



**MOORGATE FARM
MOOR LANE, NETHERTHONG
BETWEEN HOLMFIRTH & HONLEY
HD9 3UP**



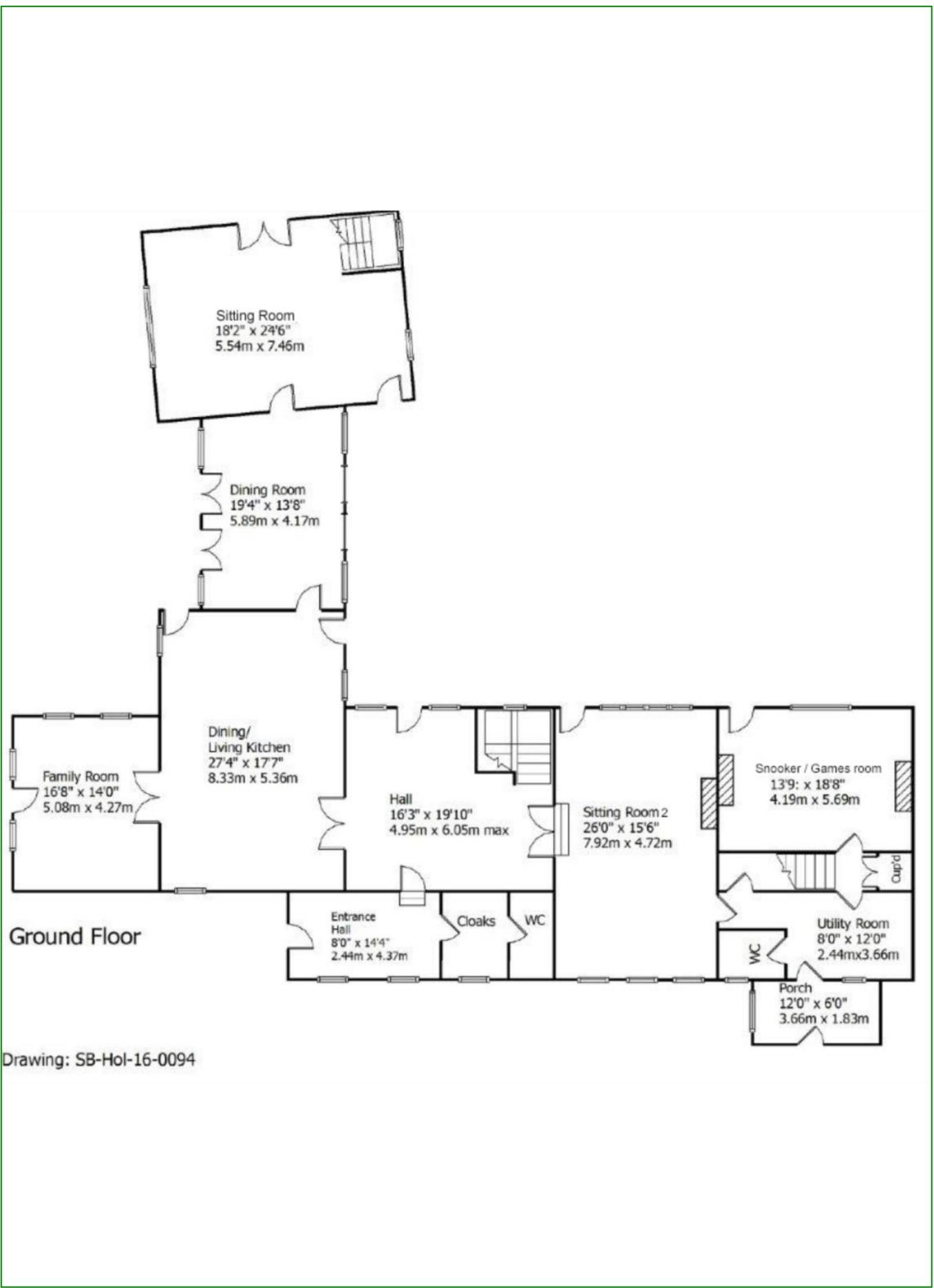
MOORGATE FARM IS A BEAUTIFULLY LOCATED LARGE AND IMPRESSIVE FAMILY HOME RESTORED AND DEVELOPED BY THE FAMILY OVER THE LAST TWENTY YEARS AND STANDING IN APPROXIMATELY FIVE ACRES. It has a wonderful combination of formal gardens, fields, impressive detached stable block and yard, beautiful guest cottage/flat, superb classic car/workshop facilities with garaging for well over a dozen cars and a house that has a simply astonishing array of rooms ideal for family entertainment and general living space. With six ground floor reception rooms, magnificent double height hallway, first floor games/snooker room and five very large double bedrooms, three with ensuite, and house bathroom. Beautifully located just out of the village of Netherthong and with Honley and Holmfirth just a short drive away, Viewing highly recommended to understand the quality of design, quality of build and the fabulous rural views. EPC rating D.

