

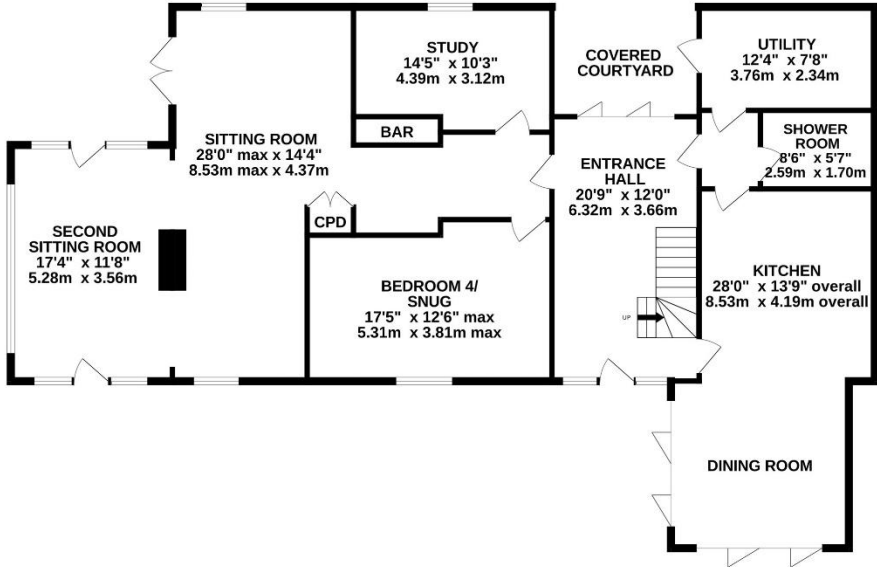
Simon Blyth

ESTATE AGENTS

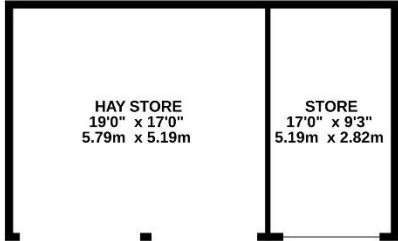
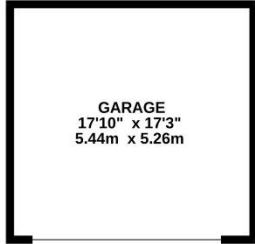
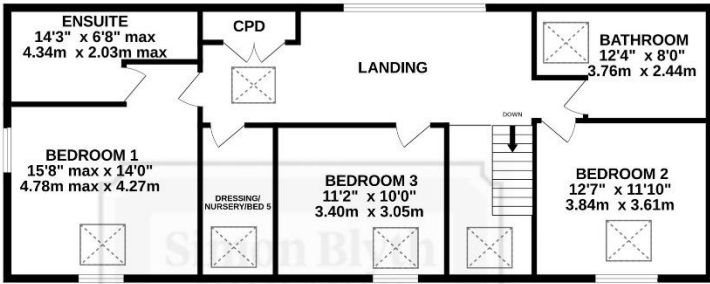


DAISY LEA GRANGE, DAISY LEE LANE, HADE EDGE, HOLMFIRTH, HD9 2TD

GROUND FLOOR



1ST FLOOR



DAISY LEE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A FABULOUS HIGH SPECIFICATION, CONTEMPORARY CONVERSION OF A DELIGHTFUL TRADITIONAL BARN THAT HAS RESULTED IN A SPECTACULAR HOME WITH A FABULOUS DEGREE OF FINISH, SIZE, VIEWS AND LAND. STANDING IN APPROXIMATELY 7.6 ACRES, DAISY LEA GRANGE IS APPROACHED OVER AN IMPRESSIVE LONG DRIVEWAY TO A TURNING CIRCLE WITH BEAUTIFUL LANDSCAPED GARDENS, OUTBUILDINGS AND DOUBLE GARAGE. WITH PLANNING CONSENT FOR STABLE BLOCK AND ARENA, THE ACCOMMODATION WITH WONDERFUL BEAMS, TIMBERS AND OTHER FEATURES, THE HOME BRIEFLY COMPRISES.

Superb double height through hallway taking full advantage of the barn features, w.c, spectacular sitting room with secondary sitting area enjoying the very long distance views, home office, playroom/bedroom five, superb dining living kitchen once again enjoying the views, large utility room, galleried first floor landing, four bedrooms, bed one with luxury ensuite and long distance views, superb house bathroom, studio pod, tremendous location and close to the village of Hade Edge with views over towards Castle Hill and Emley Moor.

