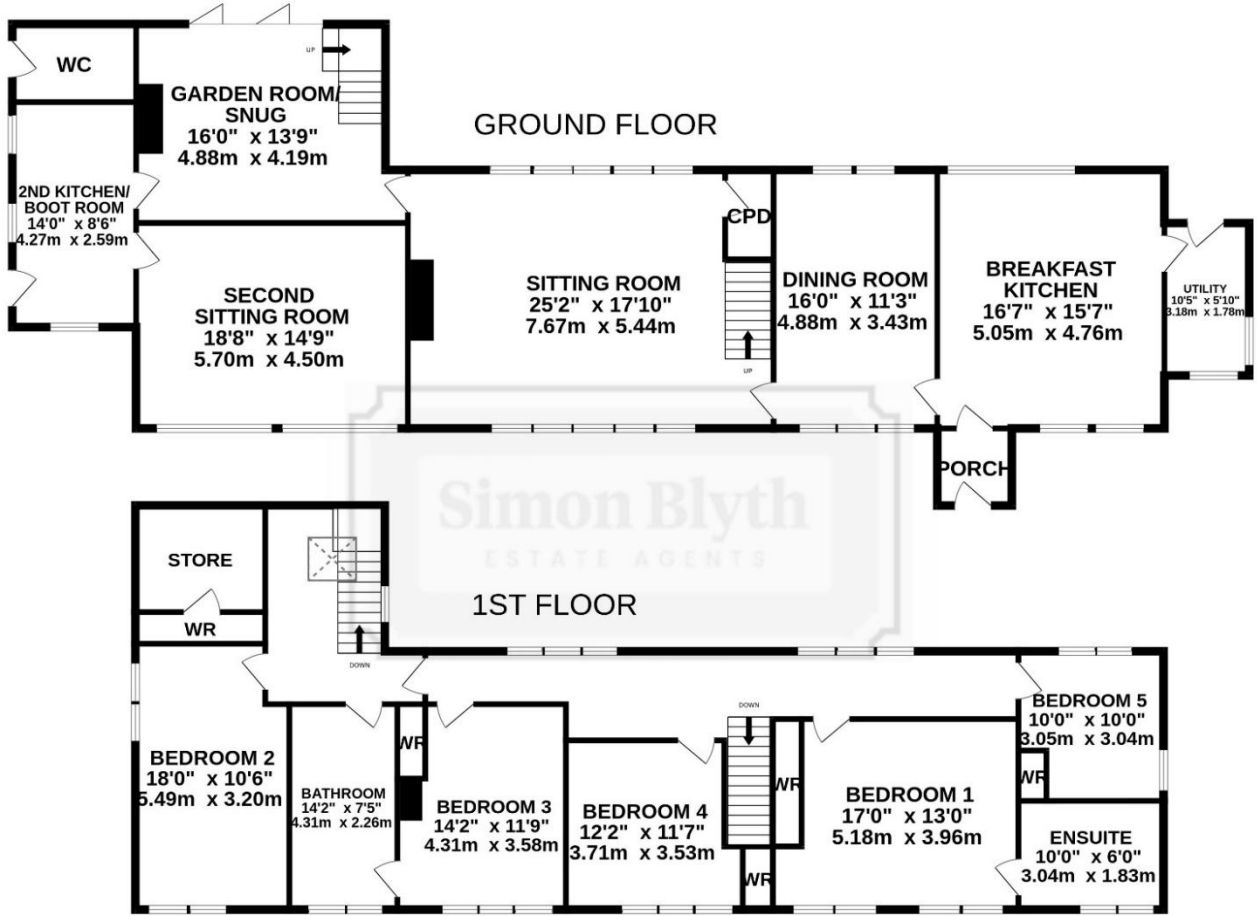


**Simon Blyth**  
ESTATE AGENTS



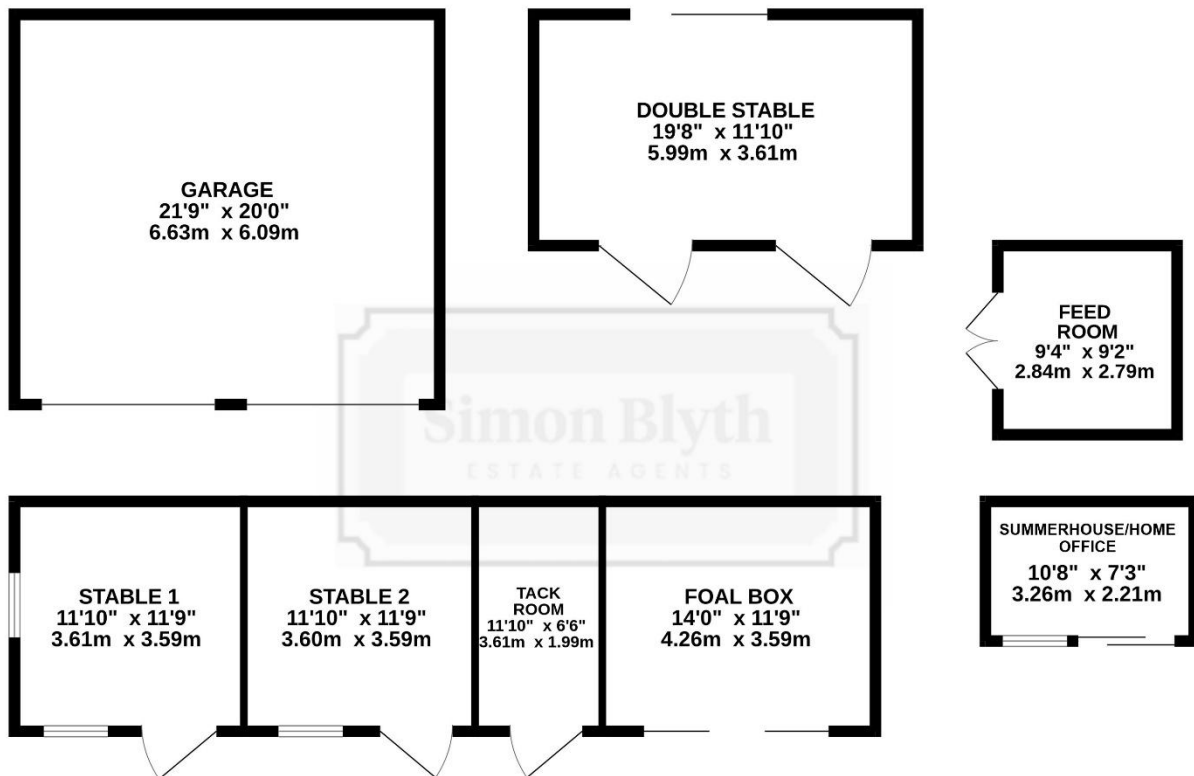
**CRIMES HOUSE, FAR LANE, HEPWORTH, HOLMFIRTH, HD9 1RN**

---



CRIMES HOUSE

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.  
 Made with Metropix ©2025



CRIMES HOUSE OUTBUILDINGS

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.  
Made with Metropix ©2026

## PROPERTY DESCRIPTION

A BEAUTIFUL HOUSE DATED FROM 1760 IN A SUPERB LOCATION, SAT IN APPROXIMATELY 12 ACRES AND HAVING EXTRAORDINARY VIEWS DOWN THE VALLEY AND OVER THE HILLS TO THE SIDE. THE HOUSE IS POSITIONED AT THE END OF A QUIET LANE AND IS JUST A SHORT WALK AWAY FROM THE DELIGHTFUL VILLAGE OF HEPWORTH, WALKING DISTANCE TO THE INFANT AND JUNIOR SCHOOL AND IN THE CATCHMENT AREA FOR EXCELLENT SECONDARY AND SIXTH FORM EDUCATION.

THE BEAUTIFUL LAND IS SUPERBLY PRESENTED AS IS THE LARGE STABLE BLOCK, ARENA, DOUBLE GARAGE, DRIVEWAY AND PLEASANT GARDENS. THE HOME HAS A HUGE AMOUNT OF ACCOMMODATION WHICH IS EXCEPTIONALLY VERSATILE, WELL APPOINTED AND BEAUTIFULLY PRESENTED.

The accommodation briefly comprises large sitting room (25'2" x 17'10"), second sitting room, garden room/snug, dining room, breakfast kitchen, utility room, secondary kitchen/boot room, five bedrooms, bed one with ensuite and house bathroom. The gardens also enjoy a summer house/home office, with a desirable address, a fantastic view and a glorious combination of a large, beautifully presented family home, just out of the village location, tremendous views and the complete package is available at Crimes House.

EPC rating: E Council tax: G Tenure: Freehold

**Offers Around £1,550,000 with 12 Acres of land**

(12.5 additional acres available by separate negotiation)





## ENTRANCE PORCH

A beautiful, broad, timber door with iron furniture and glazed panels to either side, giving a lovely view out over the property's fields and giving stunning, long-distance views beyond. The entrance porch has a marble, tiled floor and a door leads through to the property's accommodation.