Guide Price £1,750,000 to £1,850,000

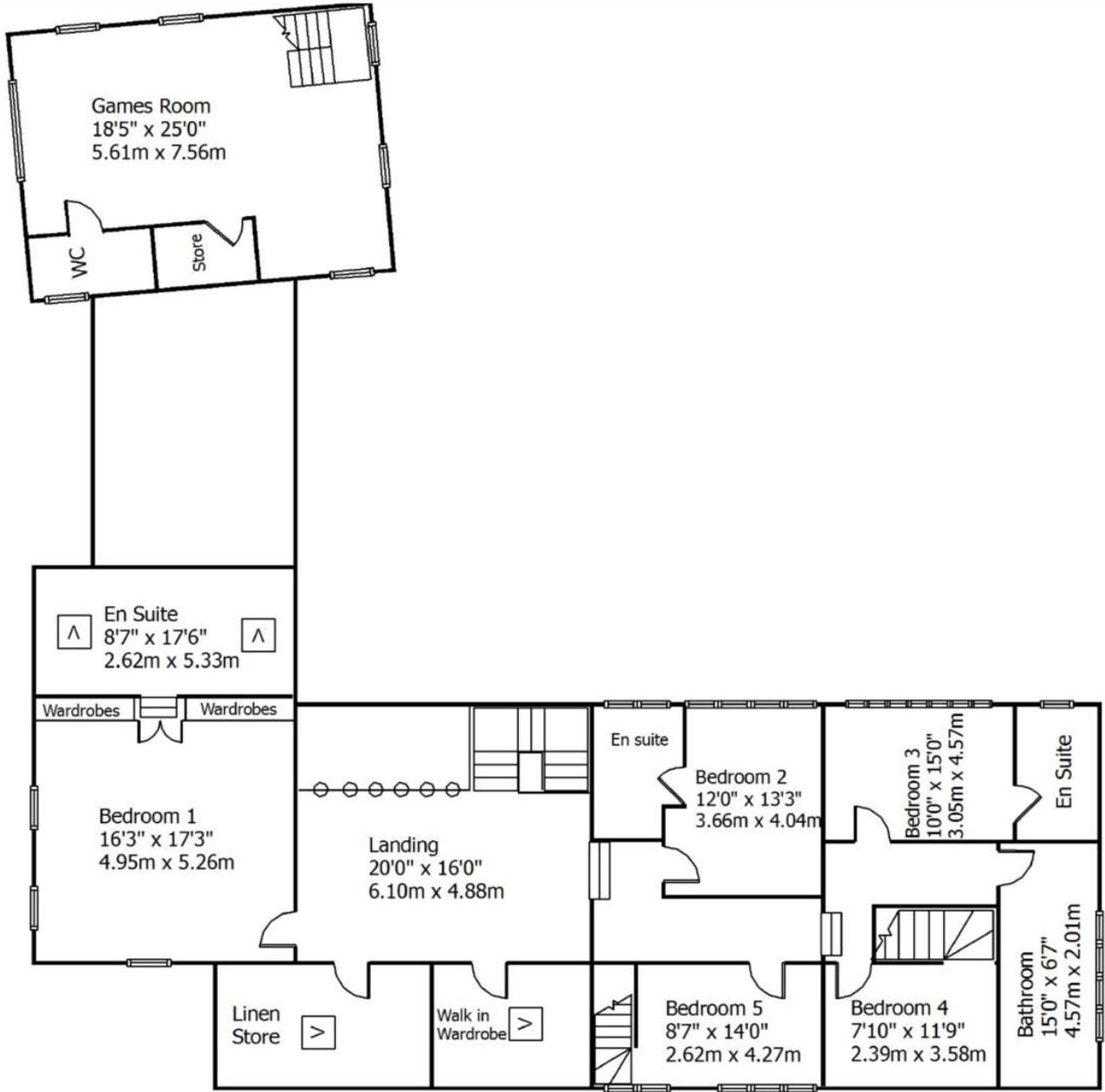
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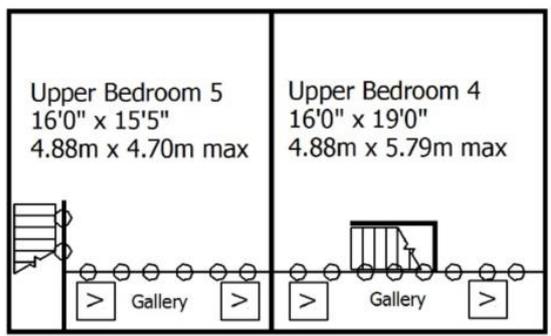
www.simonblyth.co.uk



Drawing: SB-Hol-16-0094



First Floor



Second Floor

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

A beautiful oak door with iron furniture and inset glazed porthole gives access through to the entrance hall.

