



**GILL BIRKS FARM
OFF WILSHAW ROAD, WILSHAW
HOLMFIRTH
HD9 4DZ**



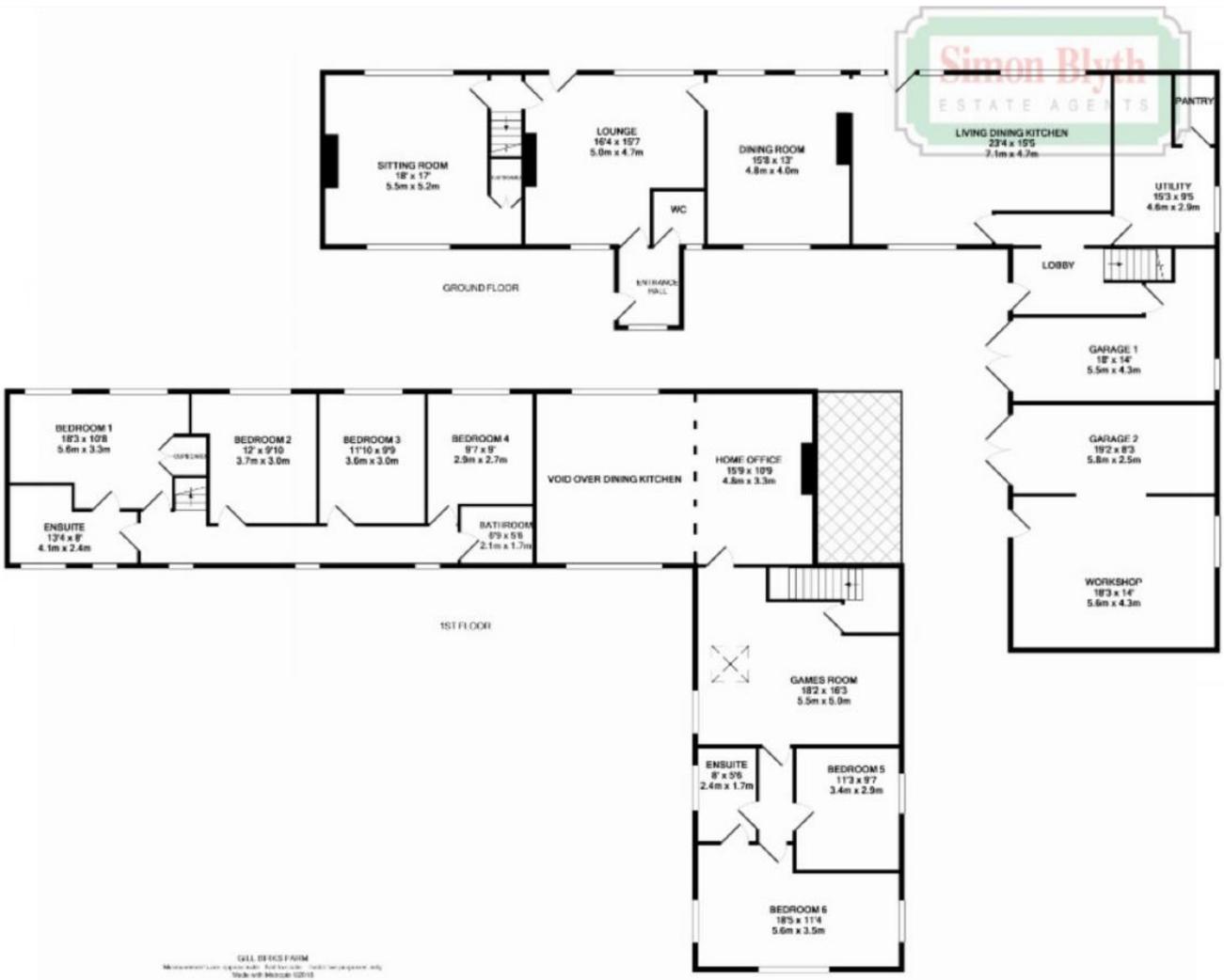
In a stunning location with beautiful countryside surrounding this delightful small village. Gill Birks Farm has been a much loved family home and sits in delightful gardens and grounds in a private and peaceful location. This large period home has a six bedroom accommodation and special features that include first floor gym, spectacular dining/living/kitchen with twin arched high windows with super views over the gardens, bi-fold doors and mezzanine home office above. Beams, beautiful fireplaces, attractive windows play an important role with golf club nearby and being a short drive away from the township of Holmfirth, early viewing is highly recommended. It briefly comprises: entrance hall, sitting room, lounge, dining room, dining/living/kitchen, downstairs w.c, utility, pantry, six bedrooms, three bathrooms, games room/gym, home office, workshop, garaging and delightful mature gardens and grounds and open countryside views beyond.

