



**LUMB HOUSE FARM
GREENSIDE ROAD
THURSTONLAND/FARNLEY TYAS
HUDDERSFIELD
HD4 6XA**



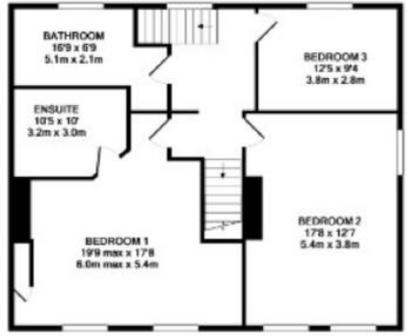
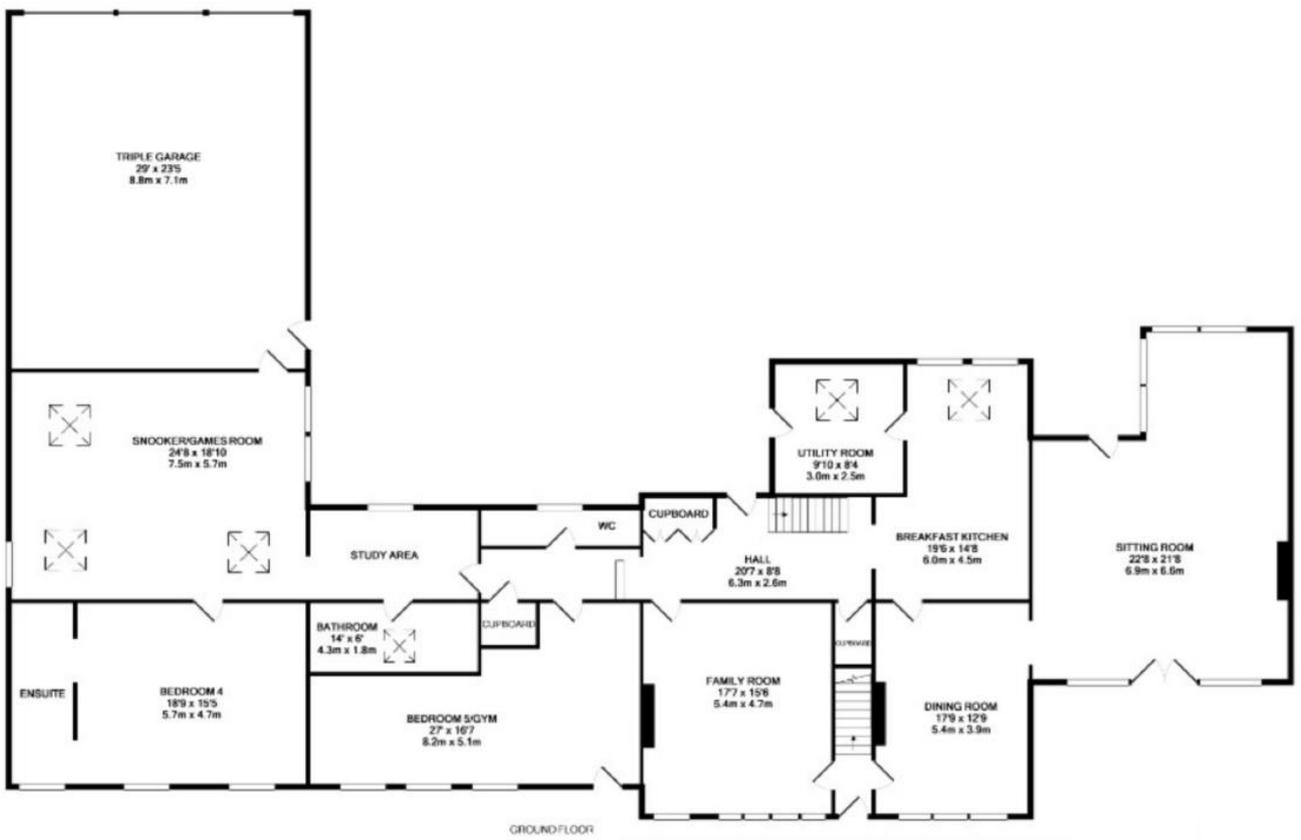
SET BETWEEN THE HIGHLY REGARDED VILLAGES OF FARNLEY TYAS AND THURSTONLAND LUMB HOUSE FARM OCCUPIES A STUNNING LOCATION WITH FAR REACHING SOUTHERLY VIEWS OUT OVER GARDENS AND FIELDS. STANDING IN APPROXIMATELY 3 ½ ACRES WITH A FURTHER APPROXIMATELY 5 ACRES AVAILABLE VIA SEPARATE NEGOTIATION, THIS EXCEPTIONALLY LARGE HOME HAS AN ACCOMMODATION THAT IS SURE TO PLEASE, ALL THE PRINCIPAL ROOMS ENJOY THE STUNNING VIEWS, TWO EXTRA ROOMS PROVIDE A GREAT DEAL OF FLEXIBILITY. The 5/6 bedroom accommodation briefly comprises entrance hall, superb dining kitchen, dining room, utility room, family room, snooker room, study area, bedroom five/gym, four further bedrooms, two house bathrooms, two ensembles, triple garaging, impressive driveway, beautifully ,manicured gardens, golf tee and pond, paddock and delightful location.