ENTRANCE HALL

This with a limestone floor has exposed stone walling and two windows that give a view out over the property's driveway. There is inset spotlighting to the timbered ceiling and stone steps lead down to a particularly broad oak and glazed door which leads through to the principal hallway.

HALLWAY

This hallway is of a particularly good size. It is the hub of the home with accommodation leading off in two directions. There is the former barn opening being fully glazed with centrally located glazed door, high level window, fabulous staircase leading up to the galleried first floor landing, exposed stone walling and the whole space takes full advantage of the wonderful beams and roof timbers on display. There are picture lighting points, inset spotlighting, two chandelier points and spotlight tracking. There is a pleasant view out over the property's enclosed courtyard style garden. Twin timber and glazed doors lead through to the sitting room to one side (details of which are to follow) and a broad opening leads through to the dining living kitchen.

DINING LIVING KITCHEN

This once again is a huge room. It has windows to three sides and glazed doors giving direct access out to two of the property's interesting garden areas. The room has stone walling, wonderful beams and timbers on display, fabulous limestone flooring and a broad stone chimney breast which is home for a cast iron pellet stove upon a raised stone flagged hearth. The kitchen is fitted with a full and comprehensive range of high quality units. These are finished to a particularly high standard and have Gaggenau integrated appliances. These include double ovens, deep fat fryer, wok hob, two ring gas hob, halogen hob, griddle hob, Neff heated pan drawer, broad Westin extractor fan, integrated bin, integrated wine cooler, integrated Siemens microwave, Siemens steam oven, steamer and chiller tap, mixer tap, inset stainless steel sink unit, two integrated Gaggenau dishwashers and further integrated sink unit within the island incorporating a waste disposal unit. This island unit is comprehensively fitted with drawers, cupboards and the like and has an integrated dishwasher and a six setting dining table. The living area is once again complimented by exposed stone walling and beautiful timbers to the ceiling. The room has inset spotlighting to the ceiling and has twin glazed doors that give direct access through to the family room.



FAMILY ROOM

This which is at a slightly lower level is a pleasant room and has super views out over the property's gardens, fields and beyond. Once again it has super beams to the ceiling, central ceiling light point, three walls of exposed stone, picture light and wall light.



DINING ROOM

From the dining living kitchen a timber and glazed door leads through to the dining room. This magnificent dining room is perhaps best explained by the photograph. It has two full banks of glazing giving wonderful views out over the gardens, a huge amount of natural light and spectacular long distant views towards Emley Moor Mast and Castle Hill. There is superb oak roof trusses and timbers on display, four chandelier point, two walls of exposed stone and delightful limestone flooring. A timber and glazed door from here leads through to the second sitting room.



SECOND SITTING ROOM

This second sitting room is often described as the garden room. It has wonderful views out over the property's gardens and beyond and direct access courtesy of large twin glazed doors leading out to the lower gardens and a further glazed door leads out to the courtyard garden. There is spotlighting, walls of exposed stone being beautifully finished and a stone flagged floor. This versatile room has an ash staircase which turns and rises up to the first floor games room.



SNOOKER/GAMES ROOM

This impressive games room has a remarkable location with windows to four sides including the arch top of the former barn providing superb views out over the gardens and beyond. There is a polished ash floor and a variety of lighting points. The games room is served by a high quality bar with the usual fittings including granite working surfaces and inset stainless steel sink unit. There is also useful storage cupboard and an adjoining w.c.



W.C.

With low level w.c., pedestal wash hand basin and obscure glazed window.

SITTING ROOM

As previously mentioned from the principal hall twin glazed doors lead through to the sitting room. This sitting room is a stunningly beautiful room. It has views out to two sides, all of which are exceptionally characterful. There is a bank of four mullioned windows and timber and glazed door which leads out to the courtyard side garden. To the other side there are views out over the property's driveway and garaging, beams to the ceiling, picture light point, beautiful exposed stonework, library style shelving, stone flagged hearth and stone flagged surround to the impressive cast iron wood pellet stove. The room has a variety of wall light points and a further picture light point.