Offers around £1,350,000

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GILL BEERS FARM
Middlegate Lane, Gill Beers Farm, Gill Beers Farm, Gill Beers Farm, Gill Beers Farm
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ENTRANCE HALL

Period Style timber door with iron gives access through to the entrance hall. This entrance hall has a window giving a pleasant outlook over the property's front gardens and a timber bordered door gives access to the downstairs WC.

DOWNSTAIRS WC

Fitted with stylish low level WC, wash hand basin, obscure glazed window, appropriate tiling. Further timber and latched door leads to the lounge.

LOUNGE

This as the photographs suggest is a particularly pleasant room with a beautiful aspect over the front and rear gardens courtesy of particularly characterful mullioned windows and a timber and glazed stable door giving access to rear patio and gardens beyond. There are wonderful beams and timber to the ceiling, a number of wall light points, library style book shelving and impressive stone fire place with raised stone hearth and open fire grate. A timber latched door leads through to the lobby.



LOBBY

A further timber latched door leads through to the sitting room.

SITTING ROOM

Yet again a stunning room of particularly large proportions with useful under-stairs storage cupboard, super beams on display, bank of three mullioned windows overlooking the property's front garden/driveway, also a bank of five mullioned windows with window seat beneath overlooking the principle garden is found here. The room also has a fabulous stone fire place this with a raised stone flagged hearth, stone mantle and is home for a gas coal burning effect fire. The room has a variety of lighting points.



