrical contractor.

FULL CLIPSAL C-BUS LIGHTING CONTROL AND AUTOMATION SYSTEM

This will include Digital label technology light control units. The DLT units will be able to control the electric gates, the electric garage doors as well as individual and scene lighting groups. This gives the end user the ability to turn the whole house off at a touch of a button or select a pre-designed mood for a particular area, for example an entertaining mood in the main section of the house for when the home owner has guests or a relax mode for more a more cosy feel. All this has to be pre-programmed prior to the home owner moving in but then can be modified to suit their tastes either on site with the client or remotely.

The system will also have integration between C-Bus and the Texecom premier alarm system. This gives the ability for the C-Bus controllers to arm or disarm the burglar alarm system from the touch of a button, ideal from the bedside, and gives the ability for lighting to be turned on after a particular time should the alarm be triggered. Schedules can be programmed so that certain lights come on at set times or sunset etc. This adds convenience to day to day living as well as extra security making the house look occupied.
In addition, a holiday mode will also be programmed into the system.

All of the above will be accessible either locally on wall units or via the C-Bus smartphone or tablet app. This allows the home owner to check in on the system make alterations to scenes and schedules or simply turn the lights on or off.

AUDIO

The house has high quality convert integrated ceiling speakers installed and prepared for a multi-room audio system. Speakers will be installed in the master bedroom, Kitchen Dining Area and in large open plan sitting area above the kitchen. These Areas will have Sonos amps installed. All the bedrooms have been cabled for additional speakers should the home owner require speakers in these rooms. Sonos also produce stand alone speakers and TV sound bars which can easily be added to the system downstairs at a later date if required.

TEXECOM

The house has a Texecom premier alarm system installed. This includes high end recessed keypads at the main entry locations. The System can be operated via a user code, a key fob or via the Texecom connect app installed on a smartphone. The app will also send notifications alerting the home owner to the alarm been triggered or been armed / disarmed.

CCTV

A cutting-edge high-end CCTV system has been installed around the perimeter of the house adding to security and giving the home owner full peace of mind.

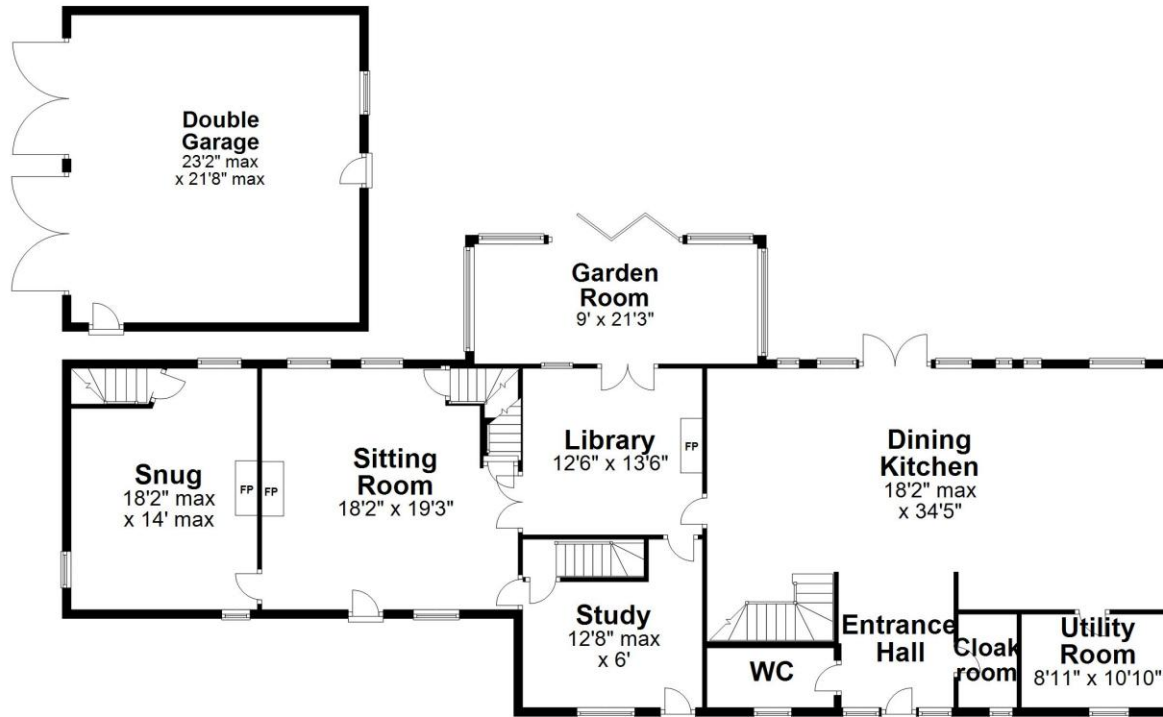
Again, as with all the home technology that has been installed the system can be accessed via a smart phone or tablet.

