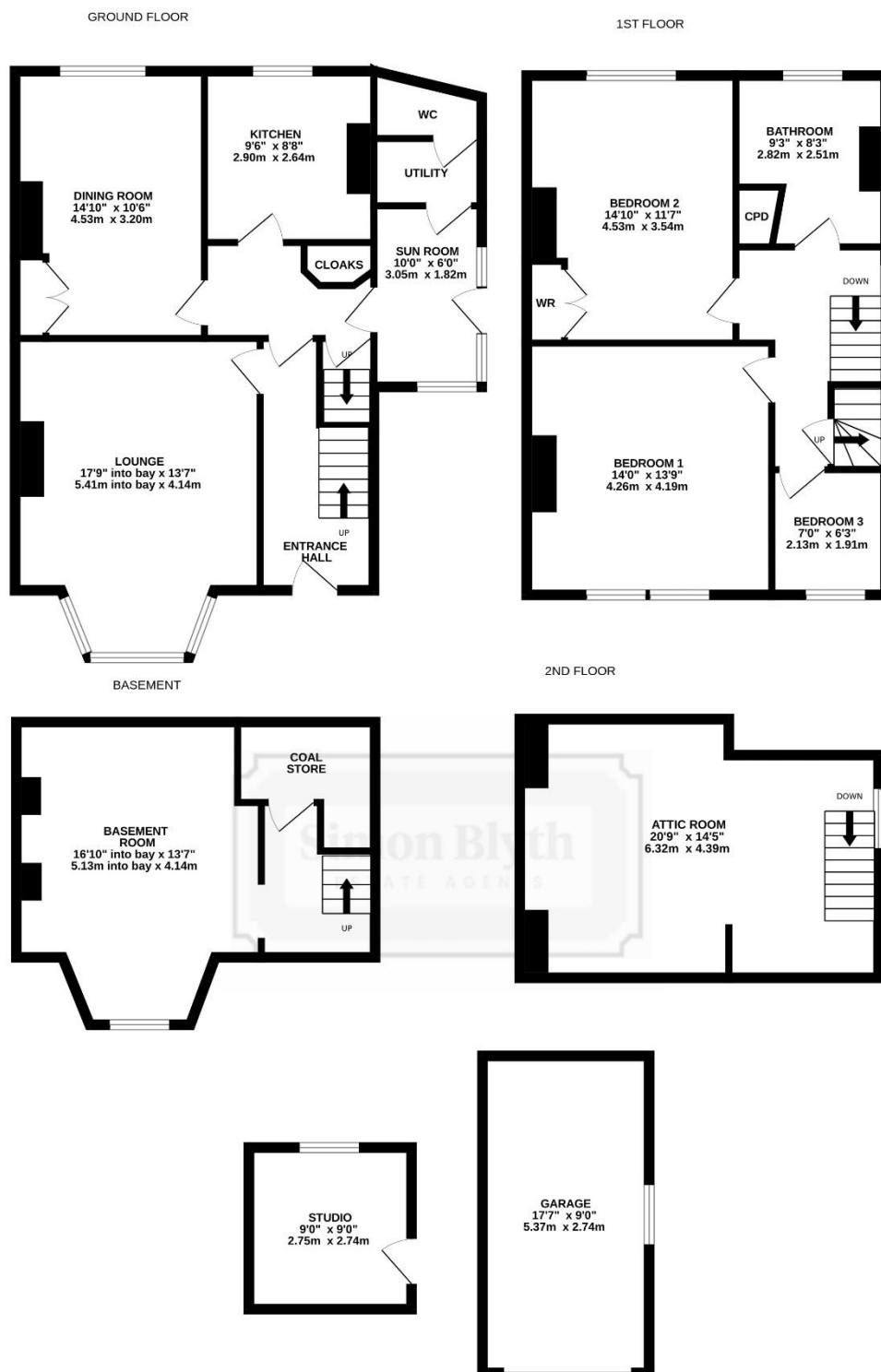




Simon Blyth
ESTATE AGENTS



FERN BANK, FAR END LANE, HONLEY, HOLMFIRTH, HD9 6NS



FAR END LANE

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PROPERTY DESCRIPTION

'FERN BANK' IS A STUNNING, SEMI-DETACHED, CHARACTERFUL FAMILY HOME, SITUATED ON THE SOUGHT AFTER ADDRESS OF FAR END LANE, HONLEY. A SHORT WALK INTO THE VILLAGE CENTRE, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION COMPLEMENTED BY A GENEROUS CORNER PLOT WITH DRIVEWAY, DETACHED GARAGE AND A FURTHER OUTBUILDING/STUDIO. The accommodation briefly comprises of entrance hall, lounge with bay window, formal dining room, kitchen, sun room, utility room and downstairs WC to the ground floor. To the lower ground floor there are two spacious cellar rooms. To the first floor there are three bedrooms and the house bathroom. To the second floor there is a impressive attic bedroom. Externally the property occupies a generous corner plot, with gated driveway leading to a detached garage, and a useful stone outbuilding/ studio. The gardens are laid predominately to lawn with flagged patio and secret garden with beautiful tree-lined outlook to the rear.

EPC rating: D Council tax: D Tenure: Freehold

Offers Around: £495,000

ENTRANCE HALLWAY

Enter the property through a multi-panelled, timber and glazed door from the side elevation into a pleasant garden room.

GARDEN ROOM

Measurements – 10'0" x 6'0"

The garden room enjoys views across the property's gardens with far-reaching views over the valley and is particularly light and airy with double glazed windows to the front and side elevations. There is a ceiling light point, a door, which provides access to a utility room and then through to the downstairs WC, a radiator and an additional multi-panel, timber door which leads to the inner hallway.



UTILITY ROOM

The utility room has plumbing and provisions for an automatic washing machine. It also houses the wall-mounted, Logic boiler. There is a ceiling light point and a cold water tap. A door then gives access to the downstairs WC.

DOWNSTAIRS W.C.

Measurements –

The downstairs WC features a two-piece suite which comprises a wall-hung wash handbasin and a low-level WC with push-button flush. There are tiled walls and a ceiling light point.

INNER HALLWAY

The inner hallway connects the ground floor accommodation and features a beautiful, carpeted staircase with panelling beneath and traditional banister with spindle balustrade and newel post proceeds to the first floor. There is decorative coving as well as decorative cornicing to the ceilings, an ornate ceiling rose with ceiling light point, a radiator and deep skirting boards. The inner hallway has multi-panelled doors which give access to the lounge. A multi-panelled glazed and timber door leads to the kitchen and an additional door proceeds through to the dining room. There is an external, multi-panelled door with obscure, etched glass inserts to the rear elevation which gives access to the gardens and a door encloses the staircase that descends to the lower ground floor. There is a useful cloaks cupboard with hanging rail and shelving for shoes and coats and a telephone point.