Offers around £1,750,000

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Measurements are approximate. All dimensions are for internal purposes only. Measurements are approximate. All dimensions are for internal purposes only. Measurements are approximate. All dimensions are for internal purposes only.



ENTRANCE

A beautiful polished timber and glazed door sheltered by a large storm porch/portico gives access though to the entrance hall, this entrance hall with Amtico flooring sets the scene in terms of size and style that is to be viewed throughout this very extensive home, it has inset lighting to the ceiling, coving, beautiful understairs storage cupboard, hall robes, downstairs w.c.



DOWNSTAIRS W.C.

Beautifully fitted with low level w.c. pedestal hand wash basin and tiling to the half height, adjoining is a study.

HALLWAY

Another pleasant view out over the gardens. The farmhouse hallway gives direct access out to the front lawns.

SITTING ROOM

This as the photographs and floor lay out plan suggest is a quite simply stunning room. It has wonderful views out over the gardens, fields and superb countryside beyond, this all being in a Southerly direction, is a setting that is truly remarkable and all of the principal rooms within the house overlooks this view. The sitting room has a beautiful high ceiling line with inset lighting. There are other feature windows overlooking the driveway side and the gardens adjoining. There are also glazed doors out to both the front and rear. With delightful in built furniture including cupboards and display cabinets, there is a beautiful polished stone fireplace with gas coal burning effect fire and the mirror above is in fact a TV therefore there is provision for wall mounted TV and this mirror/TV is available by separate negotiation.



DINING ROOM

Often used as a further sitting room, this room once again enjoys the super view courtesy of period windows and a further window to the floor height. There is a period style fireplace with Victorian style open fired grate and polished timber surround, inset spotlighting to the ceiling and picture lighting.



FAMILY ROOM/LIVING ROOM

This delightful room once again enjoys the stunning views courtesy of period windows and further good sized window. There is provision once again for wall mounted TV, beautiful stone fireplace with wood burning stove. The living room is decorated to a high standard, has coving to the ceiling and inset high specification lighting.



BREAKFAST KITCHEN

Beautifully finished in oak this wonderful kitchen is particularly charming in terms of its design and delightful outlook. There is a large Velux window, inset spotlighting to the ceiling, provision for wall mounted TV, beautiful polished limestone floor, delightful aga of a four oven design with two hot plates and warming griddle to one side, integrated Siemens oven/grill, integrated dishwasher, housing point for American style fridge freezer with ice and drinks dispenser, Villeroy and Boch twin bowl wash hand basin with high specification taps over, display cabinets, centrally located pantry cupboards. There is a breakfast bar and glazed display cupboards with drawers and display shelves. All is of the very highest quality and presented beautifully. A stable style door gives access through to the utility room.