## FARMHOUSE-STYLE DINING KITCHEN

*Measurements – 16'7" x 15'7"*

This with windows to both the front and rear elevations, enjoys a huge amount of natural light and has beautiful views across the valley and over the property's rear gardens. It is particularly characterful. It has a lovely range of bespoke handmade kitchen units in light Oak and beautiful working surfaces, one of which leads deep into the large, picture window, overlooking the rear gardens. There is inset spotlighting to the ceiling, marble tiled flooring, beam on display, integrated appliances include Miele washing machine, Miele dishwasher, in-built microwave, integrated wine fridge, once again, of Miele manufacture, fridge/freezer space and delightful display shelving with display cabinets and a particularly impressive, broad, electric-powered, cream Aga, this being of a four-oven design has the usual hot plates and electric, twin hob. With original feature of stairs leading down to cellar and well, enclosed by glass section of floor. A timber and glazed, stable-style door lead through to the side entrance/utility room. From the dining kitchen, a beautiful timber door leads through to the dining room.





## UTILITY

*Measurements – 10'5" x 5'10"*

This which is appropriately fitted out is also home for the property's, very recently installed, high-specification central heating boiler. This is powered by LPG. The utility room has storage units, integrated sink unit and plumbing for an automatic washing machine.

## DINING ROOM

*Measurements – 16'0" x 11'3"*

This has a wonderful beamed and timbered ceiling, once again, windows to both the front and rear elevations, both of which have window seats beneath them and have beautiful, mullioned windows. A bank of three, mullioned windows to the front gives an exceptional view out over the property's land and wonderful, long-distance views beyond. These views stretch an incredibly long-distance and Castle Hill can be seen at a similar height in the distance. The room has beautiful flooring and period style, central heating radiator and three wall light points. A similar style door leads through to the sitting room.



## SITTING ROOM

Measurements – 25'2" x 17'10"

A very large and impressive room with, once again, wonderful windows to both the front and rear. There are a total of ten windows allowing a large amount of natural light and spectacular views out over the gardens and valley scene to the front. The room has beautiful, polished wooden flooring once again, a fabulous, broad fireplace with raised stone hearth, all is home for a gas, log-burning effect range. The room has inset spot lighting to the ceiling, a delightful amount of panelling, particularly to the staircase. The principal staircase rises from this room up to the first-floor landing. There is an understairs storage cupboard and two, period-style central heating radiators. A doorway from the sitting room leads through to the garden room/snug.



## GARDEN ROOM/SNUG

Measurements – 16'0" x 13'9"

Again, as the photograph indicate, a lovely living room, very flexible. It has the secondary staircase rising from it, beautiful, stone fireplace with raised, stone-flagged hearth, all being home for a log-burning effect gas fire within an iron range. There is timberwork to the ceiling and exposed stonework, high quality flooring and a bank of bifold doors that give direct access to the rear, stone-flagged terrace and up to the good-sized, enclosed, family gardens. The room has inset spot lighting to the ceiling and a doorway gives access through to the boot room/secondary kitchen.



## BOOT ROOM/SECONDARY KITCHEN

Measurements – 14'0" x 8'6"

This, as the photograph demonstrates, is superbly presented. It is used as a combination of the secondary kitchen and boot room. It has direct access out to the driveway/stable yard, three windows in total, inset spot lighting to the ceiling and a large amount of units at both the high and low level with a delightful array of appliances, including double oven, induction hob, extractor fan above and also a slimline dishwasher and integrated fridge/freezer, stylish inset sink unit with mixer tap over, stone-flagged flooring. There is also a doorway that gives access through to the second sitting room.



## OUTSIDE W.C

This which is accessed from outside is ideal for outdoor/equestrian use, and complete with plumbing for a washing machine.

## SECOND SITTING ROOM

Measurements – 18'8" x 14'9"

This spectacular room has very large windows giving full panoramic views out over the scenery to the front which is sure to impress. The room has inset spot lighting to the ceiling, attractive flooring and is also home for a stylish wood-burning stove with glazing to three sides and set upon a raised, stone hearth. There is a period-style central heating radiator, exposed stonework and wooden flooring.



