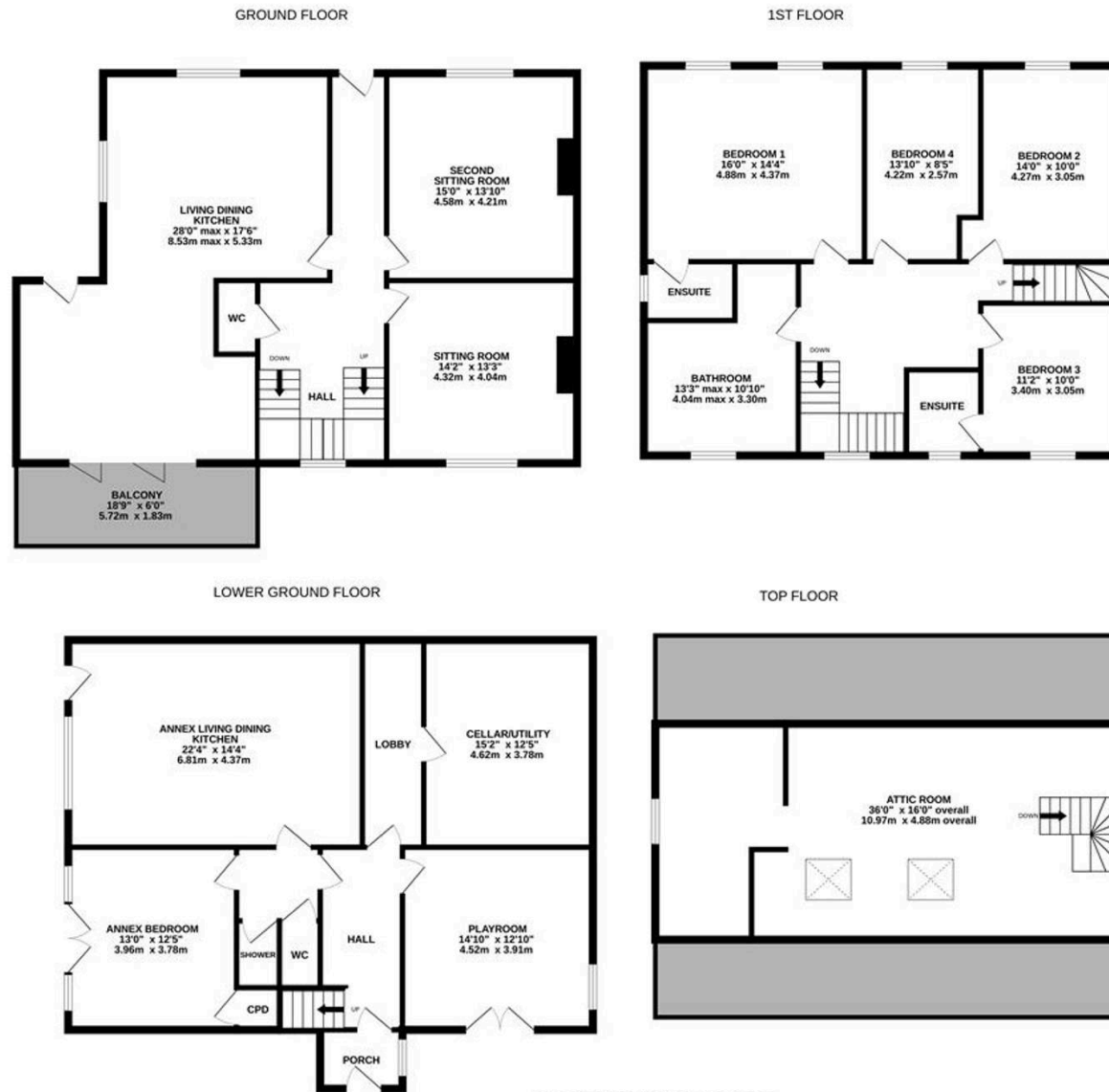




## Heath Bank House, The Village, Farnley Tyas

Huddersfield, HD4 6UD

Offers in Region of **£980,000**



**HEATH BANK HOUSE**

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## Heath Bank House, The Village

