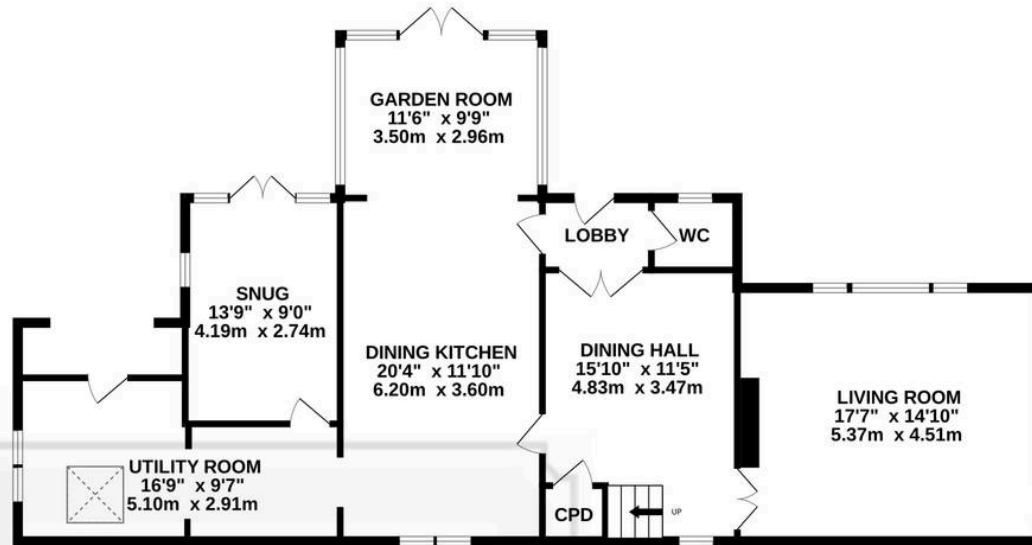




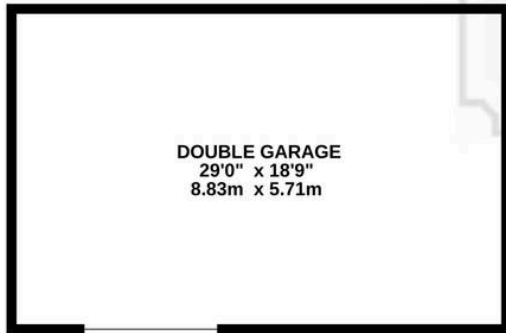
Stringer House Farm, Stringer House Lane
Emley, Huddersfield, HD8 9SU

Offers in Region of **£1,100,000**

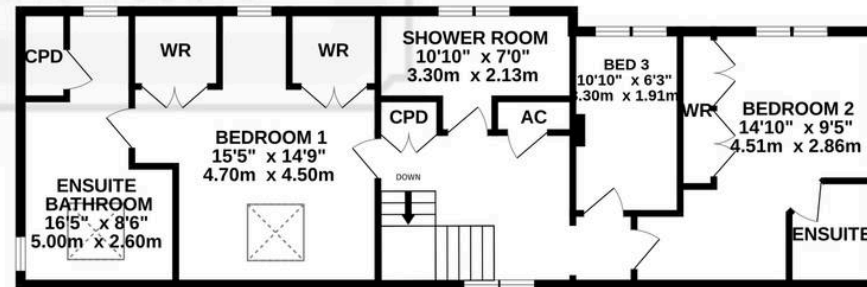
GROUND FLOOR



GARAGE



1ST FLOOR



STRINGER HOUSE LANE

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Stringer House Farm, 34 Stringer House Lane

Emley, Huddersfield, HD8 9SU

WITH FABULOUS VIEWS AND STANDING IN APPROXIMATELY 0.8 ACRES OF DELIGHTFUL GARDENS AND GROUNDS, STRINGER HOUSE FARM IS SUPERBLY PRESENTED THROUGHOUT WITH DELIGHTFUL INTERNAL ACCOMMODATION AND ALSO BOASTING A FANTASTIC STUDIO / SUMMERHOUSE. THE HOME BENEFITS FROM FABULOUS FITTINGS AND IS IN A HIGHLY COMMUTABLE YET VERY RURAL LOCATION.