LOUNGE

Measurements – 17'9" into bay x 13'7"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a beautiful double glazed bay window to the front elevation with fantastic views across the property's gardens and with open-aspect views towards Castle Hill. There are high ceilings with beautiful cornicing, a stunning ornate ceiling rose with central ceiling light point, deep skirting boards, two wall light points and a radiator, inset into the bay. The focal point of the room is the living flame-effect gas fireplace with a marble inset and hearth and decorative mantle surround.



DINING ROOM

Measurements – 14'10" x 10'6"

The dining room is again generously proportioned light and airy reception room. There are high ceilings with beautiful cornicing, a stunning ornate ceiling rose with central ceiling light point, deep skirting boards, inbuilt storage cupboards, gas fire set on a stone hearth, wall light points and a radiator. There are twin UPVC windows which look onto the properties garden.



LOWER GROUND FLOOR

Measurements – 16'10" into bay x 13'7"

Taking the stone stairwell from the entrance hall, you reach the lower ground floor, which features an inner vestibule with ceiling light point, a doorway leads into the main portion of the lower ground floor and the cottage-style door leads to the original coal store. The coal store has a ceiling light point and with storage available underneath the stairs. The main room to the lower ground floor is a particularly spacious room which could be utilized in many ways. It has ample head-height as well as lighting and power in situ, a multi-panel window to the rear elevation and the original stone keeping table. This room could be utilized as a home office/hobby or playroom.



KITCHEN

Measurements – 9'6" x 8'8"

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over which incorporate a central, stainless steel sink unit with two drainers and mixer tap over. There is tiling to the splash areas, a double-glazed window to the front elevation, decorative coving to the ceiling and a ceiling light point. The kitchen is equipped with built-in appliances which include a four-ring, gas hob with integrated cooker hood and a built-in, double oven and space and housing for a tall-standing fridge and freezer unit and built-in cupboards at either side of the chimney breast, providing a great deal of storage.