## FIRST FLOOR LANDING

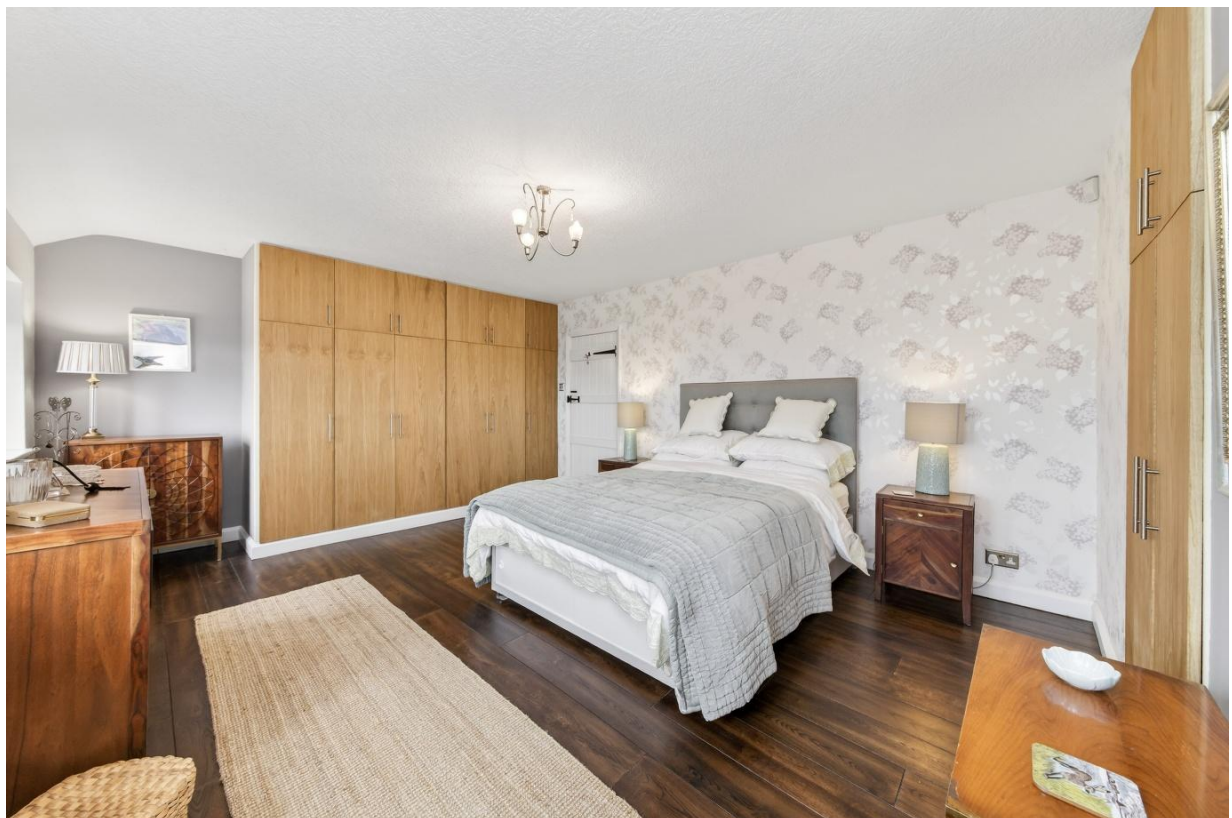
The principal staircase and the secondary staircase rise to the huge, first-floor landing. This which measures approximately 54ft length. It is a fabulous feature to the home. The staircases give added flexibility and there are numerous windows to the landing giving a lovely amount of natural light and super views out over the gardens and all has attractive flooring and high-quality décor.



## BEDROOM ONE

Measurements – 17'0" x 13'0"

A fabulous, double room with banks of mullioned windows enjoying the stunning view, beautiful wooden flooring, in-built robes, high ceiling height with chandelier point and a doorway leading through to the en suite.



### BEDROOM ONE ENSUITE

Measurements – 10'0" x 6'0"

The en suite is beautifully appointed with a four-piece suite in white. This comprises of a low-level WC, shower cubicle with high quality fittings, bath with whirlpool and shower attachment over, vanity unit, wall mounted, heated towel rail in chrome, shaver socket, inset spot lighting to the ceiling, stylish central heating radiator, ceramic tiled flooring and ceramic tiling to the full ceiling height.



### BEDROOM TWO

Measurements – 18'0" x 10'6"

A lovely, double bedroom with an outlook to both the side and to the front. It has windows overlooking the stable yard and fields beyond. There is beautiful, timber flooring, two ceiling light points, in-built wardrobes to the rear of which there is a further under-eaves-access, good sized storage cupboard.





### BEDROOM THREE

Measurements – 14'2" x 11'9"

Once again, a lovely double room with an inspiring view. There are in-built robes with storage cupboards above, two ceiling light points and this bedroom also has a secondary door to the bathroom, acting as an en- suite facility if required.



### BEDROOM FOUR

Measurements –  
12'2" x 11'7"

Once again, a pleasant double bedroom with a bank of in-built robes with storage cupboards above. There is a bank of three mullioned windows giving a spectacular view across the valley and central ceiling light point.



