



**SANDS FARM, MOOR LANE
NETHERTHONG, HOLMFIRTH
HD9 3UP**



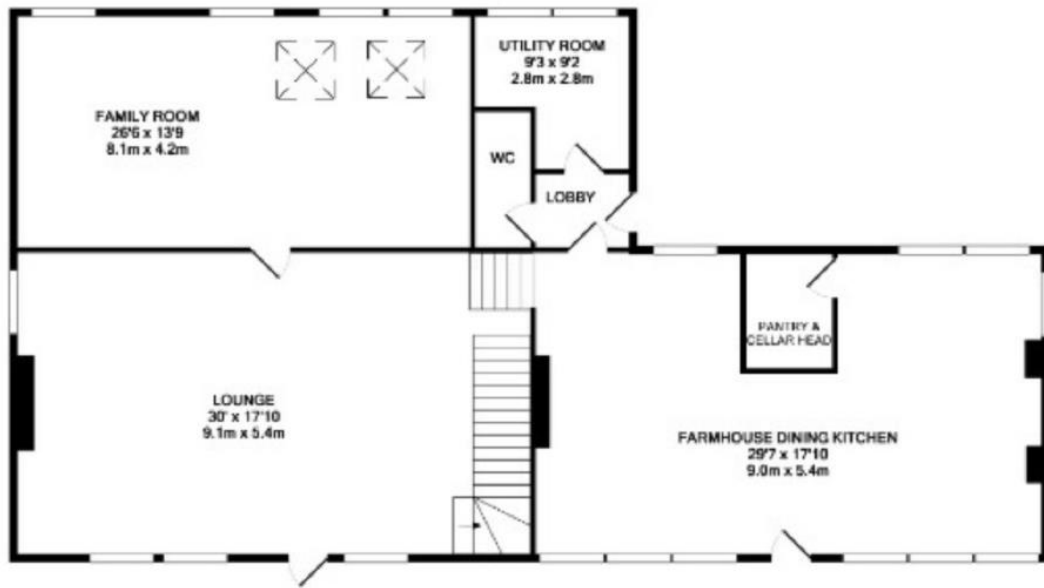
STANDING IN APPROXIMATELY 11 ACRES IN A BEAUTIFUL LOCATION AND SET WELL BACK FROM THE ROAD DOWN ITS OWN LONG DRIVEWAY. SANDS FARM IS LOCATED BETWEEN THE VILLAGES OF NETHERTHONG AND WILSHAW AND HAS A DETACHED LARGE BARN, TRIPLE GARAGE AND FABULOUS ACCOMMODATION. Including five double bedrooms, farmhouse dining kitchen, huge lounge, family room / den are very much worthy of mention here. All will please those that view. This beautifully balanced home has been renovated over the years and now offers a delightful blend of location, land, outbuildings and space. For those who require a lovely joining of a characterful barn and a super three storey cottage that all make one large family home. Viewing is essential.

Offers around £1,325,000

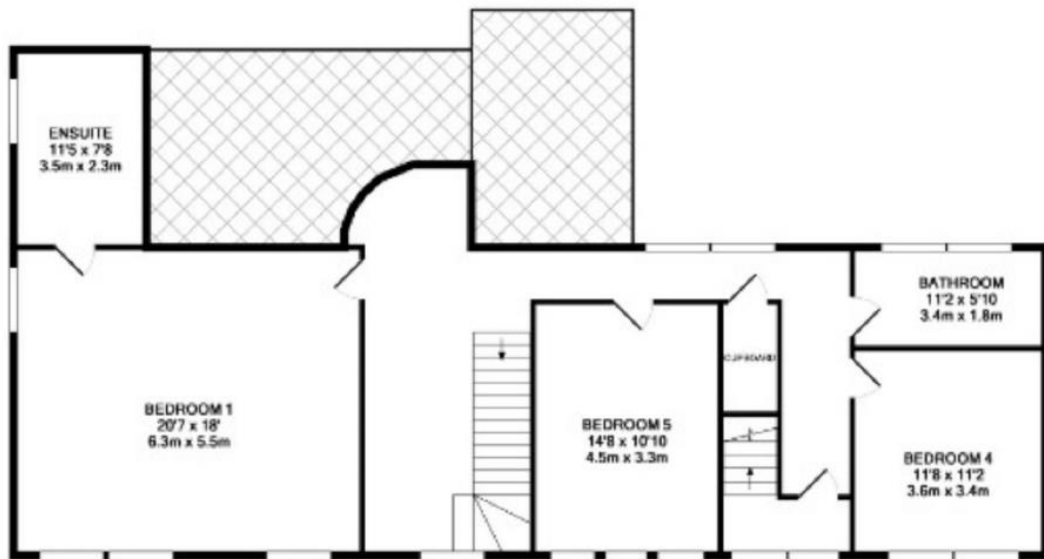
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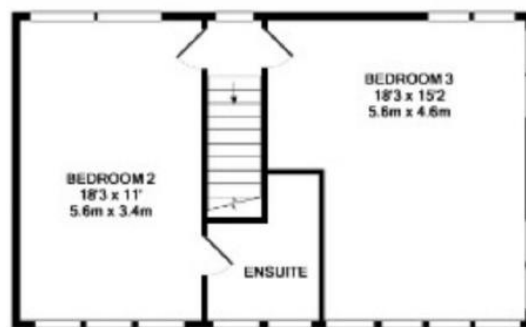
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

