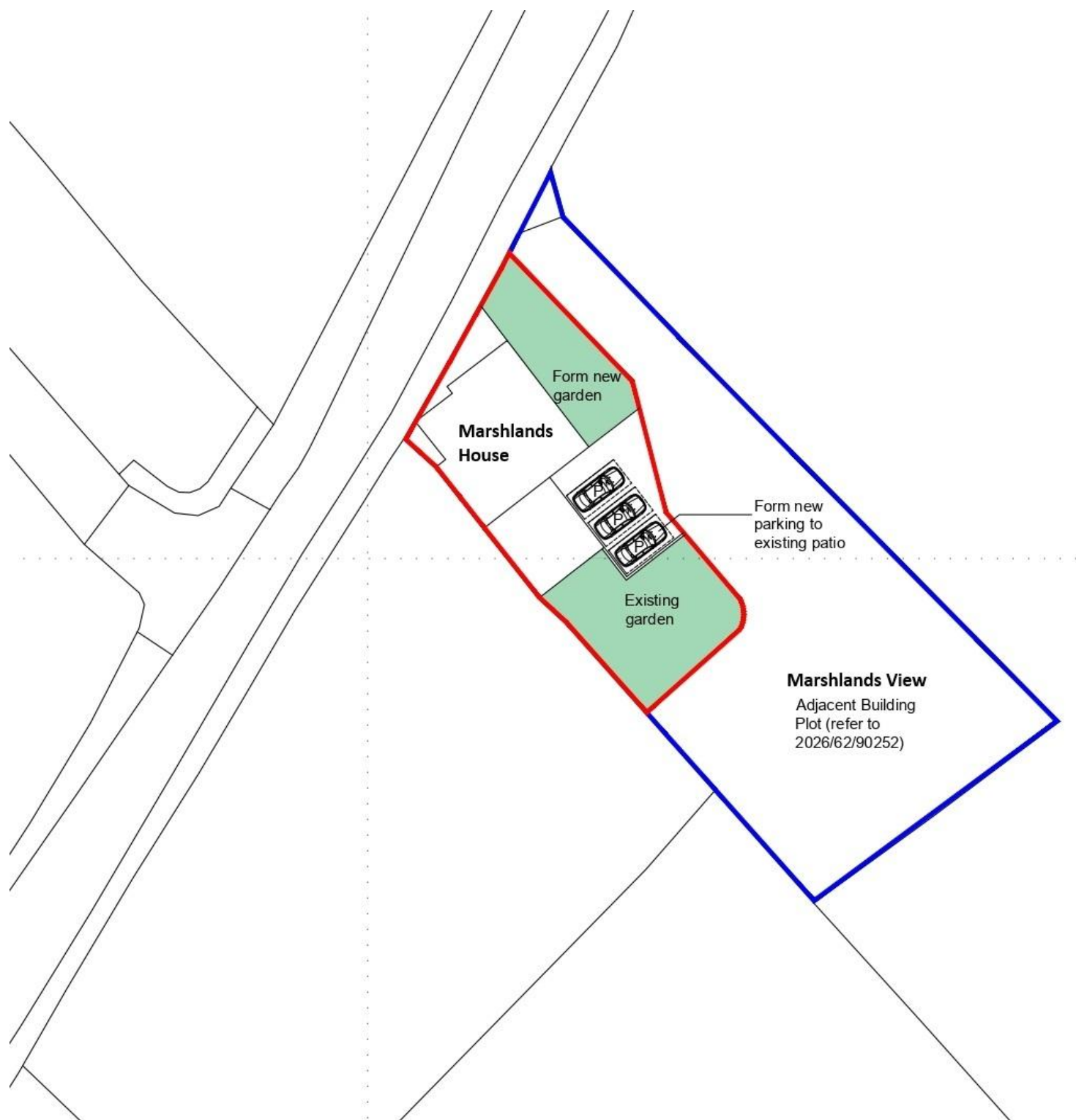


Simon Blyth
ESTATE AGENTS



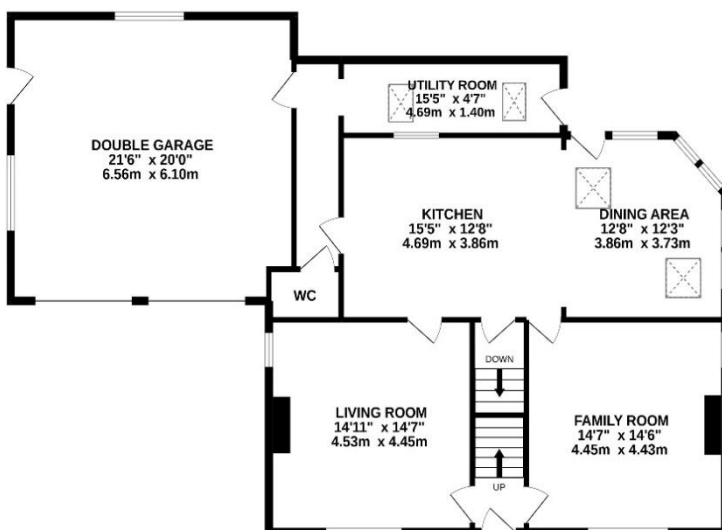
MARSHLANDS HOUSE AND ADJACENT BUILDING PLOT, MARSH LANE, SHEPLEY, HD8 8AY



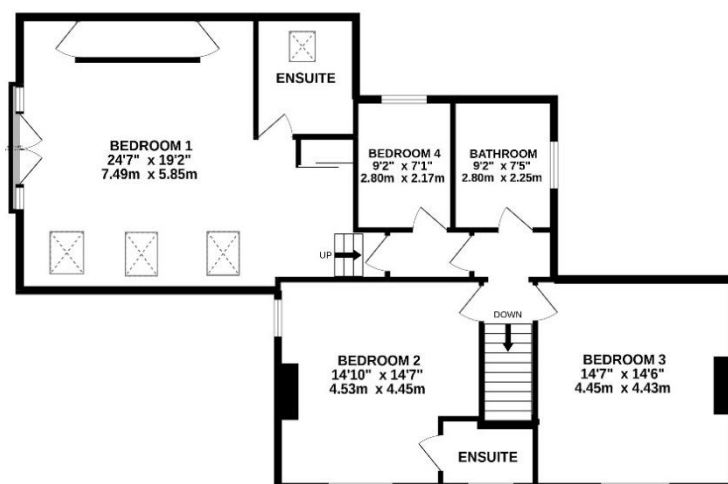
BASEMENT



GROUND FLOOR



1ST FLOOR



PROPERTY DESCRIPTION

A FANTASTIC OPPORTUNITY, IDEAL FOR THE DISCERNING BUYER TO ACQUIRE A SUBSTANTIAL, PERIOD FAMILY HOME, WITH BUILDING PLOT ADJACENT WITH CONSENT TO ERECT A FOUR BEDROOM, DETACHED DWELLING. SITUATED ON THE AFFLUENT ADDRESS OF MARSH LANE, SHEPLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, BOTH POSITIONED IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM THE VILLAGE CENTRE WITH AN ARRAY OF AMENITIES AND LOCAL TRAIN STATION. THE PROPERTIES BOTH ENJOY A STUNNING RURAL VIEW ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE.

Marshlands House offers well appointed, spacious and versatile accommodation, with high-quality fixtures and fittings blended with period charm and character features. The property features four well-proportioned bedrooms, with impressive principal suite with generous bedroom, dressing area and ensuite facilities.

Marshlands View offers the opportunity to erect a circa 2820 sq ft family home, with open-plan dining-kitchen, four double bedrooms, and with principal bedroom and guest bedroom both having ensuite facilities and dressing areas. This would be ideal opportunity for an investor or for multi-generational families.

EPC rating: C Council tax: G Tenure: Freehold

Offers Around £1,150,000

ENTRANCE

Enter the property through a double-glazed composite front door with obscure glass and lead detailing into the entrance. There is a beautiful central stone staircase which rises to the first floor and doors provide access to the lounge and sitting room. There is an arched corbel over the stairwell and ornate ceiling rose, two wall light points and decorative dado rails follow the stairwell with a Lincrusta panelling.

LIVING ROOM

Measurements – 14'11" x 14'7"

The dual aspect living room benefits from a wealth of natural light with double glazed sash-style windows to the front and side elevations. There is decorative coving to the ceiling, a central ceiling light point, three wall light points, and a column radiator. The living room has a door leading to the open plan dining kitchen and the focal point of the room is the impressive Inglenook stone fireplace with raised stone hearth. As the photography suggests, the window to the front elevation provides a fantastic open aspect view across neighbouring fields and over the valley towards Emley Moor Mast.



