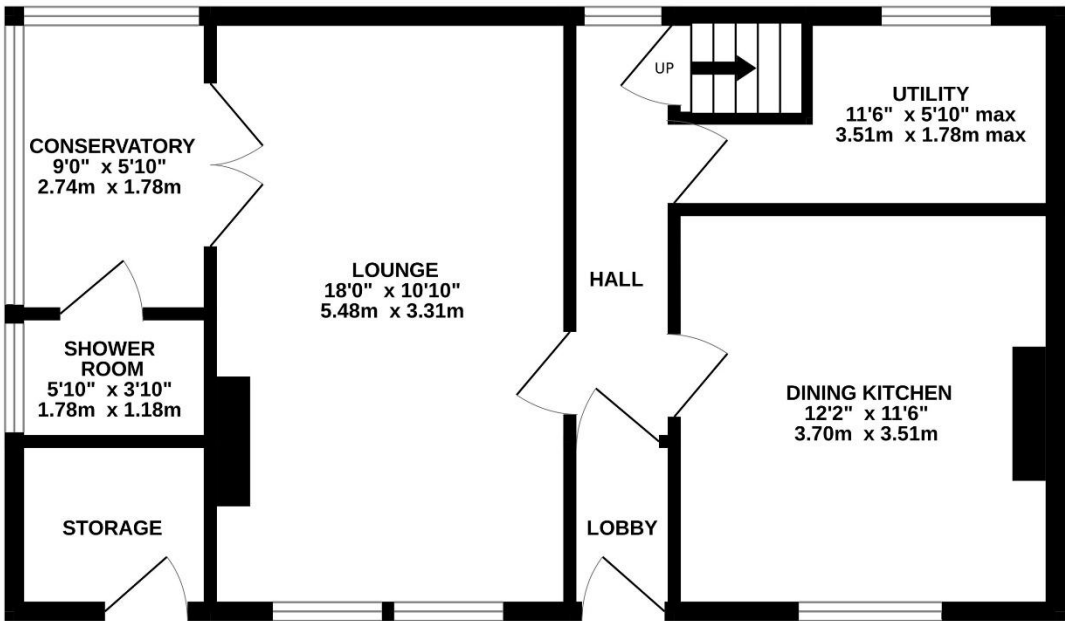


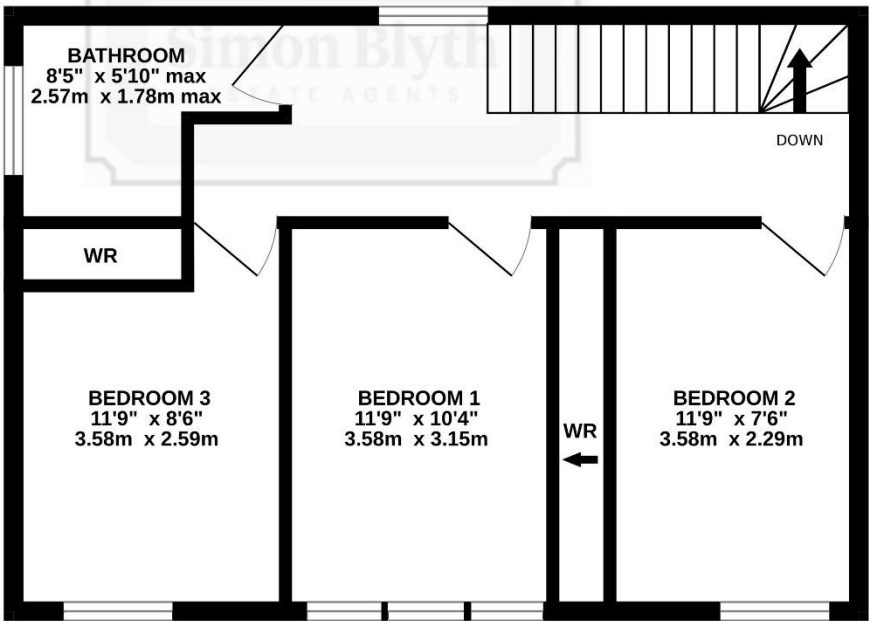


LOT 1 BROWNHILL LANE, HOLMBRIDGE, HD9 2QW

GROUND FLOOR



1ST FLOOR



BROWNHILL ROAD

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 BEAUTIFUL COMBINATION OF COUNTRY COTTAGE WITH DELIGHTFUL FIELD TOGETHER WITH GARAGE / OUTBUILDINGS, GARDEN AND PADDOCK. OFFERED FOR SALE IN SEVERAL LOTS, WITH THE OPTION OF FOCUSING ON WHAT IS IMPORTANT TO YOU. THIS BEAUTIFUL POSITIONED RURAL PROPERTY CAN COME WITH LAND OR WITH PLEASANT GARDENS AND CROFT TO SIDE. Having been a much-loved family home, the cottage is tastefully presented and has the following accommodation entrance hall, lounge, conservatory, downstairs shower room, dining kitchen and pantry, three bedrooms and house bathroom. Externally the cottage has a driveway for multiple vehicles, lovely gardens and fabulous croft / small paddock to the side.

Lot 2 A small paddock of just over ½ acre opposite is available separately.

Lot 3 A large 2-acre field with good road frontage access is also available.

The former garden, small paddock, garage and carport are also available separately.

The property is for sale by the best and final method. All offers to be submitted to the Holmfirth office no later than 12 noon on the 22nd January 2026.

