



Conygarth
1a Far Bank | Shelley | Huddersfield | HD8 8LA

CONYGARTH



Set within landscaped grounds extending to 0.5 acres, commanding amazing cross valley views, a stunning, individually designed home which offers spacious versatile living accommodation, enjoys 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 offers expansive accommodation, a sitting room incorporates and dining area and the snug offers versatile living. Over the first and second floors five bedrooms are complemented by six bathrooms, and the lower ground floor offers versatile living incorporating a home office, leisure suite and spa.

Located on the outskirts of open countryside resulting in the most idyllic of outdoors lifestyles, local services are easily accessed in the neighbouring areas of Denby Dale and Holmfirth, and include both rail and bus services, the M1 motorway can be reached within a short drive ensuring convenient access throughout the region.

An internal inspection is recommended in order to fully appreciate the size and standard of accommodation on offer in addition to the wonderful surroundings and outstanding views this property has to offer.

Ground Floor

An oak entrance door opens into a grand reception hallway that provides an impressive introduction to the home, with a useful cloak cupboard a W.C, Italian porcelain floor tiling to the floor and staircase to both the lower ground and first floor accommodation.

A sitting room or snug is positioned to the front aspect of the property, offering versatile accommodation with windows set to stone mullioned surrounds.

A sitting room is open plan to a dining area, offering generous accommodation, enjoying a triple aspect position with windows to three aspects inviting an abundance of natural light indoors, the dining area framed by windows to three aspects in addition to a glass lantern to the ceiling whilst bi-folding doors open onto an external, south facing decked balcony. The views are spectacular; far reaching across the valley, magnificent through all seasons. The room has porcelain tiling to the floor, a feature fireplace and ornate detailing to the walls.

The living kitchen has a continuation of the Italian porcelain tiles from the hallway, presents a comprehensive range of bespoke furniture with quartz splash backs quartz work surfaces incorporating a sink with mixer tap and a hot Quooker tap, positioned directly in front of a picture window that perfectly frames open countryside views across the valley. A central island has a quartz surface with drawer units beneath, and a full complement of appliances includes a double oven with six ring gas burner over that has a glass splashback and extractor canopy; space and plumbing for a double fridge / freezer, a dishwasher and microwave convection oven. A bank of bi-fold doors opening directly onto the south facing balcony seamlessly connecting the inside to the outdoors.

The lounge is stunning, once again is flooded with an abundance of natural light, windows set to stone mullion surrounds at the front of the home whilst two large picture windows at the rear frame glorious views over open countryside, the panoramic views stretching towards the Pennines. The room has a feature limestone Fireplace with inset living flame effect electric fire.















Lower Ground Floor

A hallway spanning the lower ground floor has an internal door to the garage, access to a wine cellar and a cloaks room that is presented with a three-piece suite. An L-shaped spa room incorporates a gymnasium before leading through to a room with full height windows to the walls and large sliding doors opening directly onto the rear garden seamlessly connecting the inside to the outdoors, commanding stunning views across the valley and ensuring excellent levels of natural light flow within.

A home office presents versatile accommodation, would make an excellent sixth bedroom and has a window to the rear commanding stunning views.

A leisure suite offers flexible accommodation, currently used as a home cinema and games room, has two windows to the rear enjoying scenic views with French doors opening directly onto the garden.



First Floor

The landing has a staircase to the second floor.

The principal bedroom suite is positioned to the rear of the home, offers exceptional accommodation with French doors opening onto a glass balcony commanding stunning south facing views. The room has a comprehensive range of bespoke furniture, including wardrobes, drawer units, walk in dresser room, a dresser and bedside cabinets. En-suite facilities comprise a wall hung wash hand basin, a bath with a tiled surround, a low flush W.C and a wet room style shower with body jets and glass block walling. The room is complimented by tiling to the walls and floor, has an opaque window and a heated towel radiator.

There are three additional bedrooms to this floor, two positioned to the rear, each offering double accommodation with built in wardrobes, both commanding stunning views across the valley and each presented with en-suite accommodation with a low flush W.C and a wall hung wash hand basin, a wet room style shower with fixed glass screen, all complemented by tiling to the walls and floor, heated towel radiators and windows, once again commanding stunning views.