FAMILY ROOM

Measurements – 14'7" x 14'6"

The family room is a light and airy, well-proportioned reception room, again with dual aspect windows providing a great deal of natural light to the front and side elevations. There is a column radiator, three wall light points, a central ceiling light point and the focal point of the room is the Dunsley multifuel burning stove with tiled inset set up a raised stone hearth. The window to the front elevation again takes full advantage of the position of the property with a picturesque open aspect view towards Emley Moor.



OPEN PLAN DINING KITCHEN

Measurements – 15'5" x 12'8"

The open-plan dining kitchen room is sure to impress with a high quality fitted kitchen which features fitted wall and base units, with shaker-style cupboard fronts and complimentary granite work surfaces over. There is a breakfast island which incorporates a Belfast sink unit with extra draining, and a chrome mixer tap over. The kitchen is well equipped with fitted appliances including an integrated fridge and freezer unit, and built-in dishwasher. There is space for a five-ring range cooker, brick effect tiled splashback, and integrated cooker hood over. The kitchen features under unit lighting, plinth lighting, and has a column radiator. There is fabulous original Yorkshire stone flagged flooring which continues through to the dining area. There are two windows which provide borrowed light from the utility room, and doors which provide access to the vestibule, lounge, sitting room and to the stairwell leading to the lower ground floor.





DINING AREA

Measurements – 12'8" x 12'3"

The original Yorkshire stone flagged flooring continues through into the dining area which again benefits from a wealth of natural light with double glazed mullioned sash style windows to the front and side elevations and there are additional remote controlled Velux windows to the front and side. There is inset spotlighting to the ceiling, exposed timber beams, two column radiators, and there is a double-glazed composite stable-style door to the rear elevation.



HALLWAY

The inner hallway connects the kitchen area to the downstairs w.c., integral garage and utility room. The stone flagged flooring continues through from the kitchen where there is inset spotlighting to the ceiling, and a radiator.

DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite which comprises of a low level w.c. with concealed cistern and push button flush, and a wall hung wash hand basin with chrome monobloc mixer tap. There is a chrome ladder style radiator, tiled walls to the half level with attractive chrome trim, inset spotlighting to the ceiling, and an extractor fan.

UTILITY ROOM

Measurements – 15'5" x 4'7"

The utility room is located at the rear of the property and has two skylight windows to the rear elevation and a double-glazed composite door to the side. There are fitted wall and base units with shaker-style cupboard fronts, oak shelving and solid oak work surfaces over which incorporate a one-and-a-half bowl ceramic sink with brushed steel mixer tap. There is plumbing for a washing machine, space for a tumble dryer, and high gloss brick effect tiling to the splash areas. There is a radiator and inset spotlighting to the ceiling.

LOWER GROUND FLOOR

The lower ground floor is accessed from the open plan dining kitchen via a fantastic, exposed, stone stairwell. This versatile space can be utilised in a variety of ways, as a cinema room, recreational room or, potentially, a home office/studio. There is inset spotlighting to the ceiling, a double-glazed window with obscure glass to the front elevation, and a radiator.

FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the first-floor landing. There is decorative coving to the ceiling, two ceiling light points, two inset spotlight points, and there are doors providing access to bedrooms one through to four and the house bathroom. There is a radiator and a loft hatch providing access to the loft space.

BEDROOM ONE

Measurements – 24'7" x 19'2"

Bedroom one certainly offers the wow factor and is a generous proportioned double bedroom with the benefit of high quality fitted furniture which includes built in wardrobes with matching drawer units and a matching dressing table. There are four double glazed skylight windows to the front elevation and a showstopping double-glazed Juliet balcony to the side which offers a fantastic view across both the gardens and the adjoining countryside. There is inset spotlighting to the ceiling and the principal bedroom benefits from an ensuite shower room.





ENSUITE SHOWER ROOM TO BEDROOM ONE

The en-suite shower room features a modern contemporary three-piece suite which comprises of a walk-in shower cubicle with thermostatic rainfall shower and separate hose attachment, a low-level w.c. with concealed cistern and push-button action, and a broad Villeroy and Boch wash hand basin with vanity unit under, and cascading waterfall mixer tap. There is tiled flooring with complimentary tiled walls, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a double-glazed skylight window to the rear elevation.