It briefly comprises entrance lobby, cloakroom/downstairs WC, impressive dining hallway, delightful sitting room with lovely fireplace and views out over the gardens and grounds, a spectacular through kitchen incorporating an orangery area with views out over the gardens, a centrally located kitchen with AGA and fabulous dining area, a study/bedroom four, an impressive large boot room with everyday entrance lobby. To the first floor are three bedrooms; bed one with built-in wardrobes and en-suite, and bed two also with en-suite, and the house bathroom. Externally, there is a quadruple garage block, summerhouse, and fabulous gardens.

Tenure Freehold.
Council Tax Band F.
EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Attractive timber and glazed door gives access through to the entrance hall. This entrance hall has a beautiful ceramic tiled flooring and a chandelier point to the ceiling. It is decorated with timber panelling to dado height and has a four panel timber door leading to the downstairs w.c.

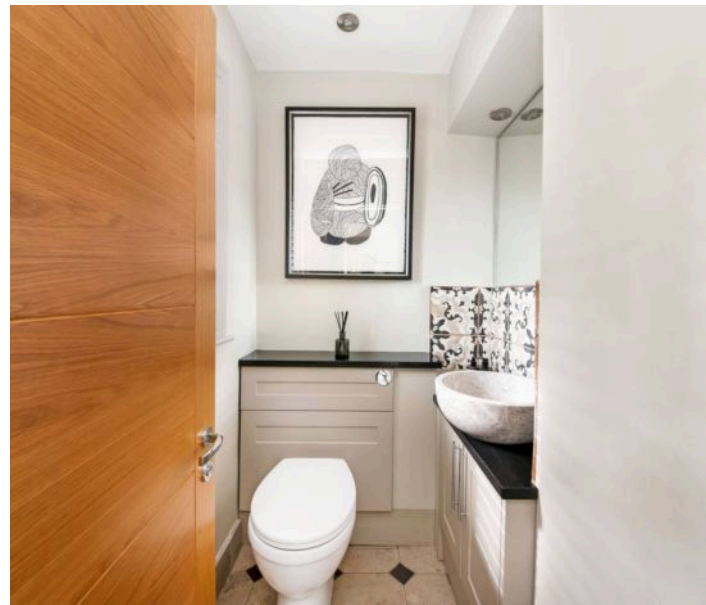
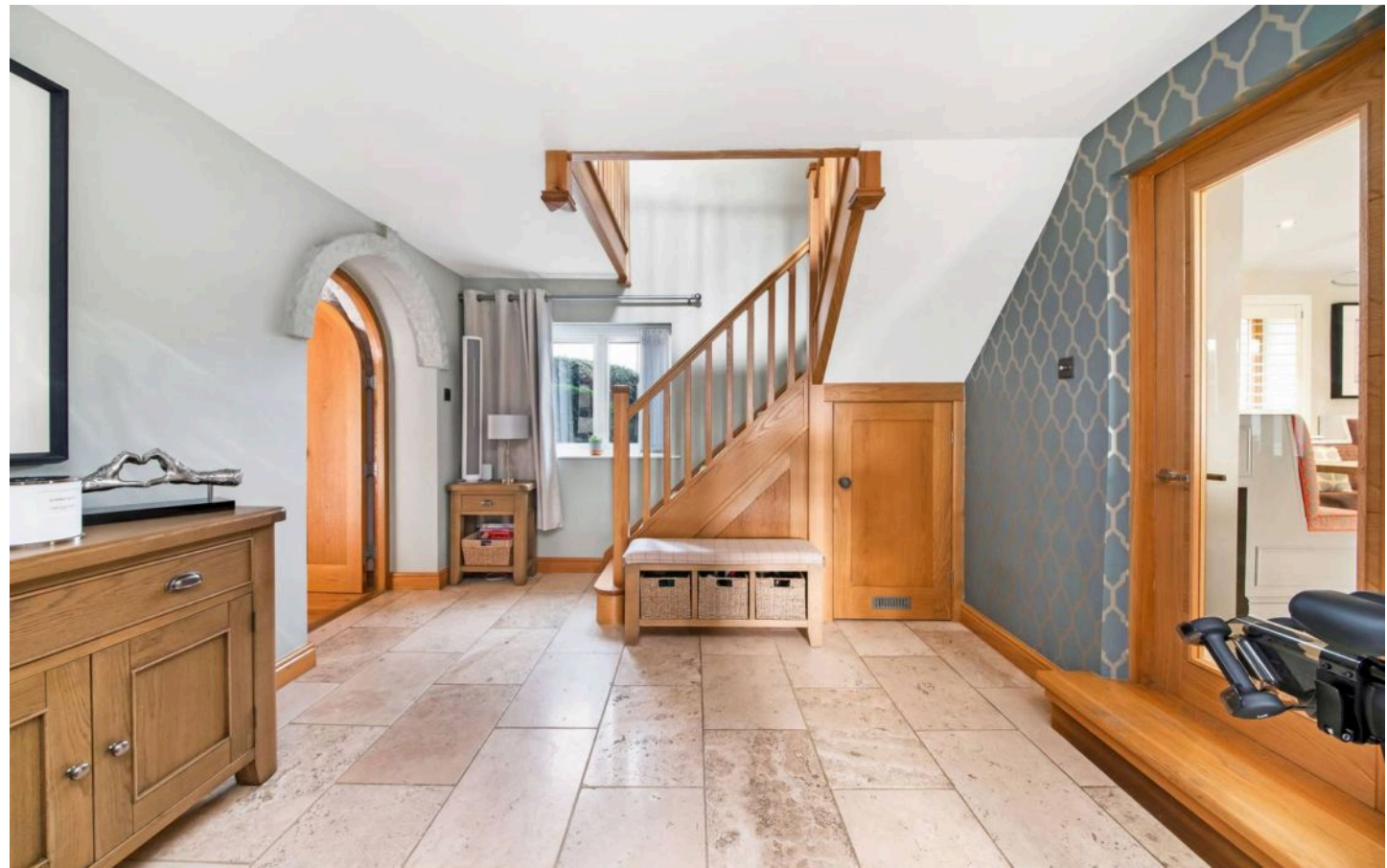
DOWNSTAIRS WC

