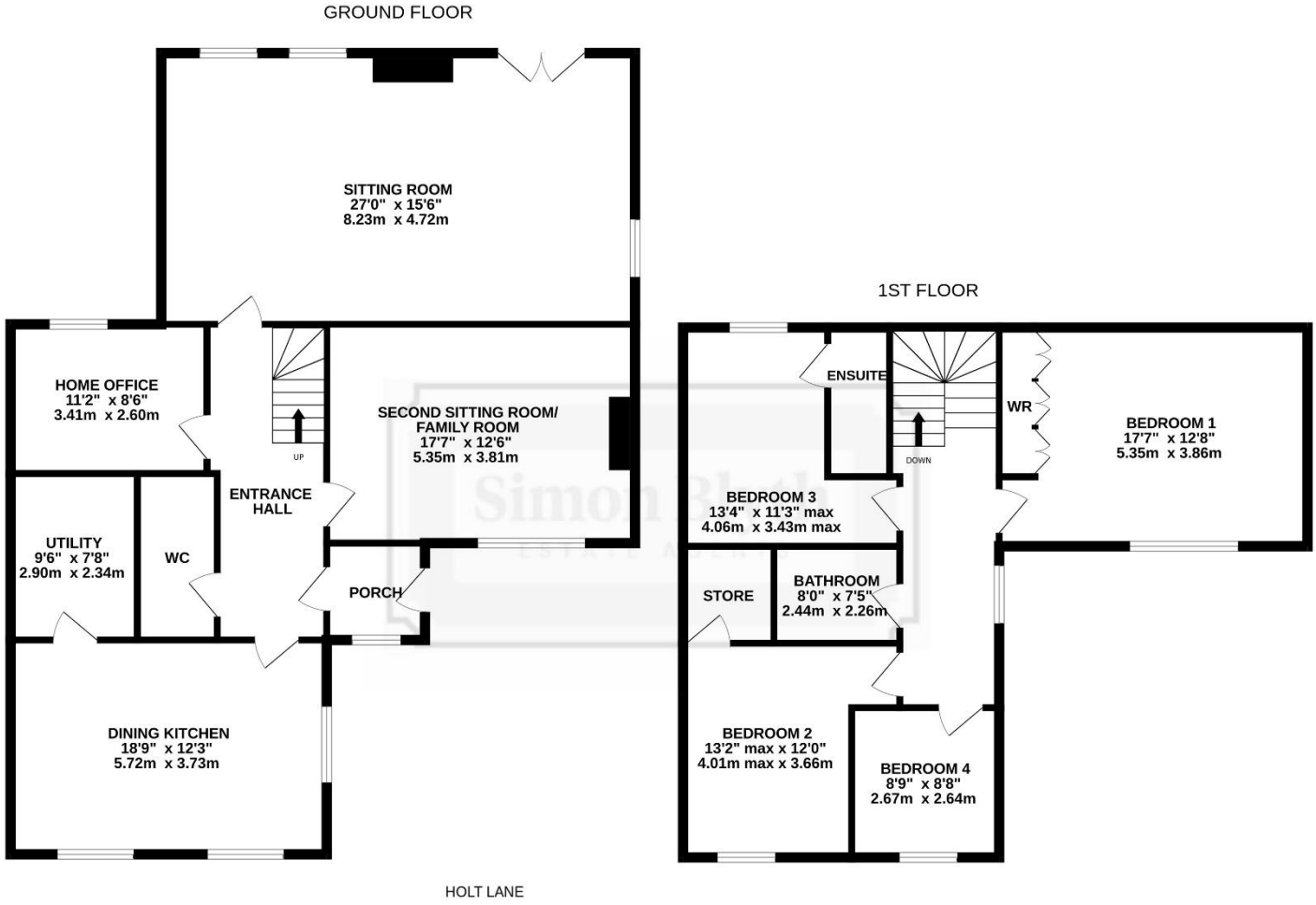


HOLT FARMHOUSE, HOLT LANE, HOLMFIRTH, HD9 3BW

Holt Farmhouse, Holt Lane, Holmfirth, HD9 3BW



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

IN THIS BEAUTIFUL LOCATION WITH LOVELY VIEWS OUT OVER THE VALLEY AND SUPER VIEWS TO THE REAR OUT OVER ITS FIELD, HOLT FARMHOUSE COMES WITH A LONG, IMPRESSIVE DRIVEWAY, DELIGHTFUL GARDENS, FIELD, AND VIEWS. A LOVELY, HIGH SPECIFICATION, FOUR-BEDROOMED HOME, WHICH HAS MANY EXCITING FEATURES, NOT LEAST OF WHICH IS ITS IMPRESSIVE ENTRANCE HALLWAY, HUGE SITTING ROOM WITH MANY WINDOWS OVERLOOKING THE VIEWS, HOME OFFICE, FARMHOUSE STYLE DINING KITCHEN WITH UTILITY ROOM, AND SECOND SITTING ROOM/FAMILY ROOM, LARGE FIRST FLOOR LANDING, FOUR VERY GOOD SIZED BEDROOMS, PARTICULARLY BEDROOM ONE, BEDROOM THREE BEING ENSUITED AND HOUSE BATHROOM. WITH A DOUBLE GARAGE AND LARGE DOUBLE CARPORT OF HIGH QUALITY, THIS HOME OCCUPIES A LOVELY LOCATION WITH JUST A TEN-MINUTE WALK DOWN TO HOLMFIRTH'S BUSTLING CENTRE YET SET UP HIGH ENJOYING VIEWS OUT OVER AND AROUND THE VALLEY. BEING PART OF THE HOLT FARM, WE ALSO HAVE FOR SALE ADJOINING TWO MODERN BARNS AND APPROXIMATELY 7.25 ACRES OF LAND WITH CONSENT TO CREATE TWO FURTHER DWELLINGS. ALL THIS COULD BE PURCHASED AND USED, AS IT HAS BEEN DONE SO IN THE PAST, AS AN AGRICULTURAL/EQUESTRIAN ASSET TO THE BEAUTIFUL FARMHOUSE.

EPC rating: C Council tax: G. Tenure: Freehold

Offers Around £800,000

ENTRANCE PORCH

A timber door with high quality door furniture gives access to the entrance porch. This, with a beautiful stone flagged floor has a angled ceiling line and window to one side. There is also a bench seat to one side and fabulous timber and glazed door leading through to the inner hallway.





ENTRANCE HALL