BEDROOM TWO

Measurements – 14'10" x 14'7"

Bedroom two is a fantastic dual aspect double bedroom which again, as the photography suggests, offers some fantastic open aspect views cross rolling countryside towards Emley Moor and over the gardens and adjoining fields. There are double-glazed sash-style windows to the front and side elevations, decorative coving to the ceiling, a central ceiling light point, and the room is furnished with high quality fitted furniture including fitted wardrobes with a dresser unit and drawers. Bedroom two also benefits from en-suite shower room facilities.



ENSUITE SHOWER ROOM TO BEDROOM TWO

The en-suite shower room features a white three-piece suite which comprises of a quadrant style shower cubicle with thermostatic shower, a low level w.c. with push button flush, and a wall hung wash hand basin with vanity unit under, and waterfall mixer tap. There is tiling to the splash areas and a double-glazed sash style window to the front elevation with obscure glass, tiled flooring, a chrome ladder style radiator, and inset spotlighting to the ceiling.



BEDROOM THREE

Measurements – 14'7" x 14'6"

Bedroom three has a double-glazed sash style window to the front elevation which offers a fantastic panoramic view across rolling countryside towards Emley Moor. There is a high quality fitted desk, drawers and a double wardrobe, and there is decorative coving to the ceiling, a central ceiling light point, a radiator and two feature light points.



BEDROOM FOUR

Measurements – 9'2" x 7'1"

Bedroom four is a pleasant single bedroom located at the rear of the property and offers an equally pleasant outlook as the other bedrooms through the double-glazed sash window to the rear elevation. There is inset spotlighting to the ceiling, and a radiator.



HOUSE BATHROOM

Measurements – 9'2" x 7'5"

The house bathroom features a white four-piece suite which comprises of a free-standing roll top double ended bath, low level w.c. with concealed cistern and push button flush, a broad wall hung wash hand basin with chrome monobloc mixer tap and a quadrant style shower cubicle with thermostatic shower. There is a chrome ladder style radiator, an extractor fan and tiled flooring with complimentary tiling to the half level and splash areas on the walls. There is a double-glazed window with obscured glass to the side elevation and there is inset spotlighting to the ceiling.



DOUBLE GARAGE

Measurements – 21'6" x 20'0"

The double garage features electric remote controlled up-and-over doors, there is lighting, power and plumbing, double glazed windows to the rear and side elevations, and a pedestrian access door both into the inner hallway and externally to the side elevation.

EXTERNAL

Externally the property is accessed via a pillared, gated, driveway which sweeps in front of the property and provides off street parking for multiple vehicles. The gardens for this fabulous home are superb, with a generous, level lawn with well stocked flower and shrub beds. There is original Yorkshire stone flagging around the perimeter of the property, and which extends to the enclosed patio. There is an additional stone flagged patio ideal for alfresco dining and entertainment with hardstandings for the essentials such as a garden shed, log store and summer house. The gardens have uninterrupted views over neighbouring paddocks which extenuate the feeling of space.