The WC features a continuation of the ceramic tiled flooring, a concealed system w.c, a circular polished stone wash hand basin with stylish mixer tap over and decorative tile splashback. There is inset spotlighting over with mirrored backcloth and there is a window giving a pleasant outlook over the property's gardens and beyond.

DINING HALL

15' 10" x 11' 5" (4.83m x 3.48m)

Twin glazed doors from the entrance hall lead through to the central dining hall. This beautiful room once again has fabulous flooring, a chandelier point being operated by a dimmer switch, a wall light point, a period style central heating radiator and a window giving a pleasant outlook over the fields to the lane side.





SITTING ROOM

17' 7" x 14' 10" (5.36m x 4.52m)

Twin polished timber, arch top doors lead through to the sitting room. This is a good sized room, beautifully presented with a side window overlooking the property's side garden areas and a broad bank of glazing giving a huge amount of natural light and a fabulous view out over the property's stone flagged terrace, paddock and long distance views beyond. There are beautiful oak beams to the ceiling and a delightful period style stone fireplace, this with a raised stone flagged hearth and stone surround. The fireplace is home for a multi-fuel burning cast-iron stove with large glazed door, and incorporates a stone mantle and is a fabulous feature to the room. There are four wall light points, two period style central heating radiators and inset spotlights to the ceiling which are operated by a dimmer switch.



DINING LIVING KITCHEN

20' 4" x 11' 10" (6.20m x 3.61m)

The bespoke dining area, which matches the delightful kitchen units, features bench seating and a window giving a pleasant view over neighbouring fields and beyond, while the centrally located kitchen area and Amdega orangery create a stunning light and airy space with equally delightful views. The range of fitted Chalon units are principally at the low level, have beautiful working surfaces, include a fabulous aubergine Aga of a four oven design with the usual chrome hot plates and an electric four-ring halogen hob. The island unit is beautifully finished and has breakfast seating, cupboards and display shelving. There is also an inset sink unit with stylish mixer tap over, an integrated pull out larder fridge, an integrated freezer, an integrated Siemens dishwasher, beautiful Lopicida tiled flooring found throughout, inset spotlighting, a chandelier point over the breakfast/dining area, period style central heating radiators and delightful window shutters to the lane side.

UTILITY ROOM

16' 9" x 9' 7" (5.11m x 2.92m)

The utility room acts in some respect as a secondary kitchen. As the photographs suggest it is beautifully fitted, has a fabulous range of units, is home for a superb fridge freezer, wine racking, integrated microwave and a period style central heating radiator. The work surfaces, which are of particularly high quality, feature an inset one-and-a-half bowl Franke stainless steel sink unit with mixer tap over. There is also an external/everyday timber and glazed entrance door and the utility room is fitted with a superb cloakroom/boots and shoes storage. It also has concealed plumbing for an automatic washing machine.