LIGHTING

All the lighting throughout the property has been carefully considered and high quality, low energy LED lighting products have been used.

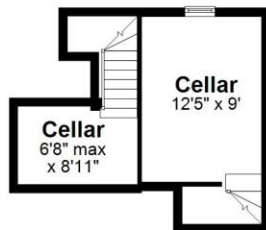


Ground Floor
Approx. 2492.7 sq. feet



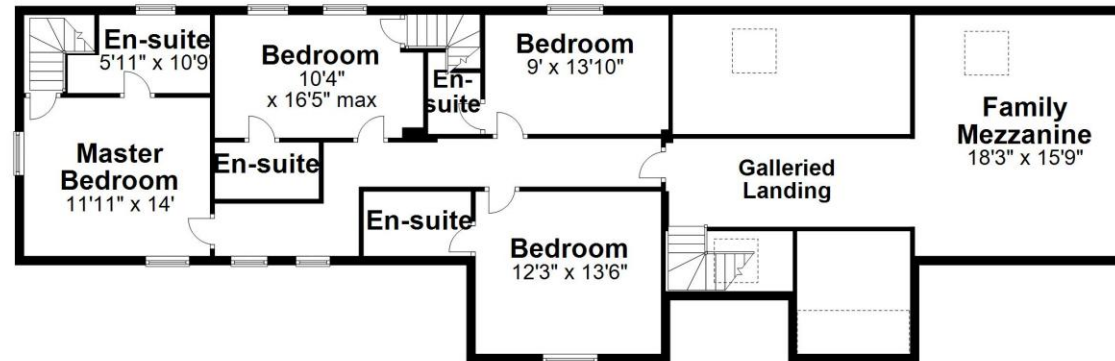
Cellar

Approx. 220.2 sq. feet



First Floor

Approx. 1663.6 sq. feet