STUDY/SNUG

This as the floor layout plan suggests is of a particularly good size. It once again enjoys a lovely view out over the property's gardens and long distance view beyond. It has inset spotlighting to the ceiling, characterful beams, beautiful mullioned windows with window seat beneath and timber and glazed door giving direct access out to the gardens. There is once again a beautiful stone fireplace with raised stone flagged hearth and home for a wood pellet cast iron stove. There is library style book shelving and drawers.

INNER LOBBY

With useful storage cupboards and glazed door gives access through to the principal utility room.

PRINCIPAL UTILITY ROOM

This is of a good size and has attractive flooring, timbers to the ceiling with inset spotlighting, comprehensive range of units with high quality working surfaces with stainless steel sink unit and mixer tap over, concealed plumbing for automatic washing machine, concealed provision for dryer, mullioned windows and entrance door leading through to an entrance porch.

ENTRANCE PORCH

The entrance porch has half glazed roof and glazed walling giving a lovely view out over the property's driveway and rural scene beyond. Once again there is attractive flooring, exposed stonework, two ceiling light points and doorway leading out to the covered walkway.

COVERED HALLWAY

With stone flagging and wooden pillars giving direct covered access through to the garaging.

SECONDARY UTILITY/CLOAK AREA

From the entrance hall there is a secondary utility/cloak area. A doorway from here leads through to a downstairs w.c. The property is also served by a particularly well presented wine cellar.

FIRST FLOOR

STAIRS AND LANDING

From the principal hallway attractive staircase turns and rises with oak spindles and balustrading up to the first floor landing. As previously described this takes full advantage of the beams and timbers on display. It has a pleasant view out over the property's gardens. A broad doorway leads through to bedroom one.

BEDROOM ONE

A superbly positioned room with windows to two sides (three windows in total) which give super views out over the property's gardens, grounds and rural scene beyond. There are superb beams and timbers on display, two walls of exposed stone, two chandelier points, high quality in built robes with display shelving and twin doors, one of which gives concealed access through to the ensuite.

DRESSING ROOM/WALK IN WARDROBE

Off the first floor landing there is a useful dressing room/walk in wardrobe providing secondary storage for clothes, shoes and the like.

LINEN CUPBOARD

Once again of a good size. The linen cupboard is an exceptionally useful facility and is also home for the property's hot water tanks.

BEDROOM TWO

A lovely double room with a super view out over the property's gardens with a bank of four mullioned windows. There are lovely timbers to the ceiling, inset spotlighting and bank of in built robes with display shelving.

ENSUITE

Fitted to a three piece suite design including good sized shower cubicle, pedestal wash hand basin and low level w.c with polished timber seat. Stone mullioned windows, inset spotlighting to the ceiling and exposed timbers.

BEDROOM THREE

Once again a delightful double room with an incredible seven mullioned bank of windows giving a view out over the property's gardens and rural scene beyond. There is in built high quality robes with storage cupboards over and centrally located dressing table with drawers and mirrored backcloth. Inset spotlighting to he ceiling, beams and timbers on display and feature light point.

ENSUITE

The ensuite is particularly large and had exposed stone walling to three sides. It is fitted with a six piece suite including twin wash hand basins, separate shower cubicle, bidet, low level w.c and large spa bath with Victorian hand held/mixer tap over.

BEDROOM FOUR

A fabulous room with two levels. The huge mezzanine level is up in the attic of the principal home and provides wonderful views out over the property's gardens and rural scene beyond. The lower level has generally been used the vendors children as a study/sitting area and has banks of mullioned windows giving a pleasant view. The upper mezzanine area is beautifully finished and has a bank of in built robes, spotlight tracking, two large Velux windows and under eaves storage space.

BEDROOM FIVE

To a similar design with the first element being a dressing room/study area, with a bank of beautiful in built robes and understairs study area. A staircase rises up to the top mezzanine attic level. This large bedroom space has two large Velux windows, integrated eaves storage, wonderful beams and timbers on display and spotlight tracking.

HOUSE BATHROOM

Technically serving bedrooms four and five. This good sized house bathroom is fitted with a six piece suite including large corner shower, beautiful vanity unit with twin inset bowls, oak surround and oak backcloth with mirror and storage cupboards, bidet, low level w.c with polished timber seat and bath. The room has inset spotlighting to the timbered ceiling, bank of four mullioned windows and combination central heating radiator/heated towel rail.