The fourth double bedroom is situated to the front aspect of the home, has stone mullioned surrounds to windows overlooking the front aspect of the home, fitted wardrobes and en-suite facilities comprising a low flush W.C, a wash hand basin and panel bath with shower over, complementary tiling to the walls and floor, a heated chrome towel radiator and an opaque window.

The family bathroom offers generous accommodation, has full tiling to the walls and floor, windows to the front and furniture including a wall hung W.C that has a mirror behind, a wet room style shower with tiling and a glass block wall, a corner bath and a low flush W.C.

Second Floor

To the second floor, the landing has a bank of mirror fronted wardrobes to one wall and access to both the bathroom and bedroom.

The double bedroom has a window to the side aspect and Velux skylight window to the rear commanding stunning views. The bathroom has two skylights commanding stunning views to the rear and is presented with a low flush W.C, a double ended bath and wall hung W.C, the room finished with complimentary tiling to the walls and floor.













Externally

The grounds extend to approximately 0.5 acres, electronically operated wrought Iron gates opening to reveal this beautiful home, substantial resin driveway extending beyond the front of the property to additional parking at the side and access to the internal garage. The front of the home is privately screened by an established treelined border. To the rear a south facing lawn garden spans the rear of the home, extends to a composite decked seating terrace which is positioned to maximise the outlook resulting in amazing views over open countryside across the valley towards the Pennines. A steel spiral staircase rises to the ground floor balcony.

Additional Information

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

Directions

What3words – bars.snowmen.scripted





LOCATION

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.

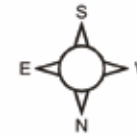
Huddersfield 4.5 miles	Holmfirth 8 miles	Leeds 20 miles
Manchester 33 Miles	Sheffield 23 Miles	Wakefield 10 miles



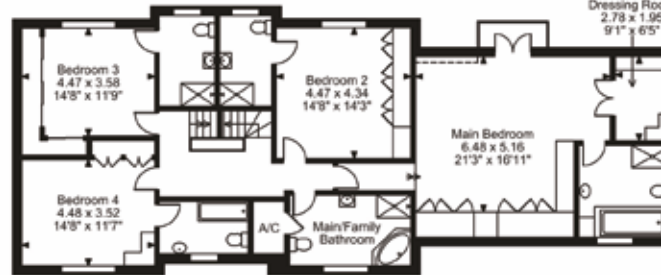




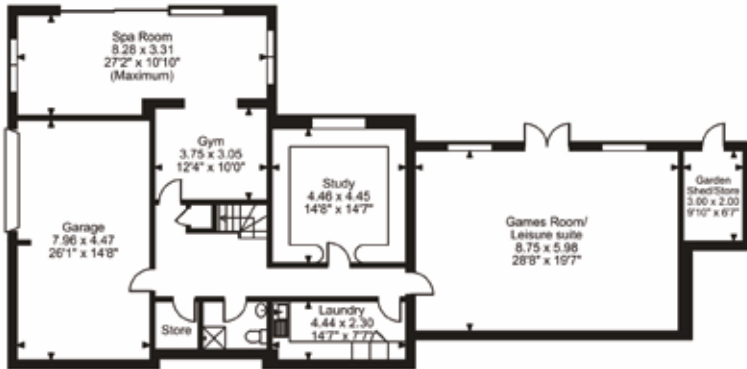
Coneygarth, Far Bank, Shelley, Huddersfield
Approximate Gross Internal Area
Main House = 5797 Sq Ft/539 Sq M
Garage = 379 Sq Ft/35 Sq M
Balcony external area = 143 Sq Ft/13 Sq M
Total = 6176 Sq Ft/574 Sq M



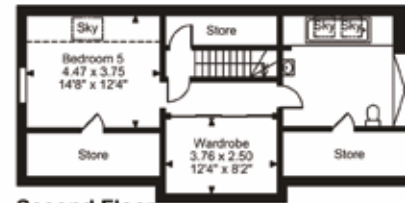
Ground Floor



First Floor



Lower Ground Floor



Second Floor

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		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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