FIRST FLOOR

FIRST FLOOR LANDING

A high quality staircase turns and rises up to the first floor landing. This first floor landing has a chandelier point, two windows giving a stunning view out over neighbouring farmland, a period style central heating radiator and very useful storage cupboards, once again beautifully finished.

BEDROOM ONE

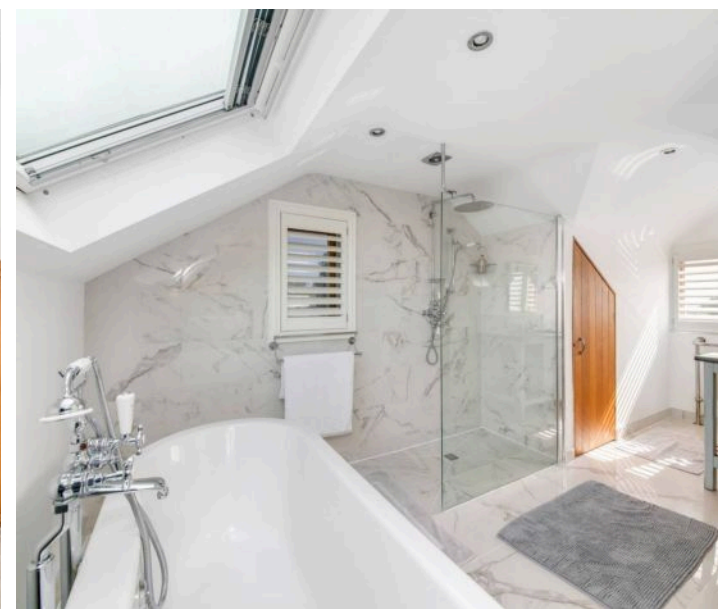
15' 5" x 14' 9" (4.70m x 4.50m)

As demonstrated by the photographs, the principal bedroom is a delightful, good sized, light and airy room. To one side is a large Velux window and to the other is a window seat and twin windows with window shutters that give an astonishing view out over the neighbouring countryside well over towards Selby and beyond. There is a central chandelier point, beautiful built-in oak wardrobes, a stylish vertical central heating radiator, and an oak door leading through to the en-suite.

BEDROOM ONE EN-SUITE BATHROOM

16' 5" x 8' 6" (5.00m x 2.59m)

Benefitting from underfloor heating, the en-suite is beautifully presented and comprises a large Fired Earth vanity unit/wash hand basin with cupboards beneath, a concealed cistern WC, a fixed glazed screen shower with chrome shower and additional handheld showerhead, and a delightful double-ended ball and clawfoot bath with Victorian handheld mixer tap. There is a Velux window, further windows with timber shutters, a period style central heating radiator/towel rail, attractive flooring, a mirrored half-wall with display shelving, and inset spotlighting to the ceiling.





BEDROOM TWO

14' 10" x 9' 5" (4.52m x 2.87m)

Bedroom two is another delightful, double, en-suited bedroom with a beam on display, delightful built-in wardrobes, a window giving a tremendous long distance view, a period-style central heating radiator and two chandelier points.

BEDROOM TWO EN-SUITE SHOWER ROOM

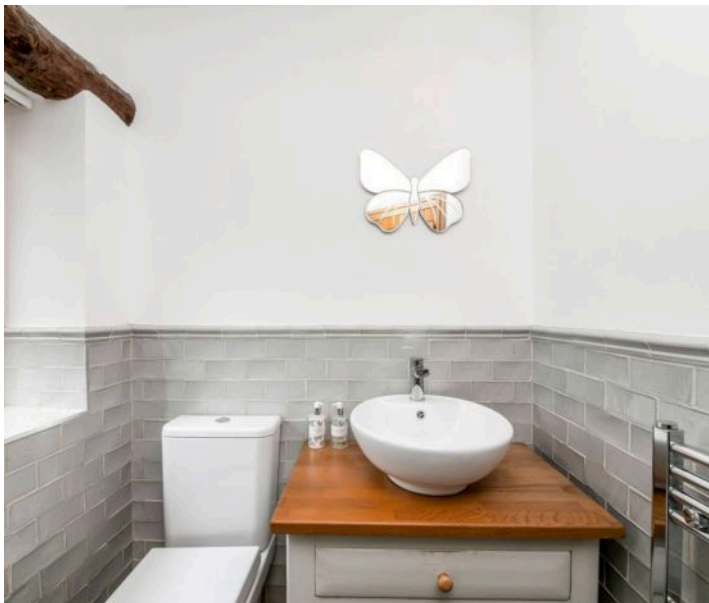
6' 0" x 4' 0" (1.83m x 1.22m)