Offers Around £1,380,000

ENTRANCE HALLWAY

Measurements – 20'9" x 12'0"

Exceptionally high specification and particularly tall entrance door set within the former barn opening with glazing to either side and above gives access through to the entrance hallway. This entrance hallway is a fabulous double height entrance hallway and beautifully sets the scene in terms of style and size. The ceiling height is particularly high, there is a high specification Velux window to the roofline, chandelier point, inset spotlighting and galleried first floor landing. There is beautiful flooring with underfloor heating that is to be found throughout the property which once again, complements the scene. There is exposed stonework and similar glazing gives delightful outlook to the inner courtyard of the barn at the other side of the hallway. Stylish timber glazed door gives access through to the downstairs WC.



DOWNSTAIRS W.C

Measurements – 8'6" x 5'7"

This, which could easily become a shower room, which would assist the serving of the two, ground floor possible bedrooms. It was a shower room until recent times. It has a stylish concealed cistern w.c, particularly beautiful vanity unit with stand-alone wash hand basin and mixer tap above, back illuminated mirror, display niches, inset spotlighting to the ceiling, and wall-mounted heated towel rail. Doorway leads through to an inner hallway.



UTILITY ROOM

Measurements – 12'4" x 7'8"

The large utility room complements this spacious family home which once again has a very high ceiling height with inset spotlighting, fabulous array of inbuilt cupboards and units with good amount of working surface, inset sink unit with mixer tap above, plumbing for automatic washing machine, space for a dryer, window/glazed door giving access out to the courtyard area, ceramic tile flooring, once again with underfloor heating.



INNER HALLWAY

This beautifully presents through to the sitting room and second sitting room. It's perhaps best demonstrated by the photographs. The inner hallway has a split level with three steps, inset spotlighting to the ceiling, two display alcoves and two very large storage cupboards, one of which is dedicated to being the integrated home bar with wine fridge, stainless steel sink with mixer tap above, illuminated and mirrored shelving.

SITTING ROOM/SECOND SITTING ROOM

As the photographs suggest, a particularly beautiful room with a high-angled ceiling line in part, inset spotlighting throughout, provision for wall-mounted TV, and the division between the sitting room and the second sitting room is particularly broad, with a central chimney with fabulous living flame fire at a raised level for maximum effect. The combination of the second sitting room and the principal sitting room is nothing less than superb. There is a huge amount of natural light, courtesy of a whole host of windows and giving views out in three directions. The largest windows of all give a lovely view out of the property's gardens, fields and over towards the reservoir and looking down the Holme valley with Castle Hill pretty much at the same height in the distance.





HOME OFFICE

Measurements – 14'5" x 10'3"

With a large, glazed window, enjoying the view via a section of the sitting room, this also has two further windows, inset spotlighted to the ceiling and particularly high ceiling height. All is well presented.



BEDROOM FOUR/PLAYROOM

Measurements – 17'5" x 12'6" max

Beautifully presented once again with a large window giving a pleasant outlook to the garden side, inset spotlighting to the ceiling, provision for wall mounted TV with media wall with display shelving and storage cupboards.



DINING KITCHEN

Measurements – 28'0" x 13'9" overall

A spectacular room with two large sets of bi fold doors, both of which floor with the room with natural light and giving stunning views out over the carefully landscaped gardens, circular driveway, the property's land and the very long-distance views beyond. As the photographs suggest, the dining kitchen is superbly presented with beautiful flooring, a very high-quality range of kitchen units with a large island with impressive breakfast bar. The array of high specification appliances being particularly impressive as is the lighting including inset spotlighting and points above the island unit. A secondary door gives access through to the rear part of the hallway.





FIRST FLOOR LANDING

Staircase with glazed balustrading rises up to the galleried first floor landing. This once again takes advantage of the windows, to both the front and rear of the ground floor and also the velux window previously mentioned. There is an additional velux window, inset spotlighting to the ceiling, beautiful stonework on display and a very large storage cupboard.