EPC: F Council Tax Band: C Tenure: Freehold

OFFERS OVER £360,000

ENTRANCE HALLWAY

Timber glazed entrance door gives access through to the entrance lobby, this with ceramic tile flooring has inset matwell and period style timber door which leads through to the inner hallway.

INNER HALLWAY

The inner hallway has a superb window which gives a fabulous view out over the out to the rear, overlooking the Pennine Hills. The hallway has a ceiling light point and beam on display. A doorway leads through to the lounge.



LOUNGE

Measurements – 18'0" x 10'10"

The lounge is a good-sized room with a beautiful bank of large windows, giving a stunning view out of the property's gardens and long-distance views across and down the valley. The room has two beams to the ceiling, raised hearth with quarry tiles surface, antique brickwork and all being home for a log burning effect fire powered by LPG. The room has a variety of lighting points and twin glazed doors give further light via the conservatory.



CONSERVATORY

Measurements – 9'0" x 5'10"

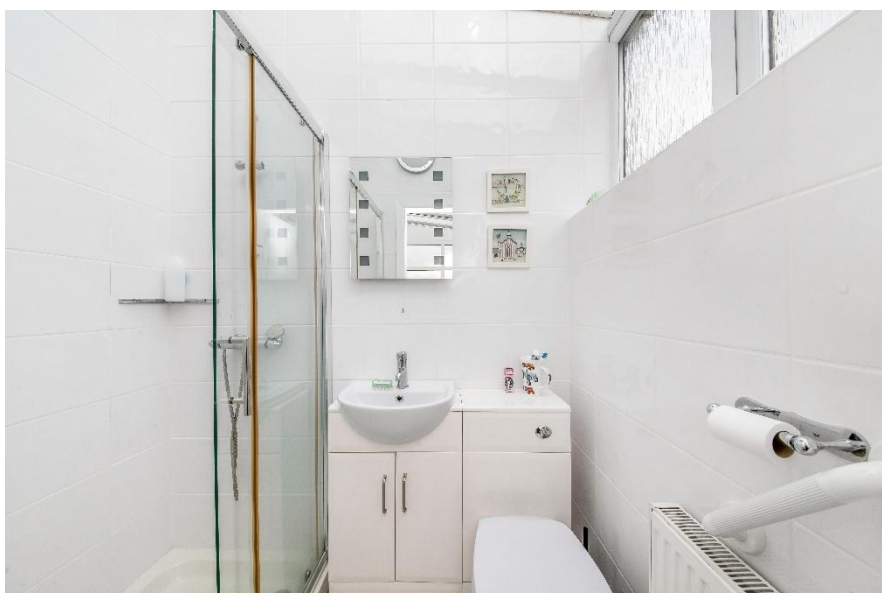
The conservatory is particularly beautiful. It enjoys once again stunning views out over the property's side gardens and lovely views up towards the hills beyond. There are a large number of windows and glazed roof, all is well presented.



