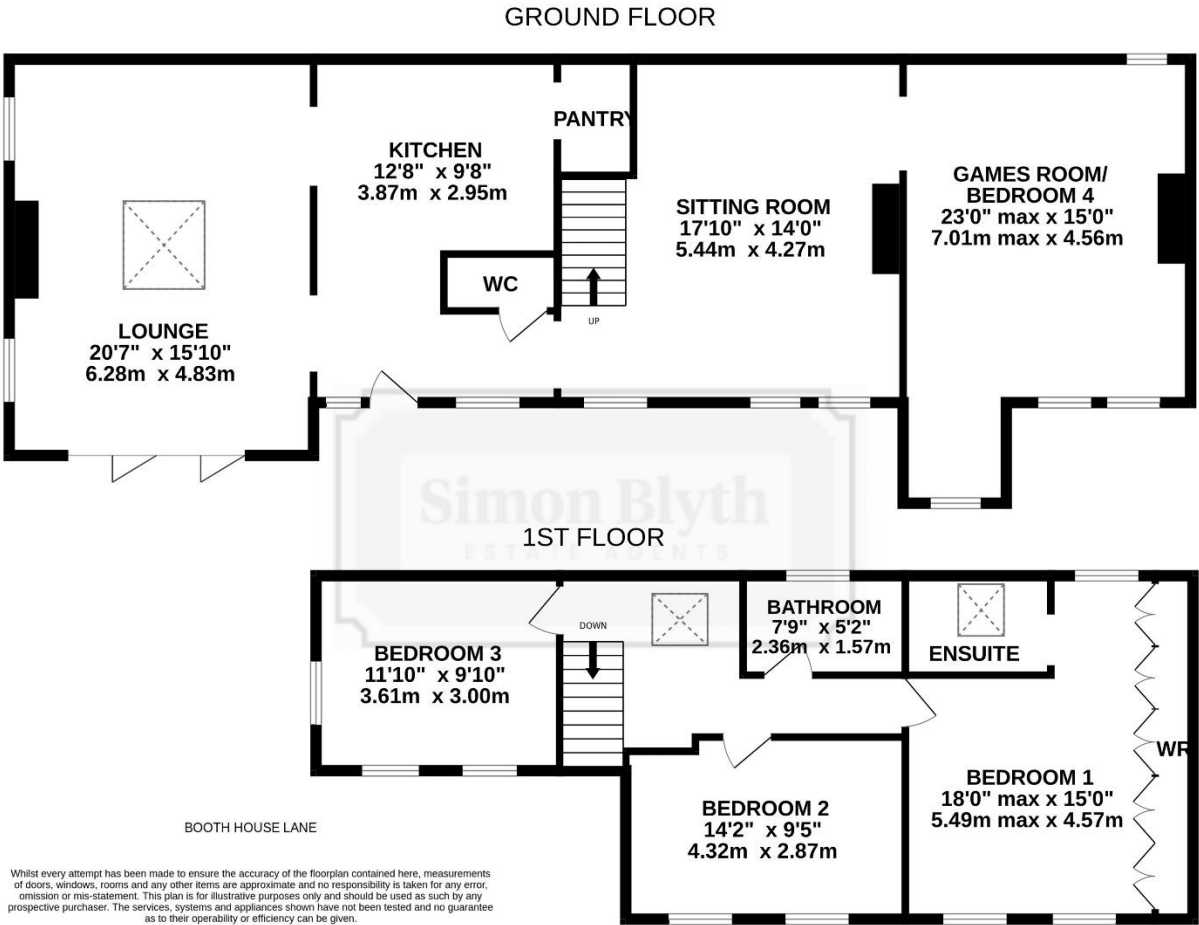


Simon Blyth
ESTATE AGENTS



PASTURES VIEW, BOOTH HOUSE LANE, HOLMFIRTH, HD9 2QT



PROPERTY DESCRIPTION

'PASTURES VIEW' IS A FABULOUS, WELL APPOINTED FAMILY HOME WHICH BLENDS PERIOD CHARACTER CHARM WITH MODERN CONTEMPORARY FIXTURES AND FITTINGS. TUCKED AWAY IN A QUIET HAMLET SETTING AND OCCUPYING A STUNNING POSITION WHICH TAKES FULL ADVANTAGE OF PANORAMIC VIEWS ACROSS NEIGHBOURING FIELDS AND OVER THE VALLEY. BOASTING SPACIOUS AND VERSATILE ACCOMMODATION COMPLIMENTED BY FANTASTIC GARDENS. THE PROPERTY IS SITUATED IN THE AFFLUENT AREA OF BOOTH HOUSE, A SHORT DISTANCE FROM THE SOUGHT-AFTER VILLAGE OF HOLMFIRTH, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH PLEASANT COUNTRYSIDE WALKS ON THE DOORSTEP.

The property accommodation briefly comprises of entrance which opens out into a fabulous open-plan dining-kitchen and family room with log burning stove and bi-fold doors leading out to the gardens, there is a downstairs WC, pantry, second reception room and games room/bedroom four to the ground floor. To the first floor there are three double bedrooms and the house bathroom, the principal bedroom having fitted wardrobes and ensuite shower room. Externally the property is approached via a gated driveway which provides off street parking for multiple vehicles, the gardens are laid predominately to lawn with various patio areas and seating areas.