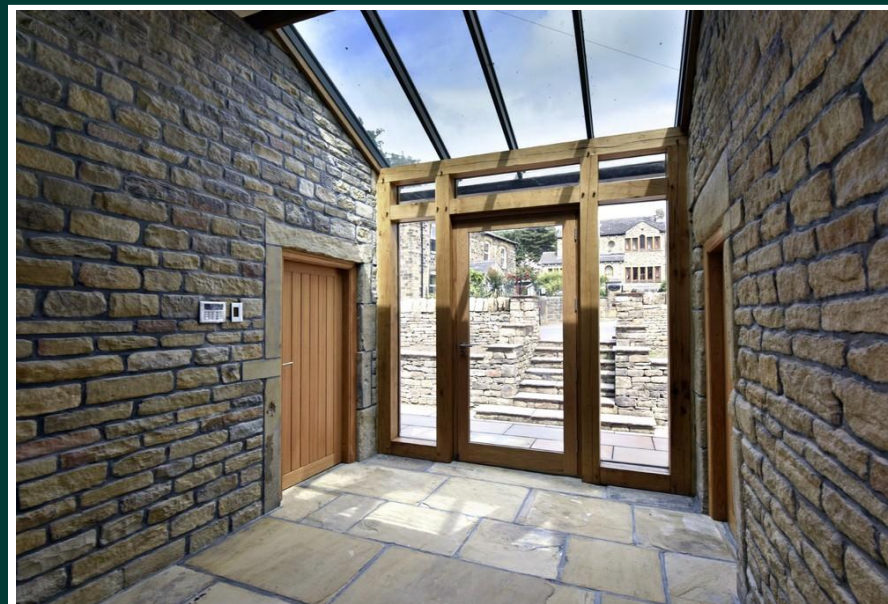
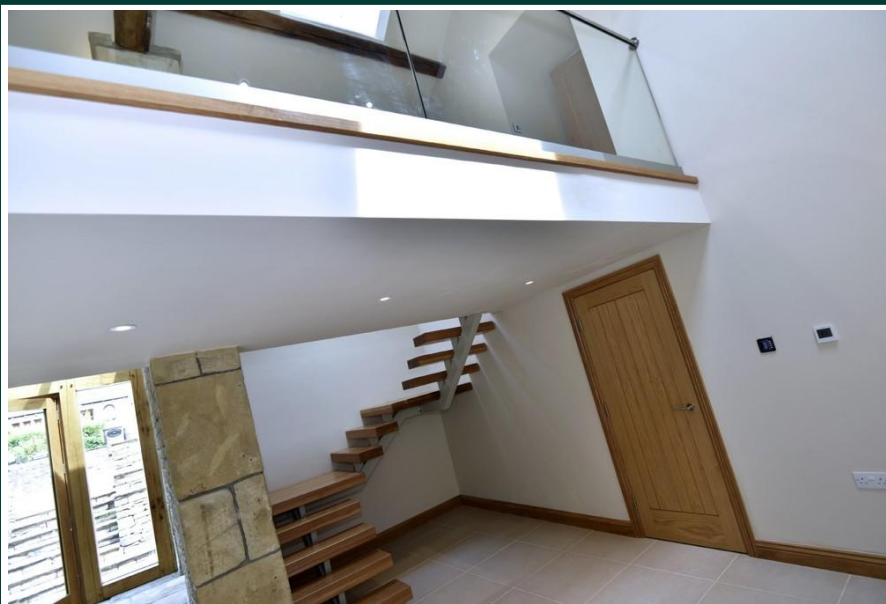
Total area: approx. 4376.5 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors. Plan produced using PlanUp.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.



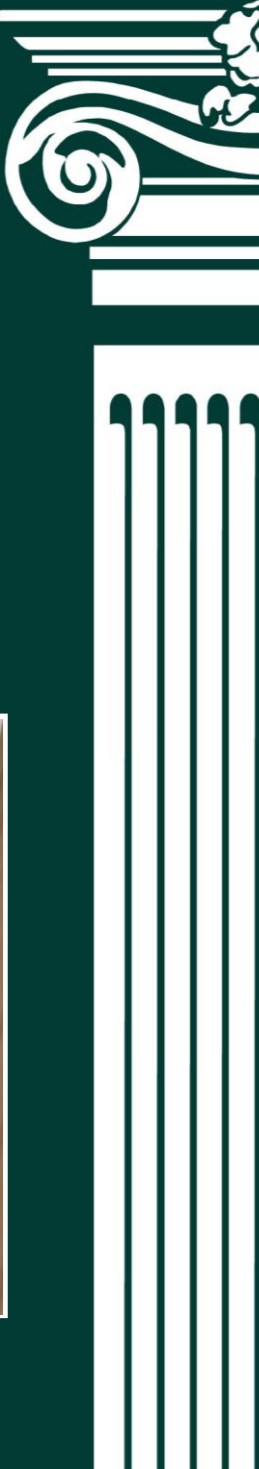
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