UTILITY ROOM

This large utility room has a further timber and glazed stable style door out to the gardens, large Velux window, cupboards above to high and low level, home for the property's central heating boiler, plumbing for automatic washing machine and space for a dryer, inset ceramic sink unit. Off the hallway steps lead up to the fabulous snooker room.

SNOOKER ROOM

This wonderful room is of huge proportions, has windows to two sides and good sized Velux windows. The room is appropriately lit and has inset spotlighting, provision for wall mounted TV. Please note this room was subdivided in a previous ownership creating a further bedroom if so desired.



BEDROOM FOUR

Which is currently used as a gym, has a beautiful polished timber floor, three windows overlooking the gardens and secondary driveway and also a glazed door giving direct access out to the driveway. There is inset lighting and coving to the high ceiling height. Nearby there is the ground floor house bathroom.

HOUSE BATHROOM

This serves bedroom four and bedroom six if it was to be put back in place. This is of a good size and has a four piece suite including bath, low level w.c. pedestal wash hand basin and good sized shower cubicle.

BEDROOM FIVE/GYM

An en suited double room which again enjoys a pleasant outlook with in built bedroom furniture, high quality flooring, two windows giving a lovely view.



EN SUITE

Including large shower with glazed doors and stylish wash hand basin and low level w.c. with polished timber seat. Two staircases give access to the first floor level, one from the principal hall the other from the front hall that gives direct access out to the gardens.

FIRST FLOOR LANDING

The first floor landing has a window giving a lovely view out over surrounding countryside.

BEDROOM ONE

A large double room, stunning views courtesy of twin period windows. This room has inset spotlighting to ceiling, coving, a fabulous array of in built bedroom furniture and a beautiful en suite.

EN SUITE

The en suite has been updated in recent times and incorporates a double ended bath, large cube glazed shower, concealed cystem w.c. and wash hand basin. All is of high quality manufacture, beautifully finished with the upmost care, integrated mirrors.



BEDROOM TWO

A delightful bedroom with is of a substantial size, having windows to both the front and side enabling fabulous views to be enjoyed. There is once again high quality inbuilt bedroom furniture including display shelving, drawers, wardrobes and the like. There is a Victorian style fireplace with open fire grate with a raised hearth and floral tiled side panels. The room has inset spotlighting to the ceiling, a further loft access point and central heating radiator.



BEDROOM THREE

With a pleasant view to the driveway side, this bedroom is of a good size and has inbuilt wardrobes, storage cupboards, display shelving and desk. There is a central heating radiator.

HOUSE BATHROOM TWO

This is to be found at the first floor level and is of large proportions and once again is fitted to a particularly high standard. It has a four piece suite that comprises low level w.c, vanity unit with corian surface, cupboards and drawers beneath, display shelving to either side of the display mirror, bath with Victorian style hand held mixer tap shower unit over and display panels being mirrored glazed, all set within an arched top canopy. There is a substantial shower of large proportions and has a high quality shower fitment. There is an airing cupboard being home for the second hot water tank, automatic extractor fan and shaver socket. The bathroom is finished with dado panelling in timber and has a central heating radiator and view to the driveway side.

EXTERNALLY

Set back from the road Lumb House farm is approached through beautiful gates giving access to a large driveway which in turn gives access to the property, triple garaging gardens and paddock, please note a secondary driveway also gives access to a rear courtyard, principal gardens and the paddock, the driveway is shared with the two neighbouring high quality homes, as photos suggest the gardens are beautifully kept and include veg garden area with high quality greenhouse, golf tee and a delightful pond, the field provides a huge amount of security in terms of the views and once again is well boundaried and presented. Adjoining land purchased separately a few years ago the approximately five acres enjoys a separate access from the road way and is well boundaried and maintained, this is available by separate beg if required.







DIRECTIONS

Head south west and turn left onto Victoria Street then turn left onto Town Gate and turn left onto Springwood Road. After this, turn right onto Luke Lane and turn right onto New Mill Road then turn left onto Thurstonland Bank Road and continue onto The Village. Finally, continue onto Town Moor and turn right onto Brown's Knoll Road then turn left onto Stocks Moor Road and your destination will be on the left.

VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484 689689

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 independent 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 29/08/18