Farnley Tyas, Huddersfield, HD4 6UD

HEATH BANK HOUSE IN FARNLEY TYAS IS A STUNNING, LARGE, THREE-STORY, DETACHED FAMILY HOME WITH ATTIC SPACE, ANNEX, FANTASTIC GARDENS, SPACIOUS DRIVEWAY, AND OFFERING A BEAUTIFUL VILLAGE LOCATION JUST OPPOSITE THE CHURCH AND WITH STUNNING LONG-DISTANCE VIEWS OVER TOWARDS CASTLE HILL AND BEYOND.

TASTEFULLY RENOVATED IN RECENT YEARS, THIS HOME OFFERS AN INCREDIBLE AMOUNT OF ACCOMMODATION WHICH MAY NOT BE FIRST APPARENT WHEN SEEN FROM THE ROAD. HOWEVER, THE THREE-STORY ACCOMMODATION WITH ADDITIONAL ATTIC SPACE OFFERS A HUGE AMOUNT OF FLEXIBILITY AND EVEN INCORPORATES A DELIGHTFUL ANNEX AND HOME OFFICE/PLAYROOM. WITH LARGE DRIVEWAY TO ONE SIDE, ACCESSED VIA AUTOMATIC GATE, THE HOME IS COMPLEMENTED BY LOVELY LAWN AND FORMAL GARDENS, AND IS JUST A SHORT WALK FROM THE VILLAGE CENTRE WITH ITS WELL-REGARDED SCHOOL AND PUBLIC HOUSE. THE PROPERTY BENEFITS FROM SUPERB RURAL WALKS, THIS TRULY IS A REMARKABLE HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED.

- Fantastic village location, close to pub, church, school and cafe
- Exceptionally spacious property with accommodation over three floors
- Lower ground floor annex accommodation, ideal for multi-generational living
- Superbly private garden with views towards Castle Hill





In brief, the property comprises entrance hall, downstairs w.c., sitting room, second sitting, stunning living dining kitchen with bi-fold doors out to the balcony, playroom/home office, cellar/utility room, annex with large living dining kitchen, shower, w.c., and lovely double bedroom. The first floor comprises of four bedrooms, two with en-suite facilities, a large house bathroom, and an attic providing further versatile space. The property benefits from beautiful gardens and a stunning village location.

EPC Rating D.

Council Tax Code D.

Tenure Freehold.

- Fantastic village location, close to pub, church, school and cafe
- Exceptionally spacious property with accommodation over three floors
- Lower ground floor annex accommodation, ideal for multi-generational living
- Superbly private garden with views towards Castle Hill
- Modern, stylish interior
- Multiple reception rooms including dining room, lounge, and living dining kitchen

**Simon Blyth**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE HALLWAY

Enter into the property through a beautiful period door. The entrance hallway boasts fabulous, period-style flooring, coving to the ceilings, and ceiling roses. There is also a delightful staircase with spindle balustrading rising up to the first floor landing, and a second staircase with spindle balustrading leading down to the lower ground floor. The entrance hallway also benefits from gas fired underfloor heating. Period doors can be found throughout the home, with such doors on the ground floor providing access to the downstairs w.c., the sitting room, the second sitting room, and the dining living kitchen.

## DINING LIVING KITCHEN

28' 0" x 17' 6" (8.53m x 5.33m)

Across the hallway from the second sitting room, a period door provides access to the fabulous dining living kitchen with the same high-quality Amtico LVT flooring. There are a number of windows, all of which fill the room with a huge amount of natural light and provide stunning views over the property's gardens. The dining living kitchen also has a side entrance door and fabulous bi-fold doors which lead out to a stunning balcony (18'9" x 6'0") comprised of stainless steel and glazing, which provides a spectacular view out over the garden, of fields beyond, and of Castle Hill on the skyline in the distance. The kitchen is superbly appointed with a fabulous range of units, all with quartz working surfaces.