BEDROOM ONE

Measurements – 15'8'' max x 14'0''

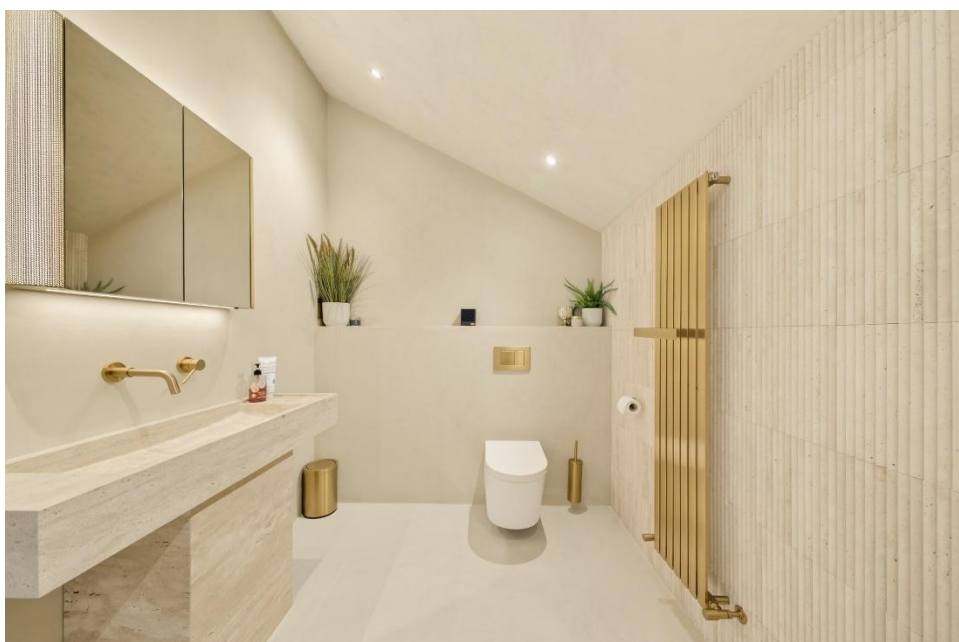
A beautiful principal bedroom suite with astonishing views down the valley overlooking the property's gardens, fields and beyond. The room has windows to two sides, large velux window with automatically operated blind, provision for wall-mounted TV, bank of high-quality in-built robes and stylish timber and glazed door gives access through to the en-suite.



ENSUITE

Measurements – 14'3'' x 6'8'' max

Superbly appointed with wet room style shower, fabulous lighting, beautiful textured finish, a fabulous vanity unit in polished stone with mixer tap above and illuminated mirrored cabinet above, concealed cistern w.c, vertical heated towel rail and underfloor heating.





BEDROOM TWO

Measurements – 12'7" x 11'10"

Yet again, a double bedroom with window to the front, automatically operated Velux window with integrated automatically operated blind, bank of inbuilt furniture and inset spotlighting to the ceiling.



BEDROOM THREE

Measurements – 11'2" x 10'0"

A lovely double room with the window overlooking the dining, living, kitchen, further high specification velux window with automatically operated blind, inset spotlighting to the ceiling, bank of inbuilt robes and provision for wall-mounted TV.



BEDROOM FIVE/NURSERY BEDROOM

Currently used as a dressing room and beautifully appointed as such with a large amount of inbuilt robes, automatically operated Velux window with automatically operated blind and inset spotlighting to the ceiling.



BATHROOM

Measurements – 12'4" x 8'0"

The house bathroom is beautifully finished, perhaps best demonstrated by combination of the photographs and floor layout plan. It has a concealed cistern w.c, spectacular double-ended deep bath with stylish mixer taps over, wet room style shower with feature glazed screen and American style shower head, beautiful vanity unit/sink unit of polished stone with mixer tap above and illuminated cabinet over. There is inset spotlighting to the ceiling and extractor fan.



OUTSIDE

It is rare to find such a well-finished property externally as well as internally. An impressive automatically operated gates give access to a stone cobbled paved turning driveway that provides a huge amount of privacy from the lane. The driveway is particularly impressive and has attractive dry-stone walling. It passes an orchard area to the right-hand side, the property's own fields to the left-hand side and arrives within the fabulous semi-circle resin driveway. This which provides a huge amount of parking and turning space, sets the scene once again in terms of style, delightful dry-stone walling and central feature. Beautiful stone steps lead up to the house itself, and this driveway gives access to the detached double garage.