EPC: E Council Tax: E Tenure: Freehold

Offers Around £740,000

OPEN PLAN DINING KITCHEN AND FAMILY ROOM

Measurements – 20'7" x 15'10"

Enter the property through a double glazed, composite front door with an adjoining bank of windows to the front elevation into the open plan dining kitchen and family room. There is a skylight window with obscure glass providing a wealth of natural light, attractive, tiled flooring and inset spot lighting to the ceiling. The initial entrance area then seamlessly opens out into a fabulously proportioned, open plan dining kitchen and family room which benefits from the cascade of natural light from the dual-aspect windows with a bank of double-glazed anthracite, aluminium, bi-folding doors to the front elevation and two sets of three-quarter depth windows to the side elevation offering superb, open-aspect views across the valley. The dining / family room enjoys attractive tiled flooring, inset spotlighting to the ceiling, a roof lantern with obscure glass to the ceiling and the focal point of the room is the Inglenook, stone fireplace with a fabulous, cast-iron, log-burning stove which is set upon a raised, stone hearth.

KITCHEN AREA

Measurements – 12'8" x 9'8"

The dining / family area then seamlessly leads into the kitchen which features a wide range of fitted wall and base units with high-gloss, handleless cupboard fronts and with complementary, marble effect work surfaces over which incorporate an inset, composite sink unit with mixer tap over. The kitchen is equipped with a beautiful, working cast-iron stove, space and provisions for an American style fridge and freezer and provisions for an automatic washing machine. To the rear of the kitchen, there is decorative wall panelling and a decorative, tiled feature wall, a doorway then leads to a useful pantry which has fitted shelving and recessed spotlighting to the ceiling. To the right-hand side of the front door is a vestibule with high-quality flooring, a three-quarter depth double-glazed window to the front elevation with views across the gardens, a concertina oak door leads to the downstairs w.c. and there is a radiator and inset spotlighting. A doorway then provides access to the sitting room.









DOWNSTAIR W.C.

The downstairs w.c. features a traditional style, two-piece white suite which comprises a low-level w.c. and a corner wash handbasin with vanity cupboard beneath and attractive, tiled splashback. There is a ceiling light point, radiator, high-quality flooring and display shelving.

SITTING ROOM

Measurements – 17'10" x 14'0"

The high-quality flooring continues through from the vestibule into the sitting room which is a versatile and multi-purposes reception room which enjoys pleasant views across the property's gardens and grounds through the bank of double-glazed, mullioned windows and the additional, separate, double-glazed window to the front elevation. The sitting room has exposed, timber beams to the ceilings, inset spot lighting, a carpeted staircase with wooden handrail and traditional spindle balustrade proceeds to the first floor. There is a radiator and a doorway with timber lintel above proceeds to the second reception room/ground floor bedroom. The focal point of the room is the Inglenook, stone fireplace with exposed stone cheeks and breast with a Valour, cast-iron, log burning stove which is set upon a raised hearth.



GAMES ROOM / BEDROOM FOUR

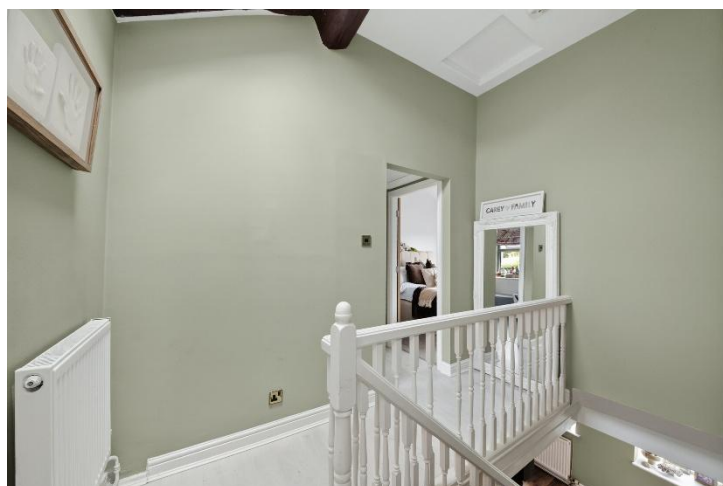
Measurements – 23'0" max x 15'0"

This versatile space can be utilised for a variety of uses. Historically, as a ground floor bedroom, the room has ample space for free-standing furniture and benefits from a wealth of natural light with triple-aspect windows to the front, side and rear elevations, the room is currently utilised as a games room for entertainment and recreational use and features high-quality flooring, two radiators, inset spotlighting and exposed, timber beams to the ceiling. The focal point of the room is a beautiful stone fireplace with an impressive, dressed stone lintel above and a cast-iron stove with exposed, stone backcloth and set upon a raised hearth.