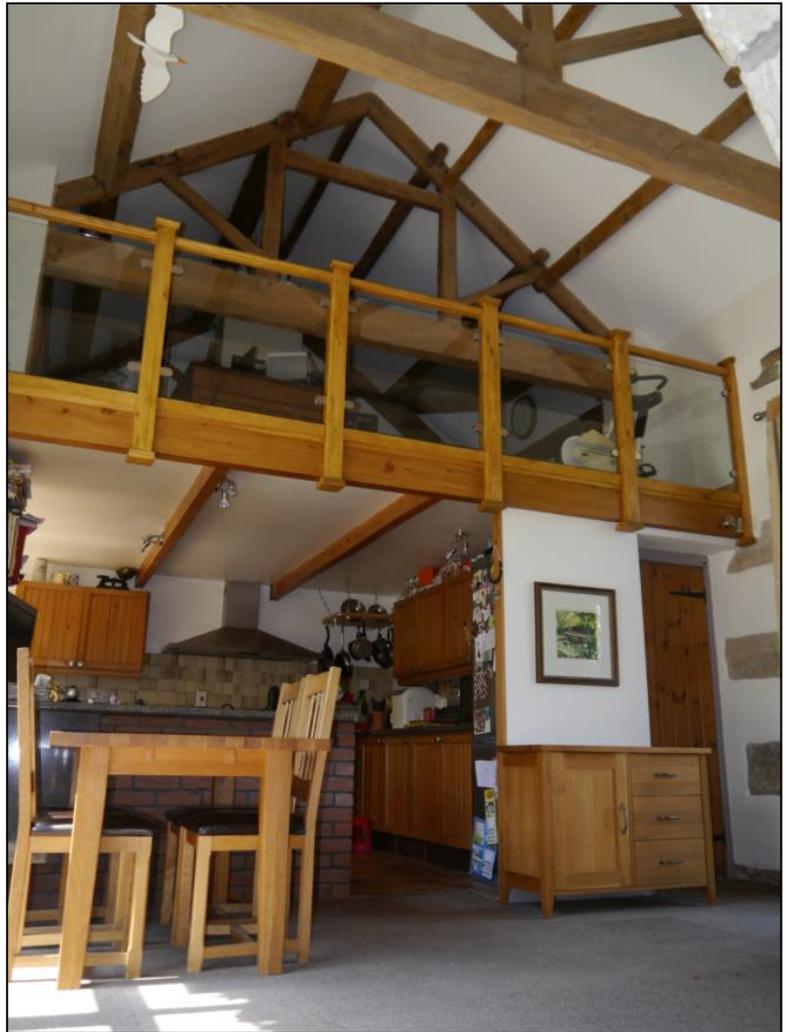
DINING ROOM

With a polished solid oak boarded floor this particularly pleasing dining room yet again has views both to the front and rear, to the driveway side there is a bank of three mullioned windows, to the garden side there is twin windows with central mullions both of these have window seats beneath, a stone arch leads through to the living/dining/kitchen.



DINING/KITCHEN AREA

This is best demonstrated by a combination of the floor plan and photographs. It is a very large L' shaped space which takes full advantage of the many barn features not least of which is the full height ceilings meeting up to the upper beams where the fabulous A' frame timbers and alike are on display. These wonderful beams are believed to be original and are maximised with clever lighting. There is a glazed balcony which adjoins to the home office, this overlooks the dining/living area.



DINING/LIVING AREA

The dining living area has two arches, these former barn arched doors are fully glazed and those to the garden are bi-folding and of a high quality while giving direct access and indoor outdoor living to the room. There is a feature fire place with a wood burning cast iron stove with glass door.

KITCHEN

The kitchen area has attractive mullioned windows, beams to the ceiling, spot lighting, a wealth of units at both high and low level, integrated one and a half bowl stainless steel sink unit with mixer tap over, plumbing for a dishwasher, in built stainless steel and glazed fronted oven Ceramic hob and stainless steel extractor fan that covers both the hob and the AGA, the two oven AGA in Red has usual hot plate top and is powered by gas, there is also space for a fridge freezer. Doorway leads through to the entrance lobby.

ENTRANCE LOBBY

The everyday entrance lobby is of a good size and has a personal door through to the property's garage, staircase which leads up to the first floor level, a timber glazed door leads through to the utility room.

UTILITY

This utility room is home for the property's gas fire central heating system and boiler, it has a window giving a pleasant outlook, plumbing for an automatic washing machine, cupboards at both the high and low level, double bowl stainless steel sink unit and a doorway leads through to the pantry cupboard.

SECONDARY STAIRCASE AND LANDING

The secondary staircase rises up to a first floor landing onto a games room.

GAMES/PLAY ROOM

Here we have the games/play room. This very large open plan style room has Velux window and characterful windows overlooking the property's driveway, there is a full bank of storage cupboards, attractive solid oak and glazed screening around the staircase, timber latch door gives access to the home office.



HOME OFFICE

With a balcony overlooking the previously described dining/living/kitchen this space takes full advantage once again of the wonderful beams and timbers on show. There are pleasant views out of the windows previously described. Off the games room, access is gained through a timber door to an enclosed first floor landing, through to bedrooms 5 and 6.



BEDROOM FIVE

A pleasant good size double room with a window giving a super view out over neighbouring farm land.