This is of a particularly good size, it has a very high ceiling height with beams and timbers on display. Once again, a continuation of the stunning stone-flagged flooring and the hallway also has a picture light point. It gains a lovely view via the glazed doors to the sitting room out over the gardens and fields to the rear of the property. A further timber door gives access to the downstairs WC.

DOWNSTAIRS W.C

This has a continuation of the stone-flagged flooring, has a good-sized cloaks and storage cupboard, low level WC, pedestal wash handbasin, inset spot lighting to the ceiling and extractor fan.



SITTING ROOM

Measurements – 27'0'' x 15'6''

As the floor layout plan and photograph suggest, this is a particularly beautiful room. It enjoys a huge amount of natural light, courtesy of a number of windows and twin, glazed doors giving direct access out to the stone-flagged patio, gardens and field beyond. The room has inset spot lighting to the ceiling, particularly high skirting boards and last, but by no means least, has a fabulous, stone fireplace with a raised, stone hearth with a stone backcloth, stone cheeks and oak mantel. All is home for a cast-iron, wood-burning stove with glazed door.





SECOND SITTING ROOM/FAMILY ROOM/DINING ROOM

Measurements – 17'7'' x 12'6''

A beautiful, flexible room with wonderful panelling to the walls and exposed stone. There are beams and timbers on display to the ceiling, high quality, polished, timber-boarded floor and arched window giving a lovely view out over the property's front, stone terrace, with views across the Holme Valley beyond. There is an attractive fireplace, once again, of carved, natural stone with a raised stone hearth, antique brick backcloth and with gas-fired stove. There is a period-style, central heating radiator. Across the hallway is a delightful study/home office.







STUDY/HOME OFFICE

Measurements – 11'2''x 8'6''

This has a window, giving a lovely view out over the property's rear gardens, field and beyond. There are two ceiling light points. A doorway leads through to the dining kitchen.