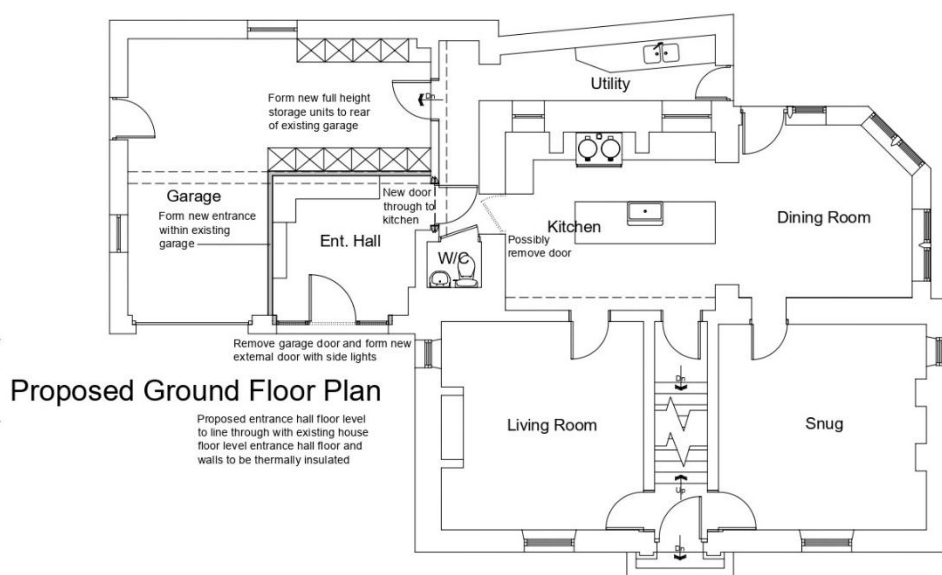
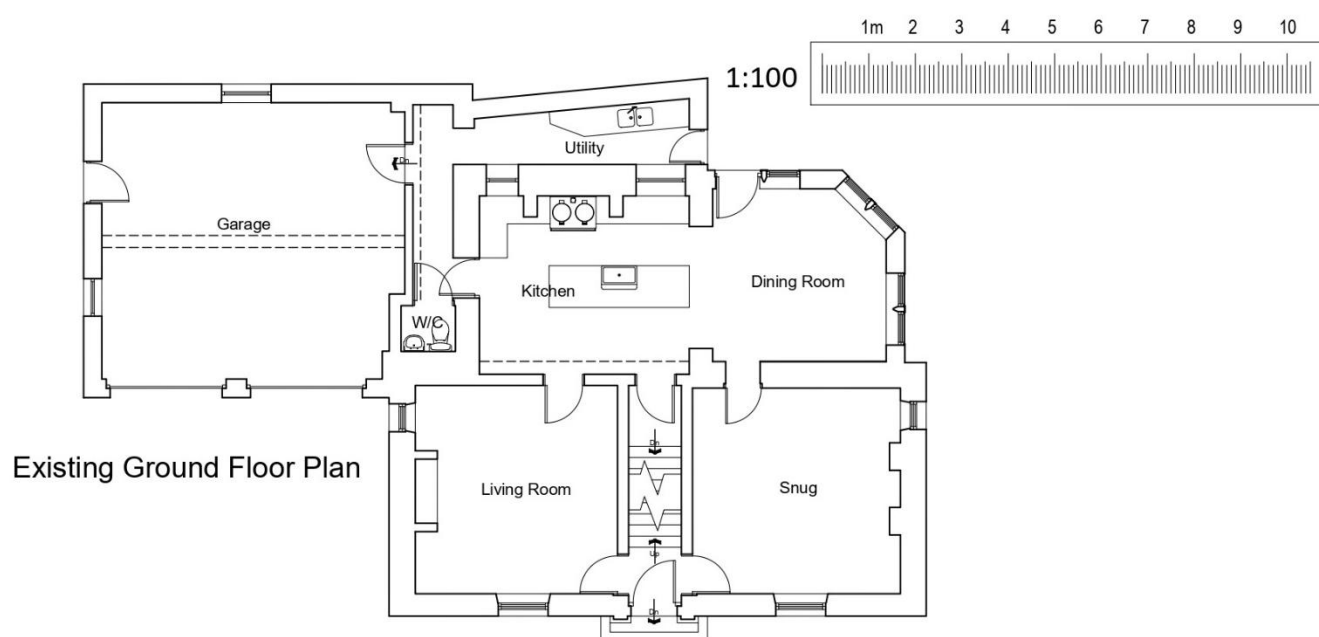




ADDITIONAL INFORMATION

The vendors have had plans drawn to reconfigure the ground floor layout of the property to create an impressive entrance hall, which will be accessed from the inner current garage door, this will create a boot room behind the existing garage and enter the property through into the inner hall which proceeds to the dining kitchen. Please see attached front elevation and new floorplan for reference (subject to the necessary consents).