The en-suite is beautifully fitted and has a stylish wash hand basin with drawer and display shelf beneath, a low level WC and a good sized shower cubicle. There is a window giving an outlook to the side, tiling to the half-height on the walls, inset spotlighting and a chrome central heating radiator/heated towel rail.

BEDROOM THREE

10' 10" x 6' 3" (3.30m x 1.91m)

Bedroom three is a pleasant single room with a lovely outlook to the front, a central chandelier point and all is presented to a high standard.



GROUND FLOOR BEDROOM FOUR / STUDY / FAMILY ROOM

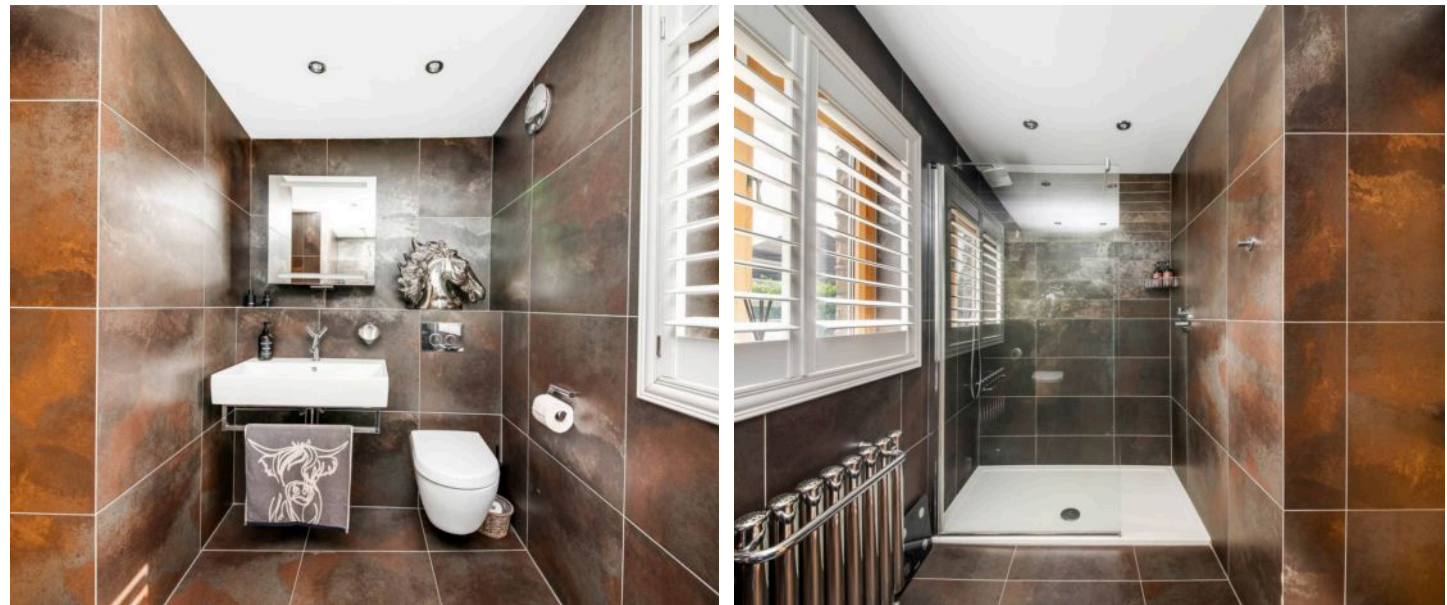
13' 9" x 9' 0" (4.19m x 2.74m)

This delightful versatile room with twin glazed doors set within a glazed screen gives a stunning view out over the property's garden areas, paddock and fields beyond. The room has inset spotlighting to the ceiling, two wall light points and a picture light point. This room is currently used as a home office/TV room.