MOOR LANE
Measurements are approximate, not to scale. For illustrative purposes only.
Made with Metaplan 02017



A timber and glazed door gives access through to an entrance lobby.

ENTRANCE LOBBY

This entrance lobby has a stone flagged floor and a period style door gives access to a downstairs w.c. A further period door leads through to the fabulous farmhouse living/dining kitchen.

FARMHOUSE LIVING/DINING KITCHEN

This as the photos and floor plan suggest is of a particular good size and has a superb flagged floor, beams and timbers on display and windows to three sides providing fabulous views out over the properties gardens, driveway and land. With inset spotlighting, the whole room is presented to a particular high standard and has a sitting/family area to one corner with a beautiful arched top window. The kitchen units themselves are to be found to the high and low level and have a large amount of granite work surfaces. There is an inset Belfast sink with stylish mixer taps over. Aga with the usual warming hot plates in chrome and being of a two oven design being powered by electric. There is an integrated Smeg oven and an integrated dishwasher. A door way gives access to a pantry/cellar head. The cellar is of a particular good size and offers a great deal of potential if desired.



DINING AREA

The dining area is as the photos suggest is presented to a high standard and as previously mentioned has beams and inset spotlighting to the ceiling. There is a delightful stone fireplace with a raised antique brick hearth and back cloth and all is home for an oil fired cast iron stove with glazed door. The mullion windows overlooking the gardens are particular pleasing and has a window seat beneath. There are also period style central heating radiators.

A broad opening leads through to the lounge,



LOUNGE

This once again is a fabulous room of huge proportions and is beautifully presented. This highly characterful room has lovely views out over the properties gardens and super views out over the properties fields and rural views beyond. Once again with period style central heating radiators, inset spotlighting to the ceiling. The room features a beautiful stone chimney breast reaching up to the full ceiling height. With fabulous stone flagged hearth and all being home for a glazed fronted, solid fuel burning cast iron stove. With windows overlooking the gardens and in actual fact part of the former stone arch, the upper proportion being in the bedroom above, these provide a huge amount of natural light. A fabulous, exceptionally broad original style timber braced door with iron furniture with a stone archway leads through together to the family room.





FAMILY ROOM

This with lower den/play area to one side is again a magnificent room overlooked from the first floor landing via a minstrel style gallery. The room has a high angled and beamed ceiling line with exposed stonework, multiple windows at differing levels all providing a great deal of interest and style. The family room area has a beautifully polished timber bordered floor and library style book shelving with display plinth over. This continues to the den side where there is a home office area and bar. The room has inset spotlighting to the ceiling and two velux style windows.



UTILITY ROOM

Off the entrance lobby there is a good size utility room being well equipped, having a large amount of working surfaces with stainless steel sink unit. Plumbing for an automatic washing machine, space for a dryer, cupboards to the high and low level and home for the properties boiler. Stone flagged flooring, cloaks/hanging area and windows giving a super view.

A staircase of particular high quality rises up the partial galleried first floor landing and taking in full advantage of the high and angled beamed ceiling line. Feature window giving a pleasant view out over the properties front gardens and velux window.

BEDROOM ONE

An enormous double room with beautiful beams and timbers to the high angled ceiling. There is the upper portion of the barn arch providing three glazed panels with a further window above giving a super view out over the gardens. A further window giving a pleasant view out over the gardens And a gable window giving a super view out over one of the properties fields and view up the valley.



