



# Professionalism with Independence

## AN IMPOSING PERIOD PROPERTY WITH EXTENSIVE FAMILY ACCOMMODATION.

*Strathdearne was originally constructed circa 1893, with a later extension circa 1920. The property was purpose built for the current family's relatives and has not been occupied outside the family since its original construction.*

*This magnificent property occupies a slightly elevated south facing position on the fringe of Denby Dale village with very pleasant open wooded aspects. Strathdearne is set in just over 2 acres of landscaped and professionally maintained formal gardens and woodland. The property retains many original features associated with this type of property and of particular interest is the 3 bay symmetrical portico to front which leads into an impressive panelled entrance hall. Incorporated within the 7 bedroom accommodation is a first floor annexe served by its own staircase, ideal for a granny flat or teenage annexe. There are extensive cellars beneath the whole property, also offering additional potential.*

*Strathdearne is a very imposing property and must be viewed in order to be fully appreciated. Denby Dale is a sought after village with excellent local amenities including railway station. The property is readily accessible to Wakefield, Barnsley and Huddersfield and is approximately 10/15 minutes drive from the M1 motorway network.*

### GROUND FLOOR:

To the front of the property access can be gained via the impressive portico which is a superb architectural feature comprising 3 symmetrical stone arches on twin stone columns. This leads into:-

#### Entrance Hall

6.10m x 5.44m max. (20'0" x 17'10" max.)

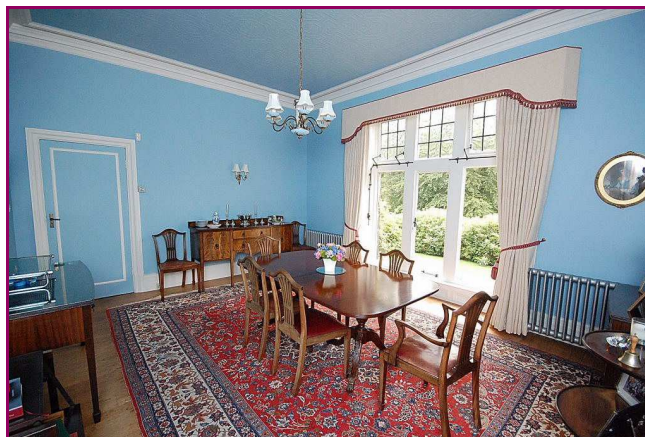
An impressive entrance hall which has majority wood panelling to the walls in bleached mahogany incorporating a central feature stone fireplace. There are 3 large windows provide plenty of natural light, as well as far reaching views and a staircase providing access to the first floor.



#### Dining Room

5.49m x 4.37m (18'0" x 14'4")

Having a large window providing plenty of light, ceiling coving and 2 central heating radiators.



#### Billiard Room

7.26m x 5.41m (23'10" x 17'9")

Having wood panelling in oak incorporating an open fireplace with copper interior and fitted corner cupboard.

#### Rear Lobby

Being fully tiled to the floor.

#### Separate WC

Having a tiled floor and white coloured suite.

#### Lounge

5.18m x 4.88m max. (17'0" x 16'0" max.)

A light and airy room with windows to 2 elevations. Fitted with high quality walnut faced cupboards, shelves and drawers. There is a central marble fireplace with living flame gas fire and fitted window seat.



## Sitting Room

5.18m x 5.49m max. (17'0" x 18'0" max.)

Having a fireplace with a living flame gas fire, solid pine surround and marble interior.



## Lobby

## Cloakroom

Being part tiled, having 4 door cloaks cupboards and wash hand basin.

## Separate WC

Being part tiled and fitted with a white coloured suite.

## Rear Entrance/Utility Room

3.89m x 2.84m (12'9" x 9'4")

Fitted with Corian working surfaces with inset stainless steel sink unit and a good range of laminated units.

## Dining Kitchen

5.56m max. x 4.62m max. (18'3" max. x 15'2" max.)

A superb dining kitchen which has been fitted with Corian working surfaces and an extensive range of laminated base units, wall cupboards and drawer units. There is a 1½ width AGA with tiled splash back, 3 windows to 2 elevations, ceiling spotlights, 2 individual undermounted sinks to the working surface, built-in electric oven and ceramic hob. The kitchen also has the original servants bell panel.



## Hallway

Providing access to the cellars and separate staircase to the first floor annexe.

## LOWER GROUND FLOOR:

There are full cellars throughout the property which do offer additional potential with external access and some having windows. The cellars comprise of:-

## Lobby

With external access.

## Boiler Room

## Wine Cellar

## Wash Cellar

## 4 Keeping/Storage Cellars

## FIRST FLOOR:

Access to the first floor is gained via a superb wide turned staircase.

## Landing

A spacious landing which has 2 stained glass roof lights and is accessed via a feature metal and polished wood handrail.

## Master Suite

## Bedroom

5.18m x 4.39m (17'0" x 14'5")

A very light room with windows to 2 elevations, decorative tiled fireplace and recessed wardrobes.



## Dressing Room

3.66m max. x 3.23m max. (10'6" x 6'9")

Having built-in 3 doors wardrobes in oak, fitted dressing table unit with mirror back and wash hand basin.

## En-suite Shower Room

3.20m x 2.06m (10'6" x 6'9")

Fitted with a 4 piece white suite comprising large walk-in shower with tiling to the walls, bidet, console style sink and low flush WC. There is a heated towel rail and fully tiled floor.