There is also an island unit with breakfast bar, seating for approximately 6 people, and storage cupboards beneath. The units also incorporate a fridge and freezer, an integrated dishwasher, an integrated coffee machine, a combination microwave oven, two other ovens, a Dietrich induction hob with stylish extractor fan over, a double Belfast sink with high specification mixer tap above including steamer and sparkling water. There is inset spotlighting to the ceiling and further lighting point above the island unit, and a stylish vertical central heating radiator. The living area has a lovely view out over the front gardens and of the village church across the road.





### **SITTING ROOM**

14' 2" x 13' 3" (4.32m x 4.04m)

The sitting room, positioned to the rear of the home, boasts stunning views out over the property's gardens and of countryside beyond, towards Castle Hill. This lovely room benefits from a wealth of natural light courtesy of a period-style, double-glazed sash window, and a fabulous stone fireplace with raised stone hearth and a superb mantle surround which is all home to a log burning cast-iron stove with glazed door. The sitting room also has coving to the ceiling, a central ceiling light point, and benefits from gas fired underfloor heating.

### **SECOND SITTING ROOM**

15' 0" x 13' 10" (4.57m x 4.22m)

Situated to the front of the property, this room benefits once again from a continuation of the fabulous Amtico LVT flooring. There is a large window providing a pleasant outlook over the property's front gardens and of the village scene, including the village school and church. This room is often used as a second sitting room or, as it is being utilised by the current owners, a formal dining room. With beautiful proportions, the room benefits from high ceilings with coving, a central ceiling light point, and a fabulous marble fireplace with raised hearth and gas, coal-burning effect fire situated within a delightful surround, and gas fired underfloor heating.



### **DOWNSTAIRS W.C.**

The downstairs w.c. benefits from a continuation of the high-quality Amtico LVT flooring, as well as ceramic tiling to the half-level on the walls and inset spotlighting to the ceiling. The room features a two-piece suite which comprises of a low-level w.c. and a wash hand basin.

## LOWER GROUND FLOOR

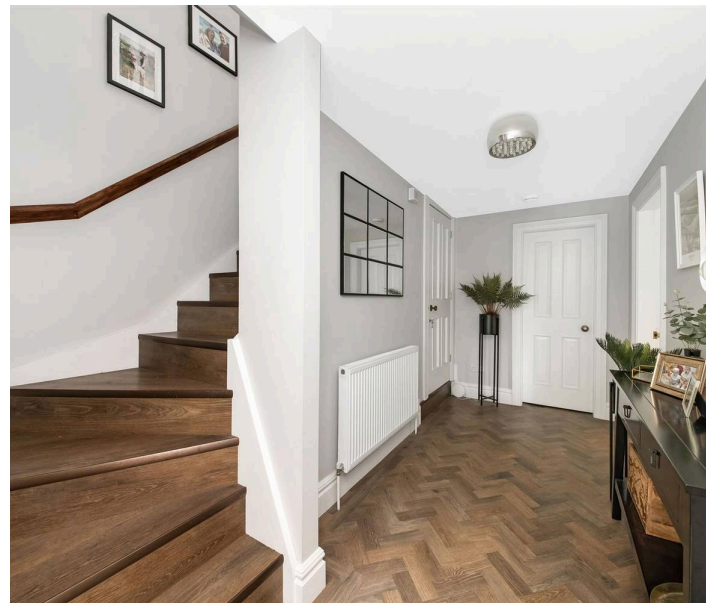
### LOWER GROUND FLOOR HALLWAY

A staircase leads to the lower ground floor. Here, there is an entrance hallway providing total flexibility for how to utilise this incredible space. The space is presented to a particularly nice standard, and there is fabulous flooring and an external door with entrance porch. The lower ground floor hallway provides access to a playroom/home office, a store lobby, a good-sized cellar which is used as a utility room, and the annex rooms.