EN-SUITE

Fitted to a high standard with a three piece suite in white which comprises of a low level w.c, pedestal wash hand basin, double ended bath and large shower cubicle with chrome fittings and an American style shower head. Beamed ceiling with inset spotlighting, tiling were appropriate and extractor fan.



The first floor landing continues and passes a window giving a super view out over the properties fields and beyond. There is an under stairs storage cupboard and a doorway gives access to a lobby area with mullion windows giving a view out onto the properties front gardens. A further staircase continues up to the top floor level with window giving a super view, beams on display and inset spotlighting.

BEDROOM TWO

A beautiful double room with fabulous views to both the front and rear, with window seats to both windows. High angled and beamed ceiling once again with inset spotlighting.



EN-SUITE

Finished to a stylish nature with twin wash hand basins, good sized shower cubicle with American style shower head, low level w.c, combination central heating radiator / heated towel rail. Further central heating radiator and mullion windows giving a super view out over the properties gardens.

BEDROOM THREE

An astonishing room which could be considered suitable as a further sitting room due to the fact that there is a beautiful high angled and beamed ceiling. Windows to three sides giving tremendous views out over the properties own land, neighbouring land and the valley scene beyond. The windows are quite incredible, there is a total of eleven mullioned windows all of which have window seats beneath. There is a fireplace for decorative purposes at this time being of cast iron and to a period design.



BEDROOM FOUR

Often used as a guest bedroom, this lovely double room has a bank of four mullion windows giving an outlook over the properties gardens. There is a central ceiling light point and beam on display.



BEDROOM FIVE

This being closest to the bedroom to the principle bedroom has a bank of mullion windows overlooking the properties gardens and is once again of a double size. It has two beams exposed to the ceiling.



HOUSE BATHROOM

The properties bathroom is fitted with a four piece suite in white and comprises of a good sized bath, pedestal wash hand basin, low level w.c and shower cubicle. There is appropriate decorative tiling, beam on display. Inset spotlighting and windows giving a super view.

OUTSIDE

Standing well back from the road and enjoying a beautiful valley location, surrounded by fields with mature trees and having a view down the valley towards the village of Netherthong. This farm can only be described as beautifully located, approached over an exceptionally long driveway with impressive entrance area and gates. The farm is positioned someway down its own private driveway and this driveway gives access to the fields and detached barn, together with the triple garage block. Standing in approximately 11 acres the home enjoys its own land from virtually every window. With a detached modern style barn, virtually 80ft by 29ft with twinned timber sliding doors, workshop and stable within and concreted floor. Much flexibility exists at Sands Farm, whether this be for equestrian, sheep, cattle and the like. Indeed the barn was originally built for the housing of cattle, there is a good amount of land adjoining the barn providing useful yard space and there is a concreted forecourt area before it. The two large fields are of high quality being gently sloping and with well-established boundaries and all are accessed internally. The driveway and the field have a public footpath over part of them and there is a lovely walk from here up and down the valley and into the local woods with Honley village being a short walk over the hillside. In other words the footpath provides one with idyllic walks into the countryside directly from this home.

DETACHED TRIPLE GARAGE BLOCK

The property has a detached triple garage block, this comprises of a single garage and double garage, all with automatically operated up and over doors. The single garage is ideal for that special motorcar or indeed the usual household equipment and is also home for the properties boiler/accumulator. See separate heading for heating.

GARDEN

Facing southerly direction and being exceptionally private with high stone walling and mature shrubbery and trees the garden enjoys a sheltered location and immediately to the front of the home there is a full width stone flagged patio / sitting out area with a further stone flagged area to one side. There is a large shaped lawn with mature shrubbery and trees, delightful flowering beds, summerhouse enjoying a view of the principle faced of the home and the long distance views beyond with Thurstonland Church and Emley moor mast in the distance.









CENTRAL HEATING

It should be noted that the property has been well equipped over the years with a very high specification and easily controllable multi fuel system. This includes an air source heat pump, oil fired central heating and solar panels. All of these three elements add energy to the accumulator tank which provides domestic hot water and central heating power throughout the home.

PLEASE NOTE

It should be noted that the property has double glazing, alarm system, carpets, curtains and certain other extras may be available by separate negotiation.

VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484689689

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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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

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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 independant 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 am to 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 22/02/18