FIRST FLOOR LANDING

Taking the staircase from the sitting room, you reach the first-floor landing which has a double-glazed skylight window to the rear elevation providing natural light. There are exposed timber beams and battens to the ceiling, a wooden banister with traditional spindle balustrade over the stairwell head, two loft hatches providing access to useful attic spaces and there is a radiator, high-quality flooring and inset spot lighting to the ceiling. Oak doors then provide access to three, double bedrooms and the bathroom.



BEDROOM ONE

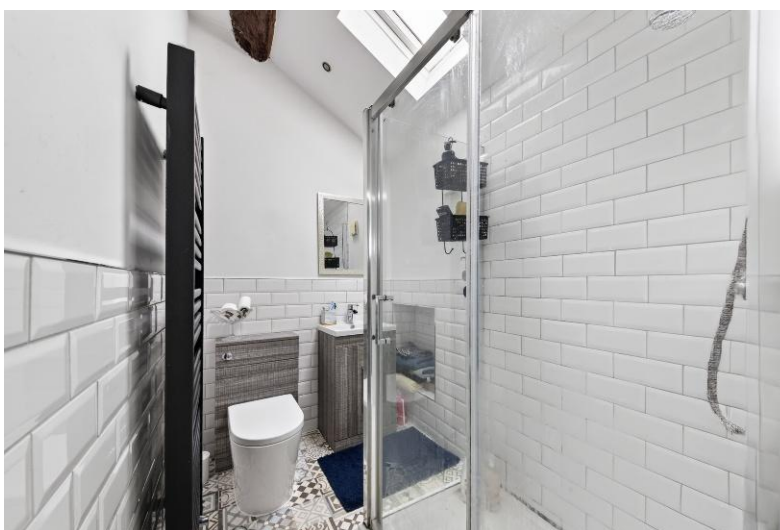
Measurements – 18'0" max x 15'0"

Bedroom one is a fabulously proportioned, light and airy double bedroom which has ample space for free-standing furniture. The room has a fabulous, vaulted ceiling with exposed timber beams and inset spotlighting. Dual-aspect windows provide a wealth of natural light and offer stunning views across the property's gardens and grounds and with far-reaching views over open fields and countryside. The high-quality flooring continues through from the landing. There are three radiators, a dressing area/reading nook, which is situated just outside the door leading to the en-suite shower room and the room is furnished with wall-to-wall, fitted wardrobes which have hanging rails and shelving as well as a tv cabinet with drawer units beneath.



EN-SUITE SHOWER ROOM

The en suite shower room features a modern, contemporary, three-piece suite which comprises of a walk-in shower cubicle with thermostatic, rainfall shower head and with separate handheld attachment, a low-level w.c. with push-button flush and concealed cistern and a broad, wash handbasin with cascading, waterfall mixer tap and vanity cupboard beneath. There is vinyl tiled flooring, high-gloss, brick-effect tiling to the splash areas, inset spotlighting to the ceiling and a ladder-style radiator. Additionally, there is a double-glazed skylight window to the rear elevation, an extractor fan and an exposed, timber beam on display.



BEDROOM TWO

Measurements – 14'2" x 9'5"

Bedroom two, historically, has been two bedrooms and is now utilised as a fabulously proportioned, double room which has ample space for free-standing furniture. The room features two, double-glazed windows to the front elevation, taking advantage of the elevated position of the property with impressive, open-aspect views across the valley. There is a beautiful, exposed, timber beam and battens to the ceiling, decorative wall panelling, a radiator and two ceiling light points. The room can be split into two bedrooms if so required.



BEDROOM THREE

Measurements – 11'10" x 9'10"

Bedroom three is again, a light and airy double bedroom which benefits from dual-aspect windows with two windows to the front elevation and an additional window to the side elevation. The room takes advantage of stunning views towards Holme Moss and has far-reaching views into the distance. There is a ceiling light point, radiator and high-quality flooring.



HOUSE BATHROOM

Measurements – 7'9" x 5'2"

The house bathroom features a white, three-piece suite which comprises an inset bath with shower head mixer tap and tiled surround, a pedestal wash handbasin and a low-level w.c. There are tiled walls and tiled flooring with exposed timber beam and battens to the ceiling, a double-glazed window to the rear elevation with timber lintel above and a shaver point. Additionally, the house bathroom has a chrome, ladder-style radiator and an additional wall light point.



EXTERNAL

Externally, the property occupies a stunning, corner plot and is accessed through twin gates and features a tarmacadam driveway providing off-street parking and turning for multiple vehicles. The driveway then sweeps across the front of the property to a further tandem driveway providing further off-street parking. The gardens are laid predominantly to lawn and feature mature and well-stocked flower, shrub and hedge borders. There is a slate-gravelled area at the bottom of the garden which is a pleasant space for al-fresco dining and barbecuing. At the top of the garden is a further gravelled area for outside entertainment which takes advantage of stunning views across the valley. There is external lighting, external plug points and an external tap.











ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

BOUNDARY OWNERSHIP

Boundary ownership and tenure have not been checked against the title deeds for discrepancies or rights of way. This is a standard statement included in all our brochures in accordance with the Property Misdescriptions Act.

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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.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to



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Sunday - 11:00 to 16:00



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