### BEDROOM FIVE

Measurements – 10'0" x 10'0"

This, which is currently used as a home office, could easily become a dressing room off Bedroom One if required. It has windows to two sides, attractive wooden flooring, stylish central heating radiator and inset spot lighting to the ceiling.



## HOUSE BATHROOM

Measurements – 14'2" x 7'5"

The house bathroom is particularly well-appointed. It has, as the photograph suggests, a stylish, four-piece suite in white with appearances of a very large double shower with fabulous, chrome fittings, whirlpool bath, once again with shower attachment and waterfall style tap. There is a low-level WC, stylish wash handbasin, beautiful, high-quality flooring, ceramic tiling to the full ceiling height where appropriate, shaving socket, inset spot lighting to the ceiling, extractor fan, lovely view and as previously mentioned a secondary door through to Bedroom Three.



## OUTSIDE

Beautifully positioned, just outside of the village, off Far Lane, Crimes House fits into approximately 12 acres of beautiful farmland. It is approached over a long lane and has automatic gates through to the property's fabulous driveway, stable yard, stable block, menage, gardens and fields. The driveway is impressive, it is tarmac surfaced and is blessed with pleasant garden areas.

## DRIVEWAY

The driveway with ample parking and turning space leads to a stone built green oak framed double garage with stone slated roof and secured roller doors.

## STABLE YARD

The stable yard, as the photographs suggests, is fenced and concreted and the buildings comprise of stone built double cavity walled stables framed in green oak with stone slated roof. There are two large loose boxes, one of which can be separated to create two pony loose boxes and two standard horse loose boxes, secure tack room with hot water, separate feed room and outside w.c. with hot water and heating.

There is a wooden hay storage barn a 20m x40m (approx.) menage with Martin Collins surface behind the stables. These facilities area provides versatile use for the equestrian and non-equestrian alike.

The land has 12 acres of grazing land to the front, side and rear of the house. The land is well maintained with secure fencing, and the drystone walls allow land to be sectioned off for multiple purposes.









## GARDENS

The gardens are extremely well-presented. Principally to the rear, the gardens have a full-width stone-flagged patio/terrace, delightful, planted garden areas adjoin, and steps lead up to a shaped lawn with further sitting out space. At the head of the lawn, there is the delightful summerhouse with raised timber deck. This summerhouse, as the photograph suggests, is a fabulous home office. The gardens complement the home particularly well and take full advantage of the magnificent views and beautiful, just-out-of-the-village location.





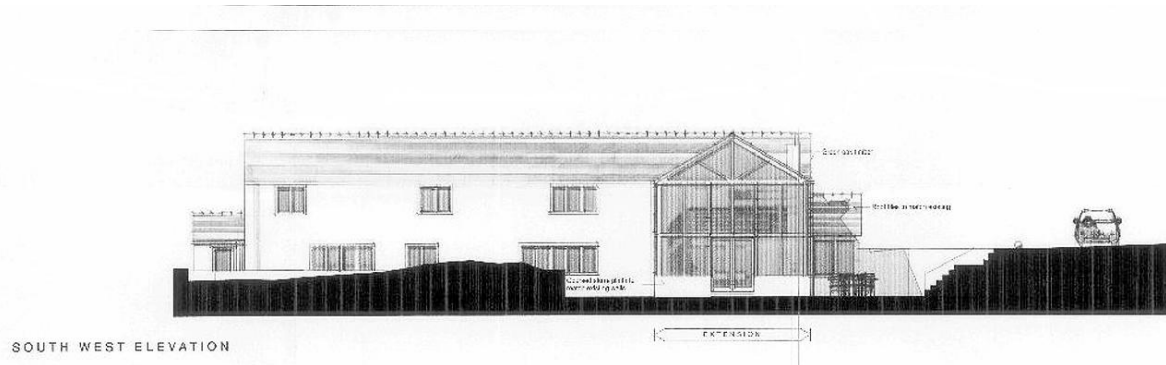


VIEWS



## PLANNING PERMISSION

Planning permission was passed in 2010 for extensive works including double garage, stables, entrance porch and glass extension to the rear. All work has taken place other than the large glass extension, and therefore the planning for this impressive double height glass extension to the rear is still valid, due to commencement. **Application number: 2010/91467**



### **ADDITIONAL INFORMATION**

It should be noted that the property is extremely well presented, has double glazing, LPG gas-fired central heating. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating – E

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](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto: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](http://WWW.SIMONBLYTH.CO.UK)

Wakefield	Huddersfield	Holmfirth	Kirkburton	#	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399		01226 762400	01143 216 590	01226 731730	01977 800259