FIRST FLOOR LANDING

A beautiful, timber staircase with central carpet runner and timber stair- rods with brass clasps leads to a light and airy landing which features a $\frac{3}{4}$ depth double glazed window to the side elevation with fantastic view up Far End Lane towards Honley Village. There are traditional, multi-panel doors giving access to three, well-proportioned bedrooms and a bathroom and enclosing the staircase which leads to the second-floor accommodation. There is decorative cornicing to the ceilings, a ceiling light point and a wooden banister with traditional spindle balustrade over the stairwell head.



BEDROOM ONE

Measurements – 14'0" x 13'9"

As the photography suggests, the principal bedroom is a generously proportioned, light and airy space which takes full advantage of the elevated position of the property with panoramic views across the valley towards Hall Bower and Castle Hill. There is decorative cornicing to the ceilings, deep skirting boards, newly fitted carpets and a radiator and two ceiling light points. The focal point of the room is the decorative fireplace.



BEDROOM TWO

Measurements – 14'10" x 11'7"

Bedroom two, again, is a light and airy, generous proportioned, double bedroom which has ample space for free-standing furniture. There is a bank of double glazed, mullioned windows to the front elevation with pleasant views, decorative corning to the ceiling, two ceiling light points and a radiator. Additionally, there is a bank of useful, fitted wardrobes, recessed into the alcove with hanging rails, shelving, cupboards above and draw units beneath and the focal point of the room is the decorative fireplace with a marble surround and tiled inset.



BEDROOM THREE

Measurements – 7'0" x 6'3"

Bedroom three is situated at the rear of the property and takes full advantage of the fabulous, open-aspect views across the valley. The room can accommodate a single bed or perhaps be used as a nursery or home office. There is decorative coving to the ceiling, a ceiling light point, radiator and double-glazed window to the rear elevation.



HOUSE BATHROOM

Measurements – 9'3" x 8'3"

The house bathroom features a three-piece suite which comprises a panel bath with thermostatic shower over, a low-level WC and a broad wash handbasin with vanity cupboards beneath and chrome, Monobloc mixer tap. There is vinyl tiled flooring and tiling to the walls, decorative coving to the ceiling, a fluorescent tube light point and a ceiling-mounted heater, a radiator and a double-glazed window to the front elevation. Additionally, there is recessed storage under the windowsill to the front for toiletries and towels and a floor-to-ceiling, fitted cupboard which houses the hot water cylinder and with storage above.



SECOND FLOOR

Measurements – 20'9" x 14'5"

Taking the enclosed, kite winding staircase from the first-floor landing, you reach the second floor which opens out to a particularly spacious attic room which features a double-glazed window to the side elevation with a fantastic view towards the village and with far-reaching views over rooftops across the valley. There are decorative beams to the ceiling, two radiators, two fluorescent tube light points, a loft hatch, giving access to a useful attic space and there are access points to useful under-eaves storage cupboards. Please note that the second-floor accommodation could be reconfigured to offer a generous, double bedroom as well as en suite facilities and dressing/wardrobe accommodation, please see example floor layout plan for reference.



EXTERNAL

Externally to the front, the property features a low-maintenance garden which features a mature and well-stocked, raised flower bed with a flagged pathway sweeping across the front of the property, where there is a low-maintenance gravel area. From here, pedestrian access is given to the studio and continuing between the subject property and the studio is the main access into the property, into the garden room. There is an external light and an external tap. A gated driveway to the front also provides off-street parking for multiple vehicles as well as adequate turning with stone wall boundaries which then leads to a hard standing for a detached garage which has had a newly fitted roof as of late May 2026.



REAR GARDEN

As the aerial photograph showcases and the photography suggests, the property occupies a particularly spacious, corner plot with a lawn area that sweeps from the driveway to the rear elevation and that continues down to a privacy-bearing, mature shrub bed. The lawn then continues to sweep down behind the mature area to the bottom of the garden, (known as the Secret Garden). There are flower, tree and shrub beds, an attractive, stone wall boundary and the Secret Garden is particularly private with hedged borders, a barbecue area and a mature, tree-lined backdrop.



GARAGE

Measurements – 17'7" x 9'0"

The garage features an up-and-over door. There is lighting and power in situ and a double-glazed window to the side elevation.

STUDIO

Measurements – 9'0" x 9'0"

The studio has a pedestrian access door from the side elevation and features a double-glazed window to the front elevation. There is lighting and power in situ, a fabulous, stone keeping table, fitted shelving and the room could be adapted to create a fantastic craft room or perhaps a garden office which enjoys the pleasant views across the property's



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

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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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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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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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