DINING KITCHEN

Measurements – 18'9'' x 12'3''

The dining kitchen, once again, is of a good size and has three windows affording a good amount of natural light and lovely views out over the property's gardens, driveway and beyond. There are two fabulous beams to the ceiling, ceramic tiled flooring and a delightful range of high-quality units, these with granite working surfaces, have an inset twin-bowl, stainless steel sink unit with mixer tap over, integrated dishwasher, Belling, stainless steel and glazed-fronted range oven with hob over, broad extractor, integrated, further stainless steel and glazed-fronted ovens of NEFF manufacture. There is an island unit, once again with granite working surface and a cupboard is home for the gas-fired central heating boiler. The room has inset spot lighting to the ceiling and a doorway leads through to the utility room.







UTILITY ROOM

Measurements – 9'6'' x 7'8''

This, with ceramic tiled flooring has units at both the high and low level, plumbing for an automatic washing machine, space for a dryer, extractor fan, inset spot lighting and provides a good amount of space.



STAIRCASE AND LANDING

A staircase turns and rises to the very good-sized first-floor landing. This has a loft access point and has a feature window giving a stunning view out over the property's gardens, driveway and has long distance views down the valley.





BEDROOM ONE

Measurements – 17'7'' x 12'8''

With a similar view, this beautiful, large, double bedroom has a bank of inbuilt robes, three windows enjoying the views and two wall light points.





BEDROOM TWO

Measurements – 13'2'' max x 12'0''

An en suited double bedroom with a window to the front and three wall light points.



BEDROOM TWO ENSUITE

The en suite is fitted with a low-level WC, pedestal wash handbasin and shower with glazed screen and chrome fittings, inset spot lighting to the ceiling and appropriate tiling.



BEDROOM THREE

Measurements – 13'4'' x 11'3'' max

Once again, and en suited double bedroom with a lovely outlook to the rear. The room has two wall light points.



BEDROOM THREE SHOWER ROOM

The en suite is fitted with a shower and pedestal wash handbasin. There is appropriate, decorative tiling, extractor fan and inset spot lighting to the ceiling.



BEDROOM FOUR

Measurements – 8'9'' x 8'8''

A pleasant, single room with two wall light points and window giving a lovely view out to the front.



HOUSE BATHROOM

Measurements – 8'0'' x 7'5''

This, which is used primarily by bedroom one is of a good-size, has a period-style, cast-iron bath with period-style taps, low-level WC, pedestal wash handbasin, once again, of a period design, inset spot lighting to the ceiling and ceramic tiling to the half-height and good-sized storage cupboards.



OUTSIDE

Outside the property occupies a fabulous position. It has a wonderful aspect towards the end of this rural lane. A driveway, which is in the property's ownership, and which has a right of way over for the neighbouring property, gives access to a further set of gates, leading into the property's private driveway which is particularly spacious. This gravelled driveway gives access to a double car port which offers itself, ideal for conversion to auxiliary space, further garaging. It has been used for the storage of logs and the parking of additional vehicles.





DETACHED GARAGE

There is a detached, double garage with twin, up-and-over doors and a personal door to the side.



GARDEN

There are lovely, lawned gardens with mature trees and shrubbery, a fabulous, stone flagged terrace which gives a lovely view across the driveway and valley scene beyond. There is also a stone terrace to the side with steps leading up to the rear garden. This rear garden is relatively simple, being down to lawn and adjoining the paddock. A stone-flagged patio runs across the width of the home and around in front of the study/home office window.









PADDOCK

Measuring approximately 0.94 acres The boundary for the paddock runs in line with the conifers hedging, straight through to the dry-stone wall at the upper level. A paddock/field extends over to the left-hand side behind neighbouring properties towards the woodland. The garden and paddock have astonishing long-distance views up towards Upperthong, across towards Netherthong and down the Holme Valley.










Holt Farm
Holt Lane
Mast
Green Lane
Track
Overbrook House
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ADDTIONAL INFORMATION

It should be noted that the property has double glazing and gas-fired central heating. Carpets, curtains and certain other extras are available under separate negotiation. There is external lighting and an alarm system.

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

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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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Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

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Sunday - 11:00 to 16:00

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