#### Bedroom 2

5.59m max. x 4.39m (18'4" max. x 14'5")

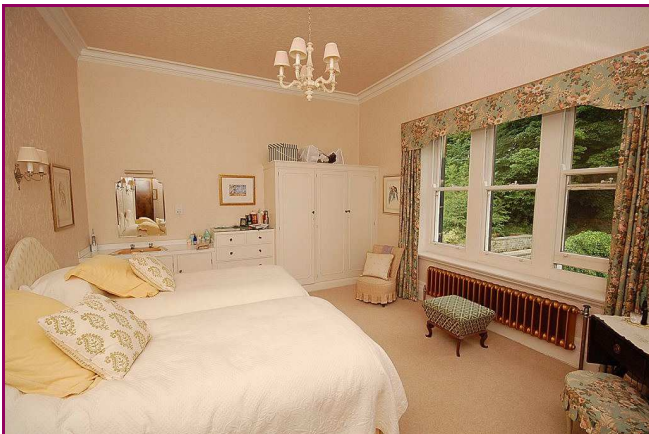
With limed oak furniture comprising of twin double wardrobes, central cupboards and drawers, dressing table unit and wash hand basin.



#### Bedroom 3

5.00m max. x 4.11m max. (16'5" max. x 13'6" max.)

Having 3 door fitted wardrobes, side drawers and vanity wash hand basin with cupboards under.



#### Bedroom 4

3.51m max. x 3.96m max. plus bay (11'6" max. x 13'0" max. plus bay)

Having 3 door fitted wardrobes, matching dressing table unit with inset wash hand basin.

#### Bedroom 5

3.51m max. x 3.96m max. plus bay (11'6" max. x 13'0" max. plus bay)

Having 3 door fitted wardrobes and pedestal wash hand basin.

#### Bathroom

Being fully tiled, fitted with a primrose coloured suite, heated towel rail.

#### Linen Cupboard

With extensive shelving.

#### Separate WC

Furnished with a white coloured suite and being fully tiled.

#### GRANNY FLAT/TEENAGE ANNEXE

A dog-leg staircase leads from the main landing to the first floor annexe which also has a separate staircase from ground level.

#### Bedroom 1

3.28m x 4.34m (10'9" x 14'3")

#### Bedroom 2

2.95m x 2.49m (9'8" x 8'2")

#### Bathroom

Fitted with a 5 piece suite comprising of low flush WC, bidet, walk-in shower cubicle, roll top bath and pedestal wash hand basin. The walls are partially tiled and there is a fully tiled floor.

#### OUTSIDE:

Vehicular access is gained via a sweeping driveway leading from Wakefield Road, there is also a secondary access to the side. There are professionally maintained landscaped gardens with wooded areas extending to over 2 acres. There is a generous level side garden with Ha-ha and overlooks a further section of lawned garden to the front. To the rear there is a secluded patio seating area, together with stone built open fronted summer house.

#### Garage

Also included is a large garage accessed directly off Wakefield Road (in need of extensive repair).

#### BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### VIEWING:

Contact the agents.

#### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

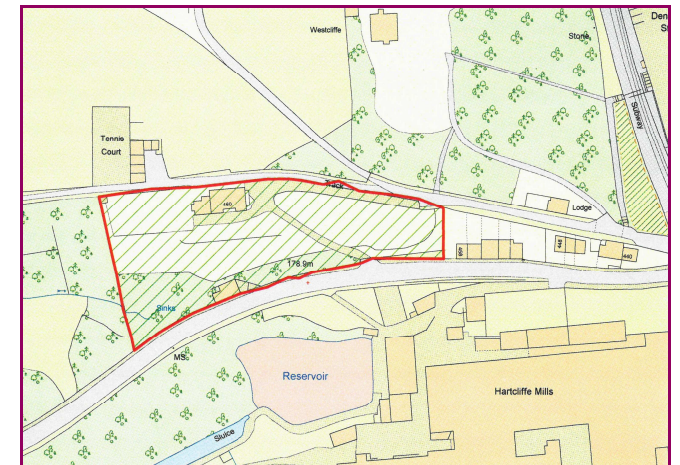
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

#### ON-LINE CONVEYANCING SERVICE:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



#### PLEASE NOTE:

Located to the rear of Strathearne are former tennis courts and old stables which has outline planning permission for "Demolition and erection of a detached dwelling" (Application No: 2017/60/91841/E). The former stables are set in 4 acres and are available by separate negotiation. For further details please contact Andrew Moorhouse FRICS Bramleys on 01484 530361.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) continue through the traffic lights at Aspley and Moldgreen. At Waterloo keep right on to Penistone Road and continue along the A629 passing through the villages of Kirkburton, Shelley, Shepley and Upper Cumberworth. Continue along Barnsley Road (A635) which then becomes Wakefield Road. On reaching Denby Dale with the railway viaduct in view, the entrance to Strathdearne can be found on the left hand side.

**Energy Performance Certificate**

460, Wakefield Road  
Denby Dale  
HUDDERSFIELD  
HD8 8JU

Dwelling type: Detached house  
Date of assessment: 19 April 2011  
Date of certificate: 20 April 2011  
Reference number: 8819-6024-8480-4651-1992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 450 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	40	50

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	33	41

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	323 kWh/m <sup>2</sup> per year	266 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	28 tonnes per year	23 tonnes per year
Lighting	£233 per year	£116 per year
Heating	£4,516 per year	£3,771 per year
Hot water	£117 per year	£117 per year

**You could save up to £860 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES



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