BEDROOM SIX

This is a huge guest bedroom with windows to three sides providing spectacular views out over the property's gardens and neighbouring fields with long distance views being exceptional. The room has a high angled and beamed ceiling line, a bank of inbuilt robes and is attached to bathroom two.



BATHROOM TWO/EN-SUITE

This bathroom services bedroom 5 and 6 and also has an en-suite door giving direct access from bedroom 6 (the guest bedroom). The en-suite is beautifully finished, has a ceramic tiled floor, tiling to the half height and tiling to the full ceiling height around the high specification shower with fixed glazed screen. There is a stylish vanity unit with inset hand wash basing mirror and light over, low level WC and underfloor heating. Further door returns to the first floor landing.



FIRST FLOOR LANDING

The principle staircase rising to the first floor landing which is of a particularly good size and has three windows overlooking the property's driveway, gardens and land beyond. There are beams to the ceiling and a number of lighting points

BEDROOM ONE

A lovely double bedroom with a bank of inbuilt robes additional storage, cupboards and two sets of three bank mullioned windows, all of these six windows allow the room a delightful amount of natural light and lovely views out over the property's gardens. This bedroom benefits from en-suite facilities.

EN-SUITE BATHROOM TO BEDROOM ONE

This is fitted in a four piece suite that comprising of low level WC, wash hand basin, good sized fixed glazed screen wet-room shower with chrome fittings and stylish double ended Victoria & Albert bath with standalone mixer tap over, spotlighting, three good sized windows and combination dual fuel central heating radiator/heated towel rail. This en-suite also has a door through to the first floor landing proving extra flexibility.



BEDROOM TWO

Bedroom two is a pleasant double room with a bank of three mullioned windows overlooking the property's gardens, it was once known that this room had a connecting door through to bedroom one for those who might consider an adjoining dressing room. Bedroom two has a bank of inbuilt robes and storage cupboards over.

BEDROOM THREE

And again this is a double bedroom with a bank of inbuilt robes, storage cupboards, vanity unit with wash hand basin and bank of three mullioned windows with a beautiful view out over the property's gardens.



BEDROOM FOUR

Yet again this is a pleasant double room with high quality inbuilt furniture, bank of three mullioned windows, beam on display and super views out over the property's gardens.

BATHROOM THREE

This is fitted with a WC pedestal wash hand basin and bath with a shower over ceramic tiling to the hearth height and to the shower area, extractor fan and window giving a pleasant outlook to the front.

OUTSIDE

Standing in grounds approaching one acre in a glorious location, set well back from the road down a quiet lane serving two other dwellings has a broad timber gates leading to the property's drive way, the driveway being block paved is of a particularly good size and gives direct access to garaging and work shop and into the home itself.







GARAGE

The garaging/store/workshops as demonstrated on the floor layout plans are particularly interesting. All three elements are set within the original stead and give a huge amount of potential for additional accommodation if required or indeed hobby space.

GARDENS

As the photographs demonstrate the gardens have been exceptionally well cared for over the years with infrastructure that is exceptional and the majority of which is bounded by stone walling and well established hedging. There are mature trees and a shrubbery, a delightful sitting area, bin store and adjoining the work shop is a useful timber garden store. The south garden is overlooked by all of the property's principle rooms and is quite simply amazing. There are mature trees and shrubbery a huge amount of colour and a huge degree of privacy makes this garden that something extra special. It also has a flagged patio/terrace immediately beside the dining/kitchen with the bi-folding doors previously mentioned. The timber raised deck/outdoor dining area gives an exceptionally private long distance view on to neighbouring farm land with a golf course in the distance. This garden needs to be viewed to be fully understood and appreciated.

ADDITIONAL INFORMATION

Please note the property has virtually all double glazed windows, gas fire central heating. the property is covered by an alarm system, the property has external lighting. Carpets, curtains and certain other extras may be available by separate negotiation. Please note the property is grade II listed.

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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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 14/06/18