### PLAYROOM / HOME OFFICE

14' 10" x 12' 10" (4.52m x 3.91m)

This room is used by the current owners as a playroom but could be utilised as a further sitting room or home office. There are twin glazed doors leading out to the garden and a window to the side elevation. The focal point of the room is the coal-burning effect gas fire within a cast iron stove and with raised stone flagged hearth. This room is presented to a high standard.





## ANNEX

Heath Bank House benefits from the unusual feature of an annex, which can be both internally and externally accessed, courtesy of an adjoining door from the lower ground floor hallway. The annex is a superb guest facility and briefly comprises of a fabulous dining living kitchen with lovely views and a main entrance door to the annex, a bedroom, and a lobby which gives access to a shower room and separate w.c. The annex could be utilised as part of the home or could even be let out as holiday accommodation if desired.

### ANNEX – LIVING DINING KITCHEN

22' 4" x 14' 4" (6.81m x 4.37m)

The annex's living dining kitchen is well appointed, and there is attractive flooring and six ceiling light points.

### ANNEX – BEDROOM

12' 5" x 13' 0" (3.78m x 3.96m)

The annex bedroom offers pleasant dual-aspect views and glazed doors providing direct access out to the gardens. There is a boiler room/store in one corner, two light points, and a ceiling light point.



### ANNEX – SHOWER ROOM

A lobby area gives access to the annex shower room which is superbly equipped with wash hand basin and fixed glazed screen shower. There is tiling to the full ceiling height, and there is a chrome central heating radiator, and an extractor fan.

### ANNEX – SEPARATE W.C.

The separate w.c. is also access via the lobby area and features a low-level w.c. and wash hand basin.

## FIRST FLOOR

### FIRST FLOOR LANDING

From the entrance hall, a staircase rises to the first floor landing. There is an arch-topped window offering superb long-distance views and providing a large amount of natural light both to the first floor landing and to the entrance hallway below. There are two ceiling light points, coving to the ceiling, and attractive, high-quality doors providing access to four bedrooms and the house bathroom.

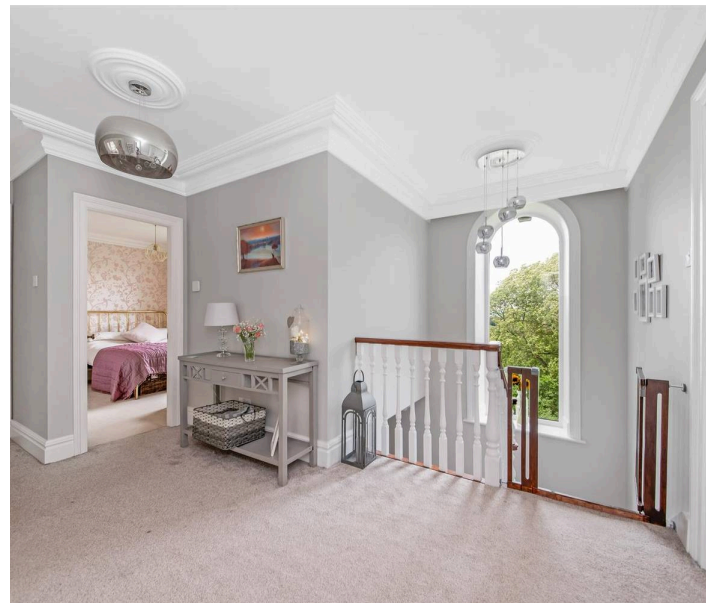
### BEDROOM ONE

16' 0" x 14' 4" (4.88m x 4.37m)

Bedroom one is a lovely, large double bedroom with twin windows providing a pleasant outlook to the front of the property. There is decorative coving to the ceiling, a central ceiling light point, four wall light points, and a door leading through to the en-suite facilities.