DOUBLE GARAGE

Measurements – 17'10" x 17'3"

This is superbly appointed, once again has a resin floor, plastered walls, high specification decorated ceiling and high specification automatic door. It is a true showroom garage.



STORE

Across the driveway is an agricultural building which has two bays, ideal for the storage of hay, farm tractor, etc. It has automatic doors, resin floor, and once again is presented to a high standard. The store that adjoins once again has automatically operated doors of a roller style and is well appointed for storage purposes.



GARDENS AND GROUNDS

The gardens have been exceptionally well presented throughout the home and there are fabulous paved sitting out spaces all in the right places enjoying the long-distance views. Immediately in front of the sitting room is a beautiful resin surfaced patio enjoying the long-distance views, to the main entrance of the home there is attractive stone steps and resin areas again providing a large amount of sitting out space and further sitting out space to the side of the detached studio pod (see photograph). There is also an enclosed lawn.







LAND

The property sits in approximately 7.6 acres of land. Currently divided into five fields, the land adjoins the lane and also adjoins on to Penistone Road at the lower side. All gates are generally onto the lane. All boundaries are in good order and the land has the added benefit of having planning consent for the building of an arena and a stable block, the arena is to measure 40m x 20m. There is to be a stable yard and a stable block which comprises of large fodder store and three stables. Plans enclosed.

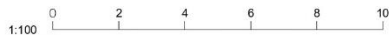
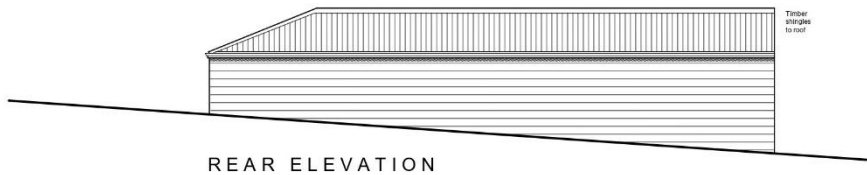
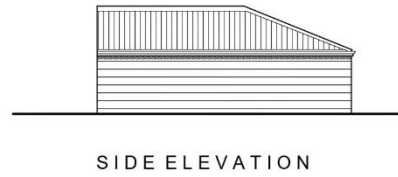
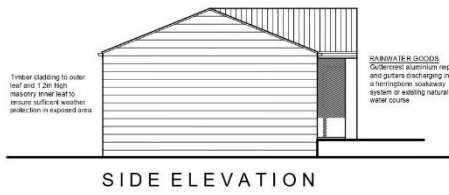




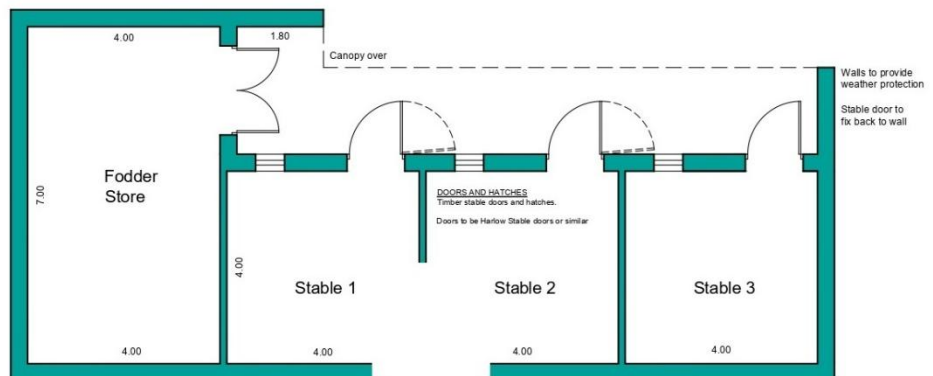
PLANNING PERMISSION

Application number - 2023/62/90515/W

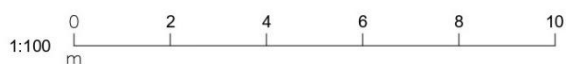




FLOOR SLAB
150mm thick concrete floor slab on 150mm rolled crushed stone on excavated sub-base. Slab to extend 1500mm in front of proposed stable and to be increased in thickness to 225mm x 450mm wide under proposed walls.



FLOOR PLAN



ADDITIONAL INFORMATION

It should be noted the property has a high specification alarm system, CCTV, double glazing, underfloor heating to the ground floor, standard radiators to the first floor, external lighting and gas fired central heating.

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)

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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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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