HOUSE BATHROOM

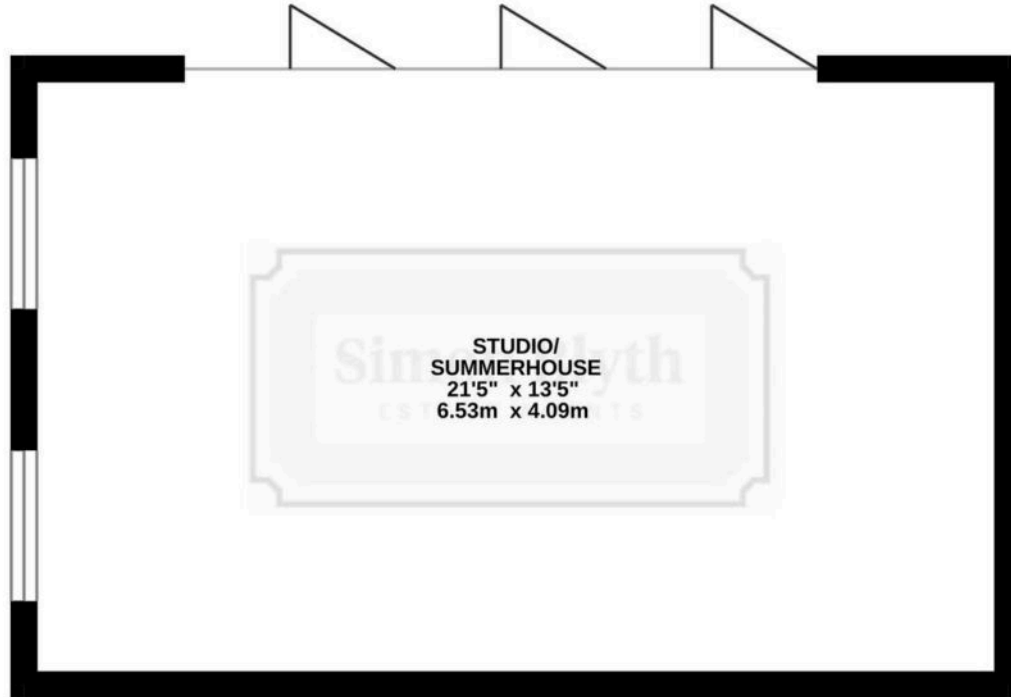
10' 10" x 7' 0" (3.30m x 2.13m)

The house bathroom is fitted with a three piece suite that comprises a fixed glazed screen shower with showerhead and microphone style attachment, a concealed system WC, and a stylish wash hand basin with stylish mixer tap over. There is an extractor fan, a high-specification central heating radiator, twin windows giving a lovely long distance with delightful window shutters, ceramic tiled flooring, ceramic tiling to the walls, and inset spotlighting.





STUDIO/SUMMERHOUSE



SUMMERHOUSE

21' 5" x 13' 5" (6.53m x 4.09m)

The summerhouse / studio features five glazed bi-fold doors, twin windows, inset spotlighting to the ceiling, and provisions for a wall-mounted television. There are fabulous integrated fittings including a bar/seating area with a high-quality, integrated fridge. The summerhouse is a fabulous addition to the home, provides a large amount of space, and offers a stunning view over the property's gardens, ground, paddock and beyond.

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EXTERNAL

The property is approached off Stringer House Lane courtesy of a high specification automatic sliding gate which leads through to the property's superb cobble-effect driveway, offering a huge amount of parking and turning space. Once again perhaps best demonstrated by the photographs, the garden area is beautifully presented and is ideal for sitting out and enjoying the garden, paddock and long-distance views beyond. It is particularly private, and is served with delightful planting areas attractive stone walling, mature shrubbery and trees and well established boundaries. The stone flagged garden area is overlooked by all the property's principal rooms. A pedestrian gate gives access to the side garden which is a fabulous entertaining space, featuring a high-grade decking area, an outdoor dining area, and a Jacuzzi hot tub with canopy over and lowering sides. Within the gardens and grounds is a fantastic children's fort within a safe play area with soft surfacing, accessed via an attractive pathway. The paddock is well maintained with well-established boundaries, comprising an array of mature trees and shrubbery, including fruit trees.

DOUBLE GARAGE

The garage (28'10" x 18'3") has two broad up-and-over doors, is of an enormous size and high specification, has a good access height, is fitted with power, light, water and is alarmed and has painted walls. Both doors are automatically operated.





ADDITIONAL INFORMATION

The property has double-glazing throughout, a CCTV security system, and gas-fired central heating. Carpets, curtains and certain other extras may be available via separate negotiation.

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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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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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