DOWNSTAIRS SHOWER ROOM

Measurements – 5'10" x 3'10"

From the conservatory a doorway leads to the downstairs shower room with a good-sized shower with chrome fittings, a vanity unit with inset wash hand base and a concealed system w.c., ceramic tile floor and walls to the ceiling height where there is a large double panelled obscure glazed window and glazed roof.



DINING KITCHEN

Measurements – 12'2" x 11'6"

Across the hallway, doorway leads through to the dining kitchen. This once again has a lovely view courtesy of a good size window, a large amount of lighting points, inbuilt cupboards and a range of units at both the high and low level. With a large amount of working surfaces, decorative tile splashbacks, twin bowl stainless steel sink unit with mixer tap above, integrated hob and integrated Belling oven, plumbing for automatic washing machine, fridge space and display shelving. A doorway of a period type gives access to the pantry / utility room.



PANTRY / UTILITY ROOM

Measurements – 11'6" x 5'10" max

Offering additional space for extension through to the dining kitchen if so required. It is a lovely pantry with a vent for a tumble dryer, stone flagged flooring and display shelving.



LANDING

From the entrance hall a doorway gives access to a staircase. This staircase rises to the good size first floor landing. The first-floor landing has a large window giving a lovely view out to the rear.



BEDROOM ONE

Measurements – 11'9" x 10'4"

Bedroom one is a pleasant double room with a bank of three windows, a large amount of bedroom furniture, including wardrobes and storage cupboards, lovely long distance view out of the property's front gardens and beyond over the neighbouring fields and down the valley.



BEDROOM TWO

Measurements – 11'9" x 7'6"

Bedroom 2, yet again a double room with window giving a fabulous view.



BEDROOM THREE

Measurements – 11'9" x 8'6"

Once again, a good-sized room with a bank of inbuilt wardrobes and a good size window enjoying the super view.



HOUSE BATHROOM

Measurements – 8'5" x 5'10"

The house bathroom has ceramic tile walls for the full ceiling height, twin windows giving a lovely view out to the side over the side garden and nearby fields. The bathroom is fitted with a three-piece suite comprised pedestal wash and basin, low level w.c. and bath with shower attachment over.



FRONT EXTERNAL

The property occupies a remarkable position in a delightful hamlet of similar characterful homes. There is a long driveway providing parking for three / four vehicles. Stonewalling and wrought iron gate gives access to the front garden. This, as the photograph suggests, is a particularly characterful garden enclosed by stonewalling and the property itself. There is an attractive flag pathway, mature, well-established flowering beds and borders, and a delightful sitting out space.



EXTERNAL

Particularly large, with mature trees and well-established stone boundaries, this is accessed by a wrought iron gate on stone gate posts. The Side Garden is overlooked by the property's conservatory and there is an adjoining outbuilding. This with timber door is also home for the property's oil-fired central heating boiler. The oil tank being positioned in the side garden. The side garden offers a huge amount of potential and once again benefits greatly from the surrounding countryside and fabulous views beyond.





ADDITIONAL INFORMATION

The property has oil fired central heating and double glazing. Carpets, curtains and certain other extras may be available by separate negotiation. The property is offered by the best and final offers methods. All bids to be submitted to the Holmfirth office no later than 12 noon on the 22nd January 2026.

COVENANT

There is a covenant on the property that it cannot be used as a second home or holiday accommodation.

ADDITIONAL INFORMATION

EPC rating – F

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

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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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



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