### BEDROOM ONE EN-SUITE

The en-suite features a white three-piece suite, comprising of a shower, a wash hand basin, and a w.c. with concealed cistern. There is ceramic tiling to the floors and to the full ceiling height on the walls, an obscure glazed window, and an attractive central heating radiator.





### **BEDROOM TWO**

10' 0" x 14' 0" (3.05m x 4.27m)

Bedroom two is another pleasant double room with lovely outlook to the front of the property. There are several pieces of built-in furniture, including storage drawers and wardrobes. There is also coving to the ceiling and a central ceiling light point.

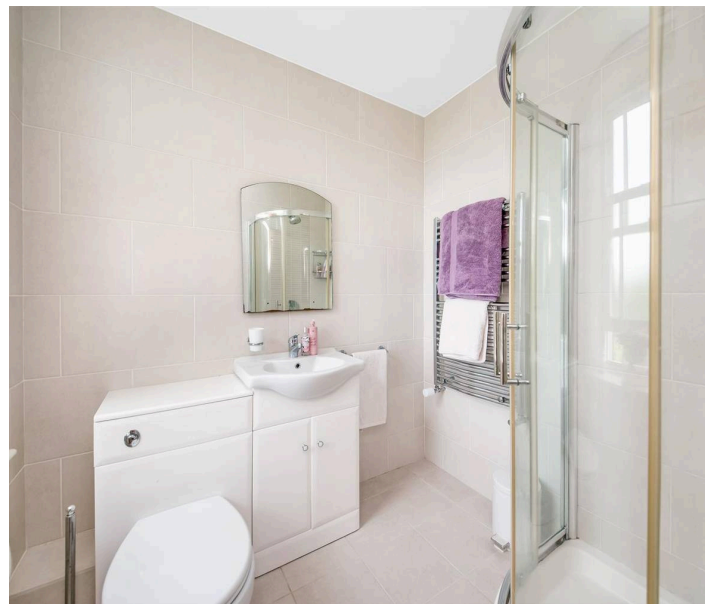
### **BEDROOM THREE**

11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom three, again, offers delightful views, as well as benefitting from a useful store/cupboard, coving to the ceiling, a ceiling light point, and a door providing access to the en-suite facilities.

### **BEDROOM THREE EN-SUITE**

The en-suite is fitted to a high standard and comprises of a w.c. with concealed cistern, a wash hand basin, and a shower. There is also a chrome combination central heating radiator and ceramic tiling to the floors and to the full ceiling height on the walls.



#### BEDROOM FOUR

13' 10" x 8' 5" (4.22m x 2.57m)

Bedroom four is another good-sized room, once again with a lovely outlook. There is decorative coving to the ceiling and a central ceiling light point.

#### HOUSE BATHROOM

10' 10" x 13' 3" (3.30m x 4.04m)

The house bathroom is particularly large and benefits from an impressive period-style window, fabulous flooring, decorative coving to the ceiling, decorative dado rail, and central ceiling light point. The house bathroom comprises of a large shower with high-quality chrome fittings, a wall-mounted wash hand basin, a stylish low-level w.c., and a fabulous, shaped bath with standalone chrome mixer tap and handheld shower attachment.