EXISTING & PROPOSED GROUND FLOORPLANS



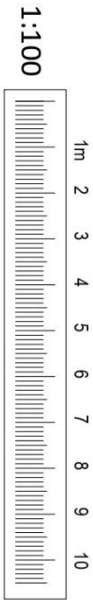
EXISTING & PROPOSED FRONT ELEVATIONS



Existing Front Elevation



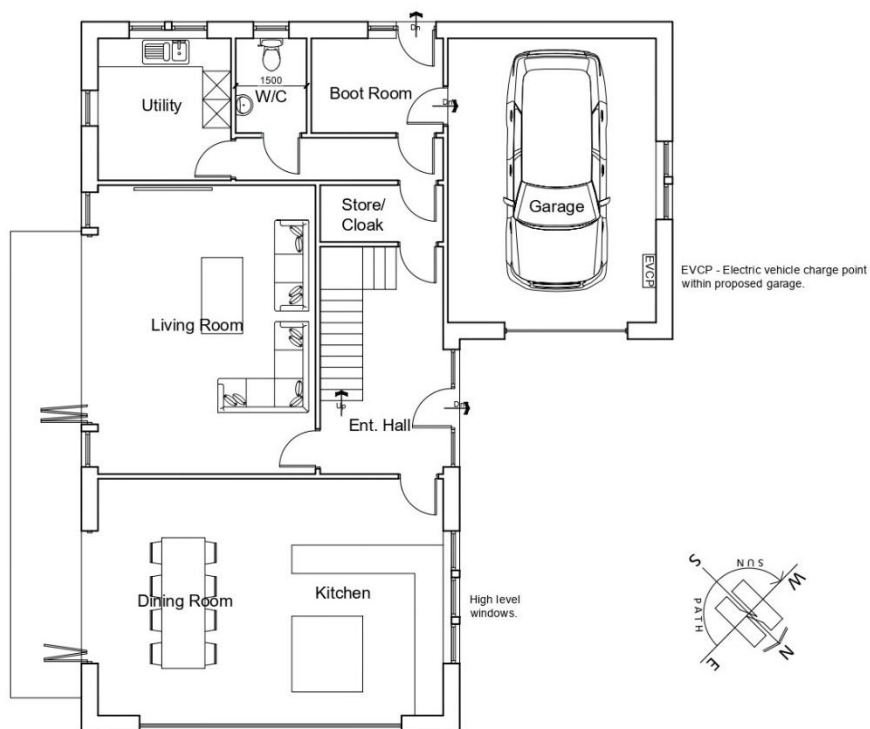
Proposed Front Elevation



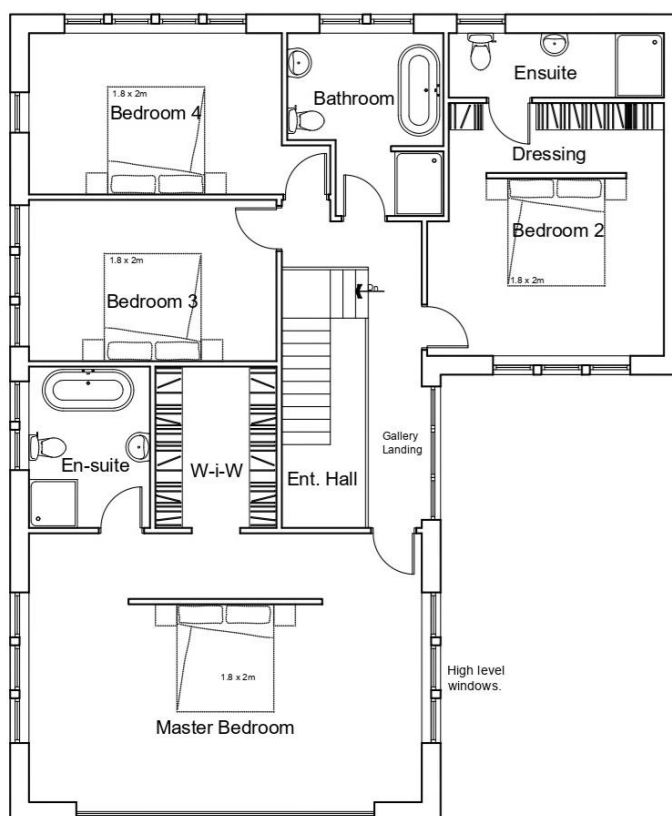
MARSHLANDS VIEW (ADJACENT BUILDING PLOT)

The adjacent land has planning consent (application number: 2026/62/90252) to build a four-bedroom detached home (Marshlands View) and is available under separate negotiation or in conjunction with the subject property. Please contact the office for further information on 01484 689689.

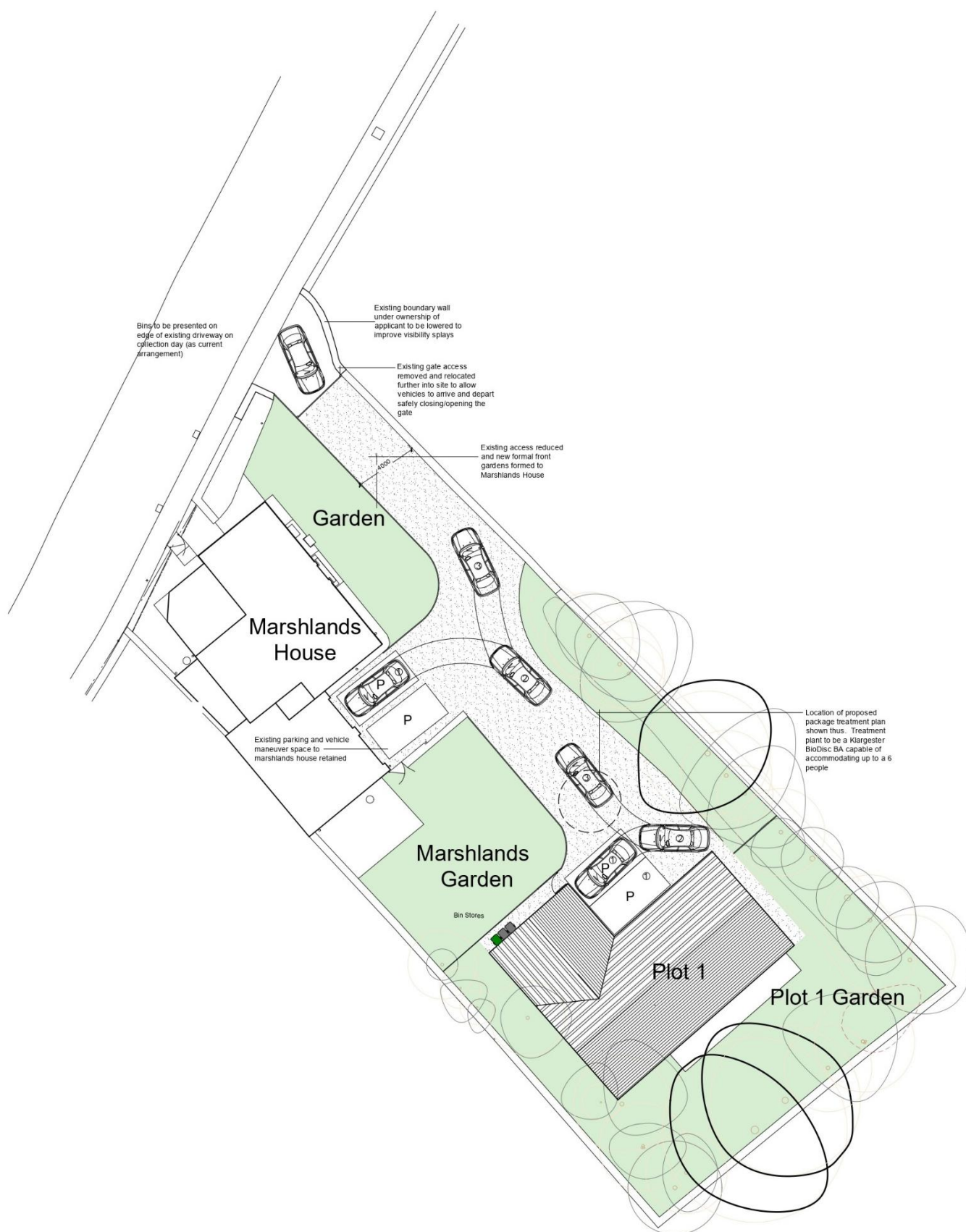




Ground Floor Plan



First Floor Plan



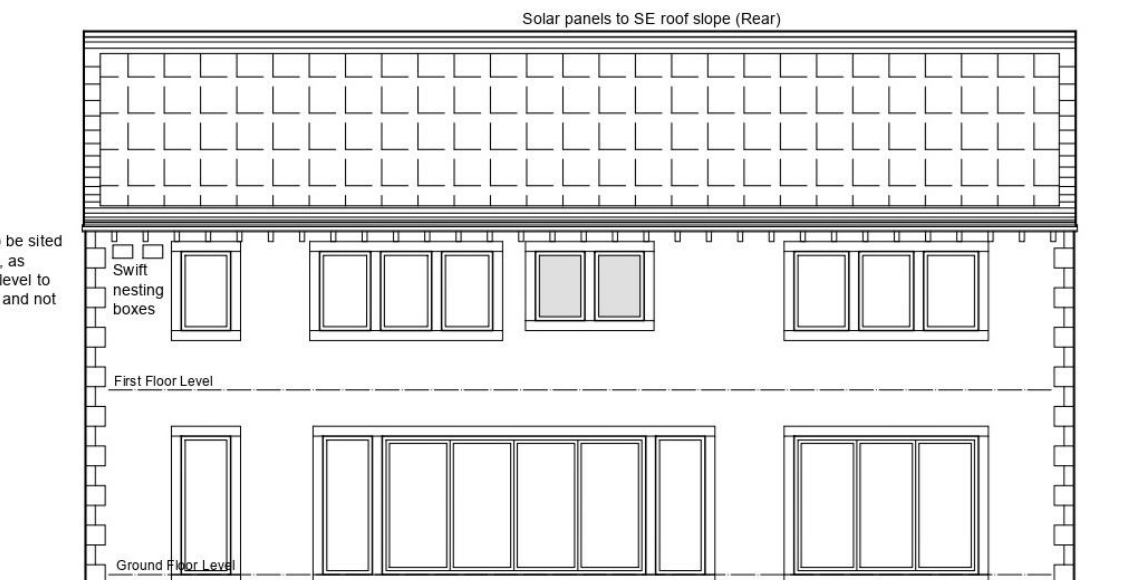


North East Elevation
(side)



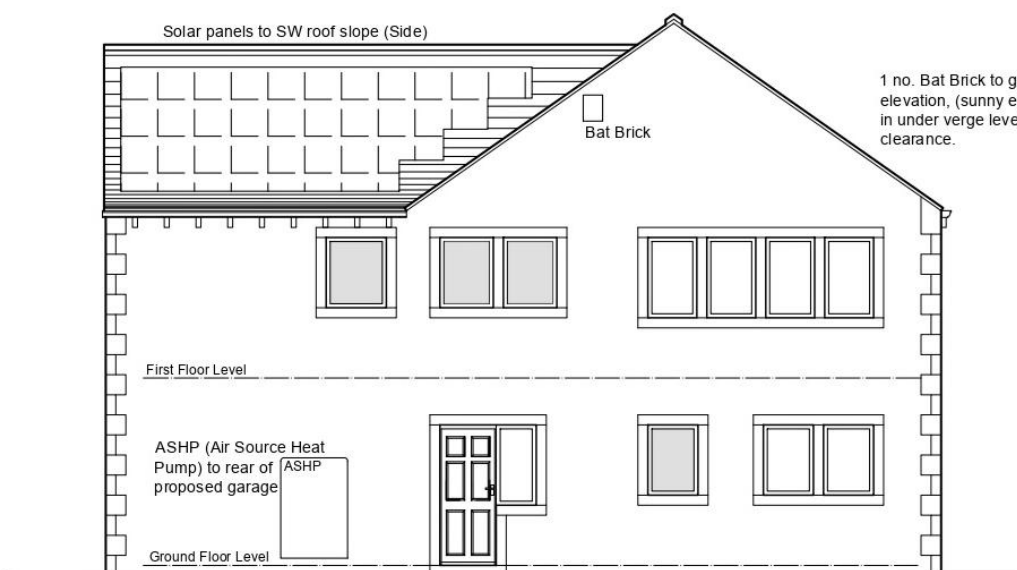
North West Elevation
(front)

2 No. Swift nesting boxes to be sited on the South East elevation, as indicated. Mounted at high level to maximise ground clearance and not above any openings.



South East Elevation
(rear)

1 no. Bat Brick to gable on South West elevation, (sunny elevation) brick built in under verge level, min 3m ground clearance.



Denotes obscure glazing.

South West Elevation
(side)





ADDITIONAL INFORMATION

Please note Marshlands House has fibre broadband.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259