#### TOP FLOOR

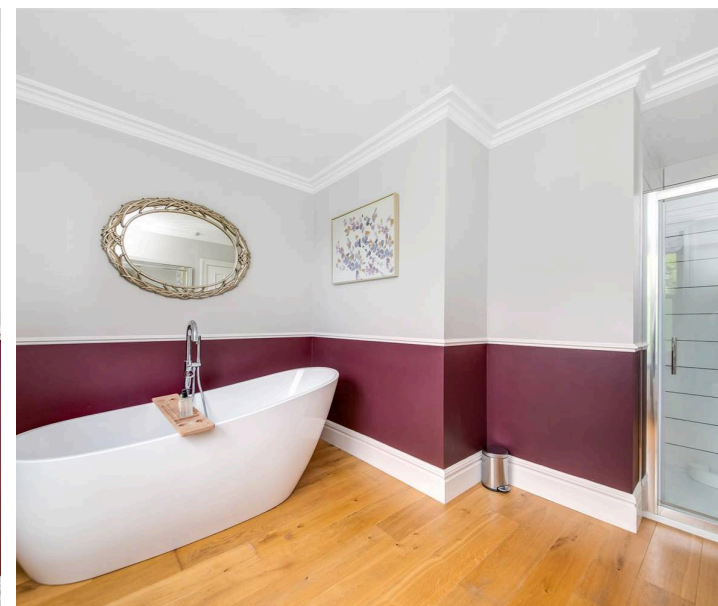
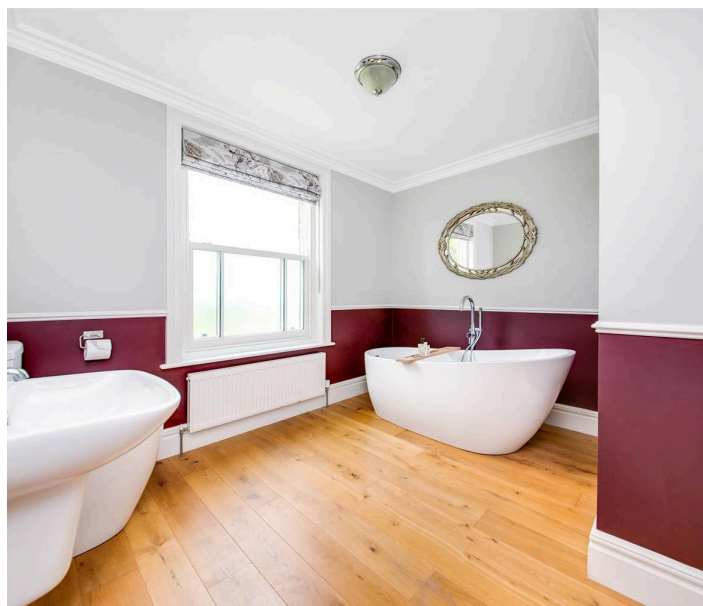
##### ATTIC

36' 0" x 16' 0" (10.97m x 4.88m)

A doorway from the first floor landing provides access to a staircase which rises to the attic. This space is particularly versatile and currently utilised as storage space. There are two velux windows and a gable window. Offering a huge amount of potential, especially for storage, or as the ideal for a train set!

##### CELLAR / UTILITY ROOM

Dimensions: 4.62m x 3.78m (15'2" x 12'5"). A further door from the lower ground floor hallway leads into the very good-sized, arched, stone vaulted cellar. The cellar provides a huge amount of extra space and is currently utilised as a utility room.





## EXTERNAL

### FRONT GARDEN

Heath Bank House occupies a fabulous plot within this much-loved and admired village. On the edge of Farnley Tyas village, opposite the village school and delightful village church with stunning views out over adjoining farmland, the property is also only a short walk from the well-known pub. To the front, there is a wrought iron gate with stone gate posts which provides access through to the main entrance door and formal front garden area. Slightly further down the road from the pedestrian gate is a broad, automatically operated gate which provides access through to the substantial gravelled driveway, offering parking for approximately five vehicles and could, subject to the necessary consents, be home for a garage if required. There is a pathway leading down the side of the property to a door which provides access into the living dining kitchen.

### PARKING

Secure gated driveway with approx. 4 parking spaces.



## REAR GARDEN

Externally to the side and rear are the majority of the property's gardens which are beautifully proportioned and extremely well kept. The side garden is lawned with a stone flagged patio and sitting out area. There are well-established boundaries, and mature trees and shrubbery. The beautiful rear gardens are overlooked by the living dining kitchen, patio and bi-fold doors. These lawn gardens are shaped and lead gently down to a further sitting out area with feature landscaping. This area offers a fantastic view back towards Heath Bank House. The gardens are well laid out with a delightful array of mature shrubbery and trees.



## **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.

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## **OFFICE OPENING TIMES**

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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