THE GUEST LODGE

This which is across the driveway has two rooms to the ground floor and the majority of its accommodation to the first floor which stretches over the property's triple garage. The annex is of a good size and briefly comprises:

GROUND FLOOR

ENTRANCE LOBBY/UTILITY SPACE

With stone mullioned windows, quarry tiled flooring, high quality units with inset one and a half bowl stainless steel sink unit and mixer tap over. A beautiful pine door leads through to the dining kitchen.

DINING KITCHEN

This has a continuation of the quarry tiled flooring and mullioned windows to the driveway side. There is inset spotlighting to the ceiling, all is of a good size and there is a full compliment of units. These are at both the high and low level and have a large amount of working surfaces, decorative tiled splashbacks, incorporates a breakfast bar, glazed display cabinets, in built dishwasher, oven, gas hob with extractor fan over and stainless steel sink unit with mixer tap over.

FIRST FLOOR

STAIRS

A staircase turns and rises from the dining kitchen up to the first floor level. Here there is a large sitting room.

SITTING ROOM

This with super beams on display has two Velux windows and gable window which give pleasant views around the gardens.. The room has spotlight tracking and under eaves storage. There is an inner hallway.

INNER HALLWAY

Providing useful study space and Velux window giving a super view down the valley.

BATHROOM

The annexes bathroom is fitted with a three piece suite in white comprising of a pedestal wash hand basin, low level w.c and panelled bath. There is a useful storage cupboard. A doorway leads through to the bedroom.

BEDROOM

This large double bedroom has three Velux windows providing a large amount of natural light, gable window giving a long distance view and is served by an ensuite.

ENSUITE

The ensuite is fitted with a double sized shower, pedestal wash hand basin and low level w.c with polished timber seat. There is a Velux window and is appropriately tiled.

GARAGING

The property is served by what can only be described as fabulous garaging.

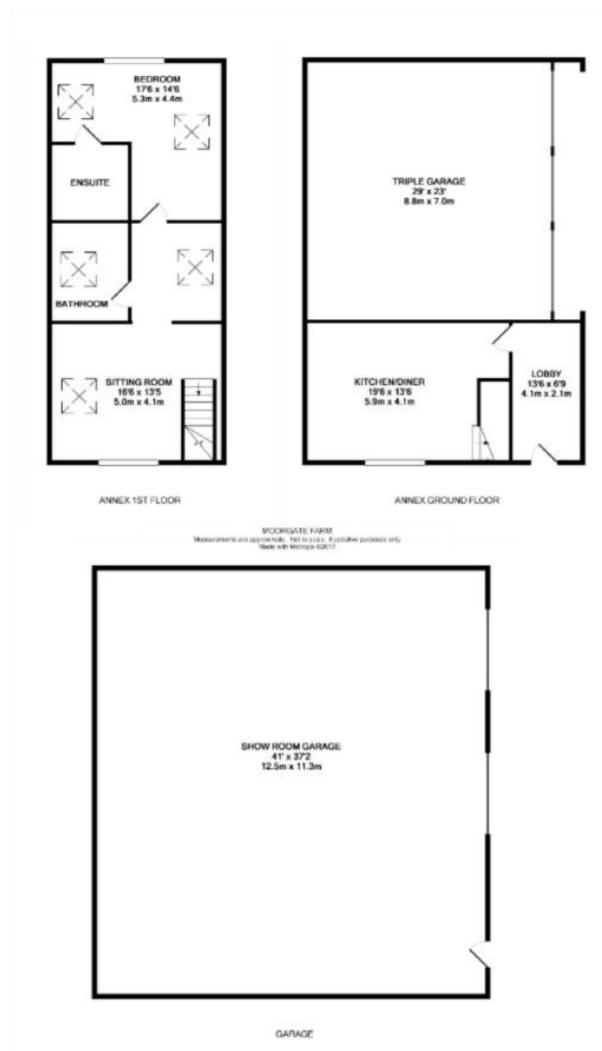
TRIPLE GARAGE

This with granite cobbling before it has logier with stone pillars and three extremely high quality automatically operated up and over doors. The triple garage is principally used as a workshop with beautiful tiled floor, painted walls and integrated kitchen style units with working surface, stainless steel sink unit, plumbing for a washing machine and the like. This garage with a painted ceiling and large amount of lighting points is exceptional because the garage is beneath the annex. Consideration could be given for this to become other usage subject of course to the necessary consents i.e in conjunction with the annex or indeed in conjunction with the house i.e snooker room, home office or similar. The garage has a boiler room and w.c. It should be noted that the triple garage and the showroom garage are heated.

SHOWROOM GARAGE

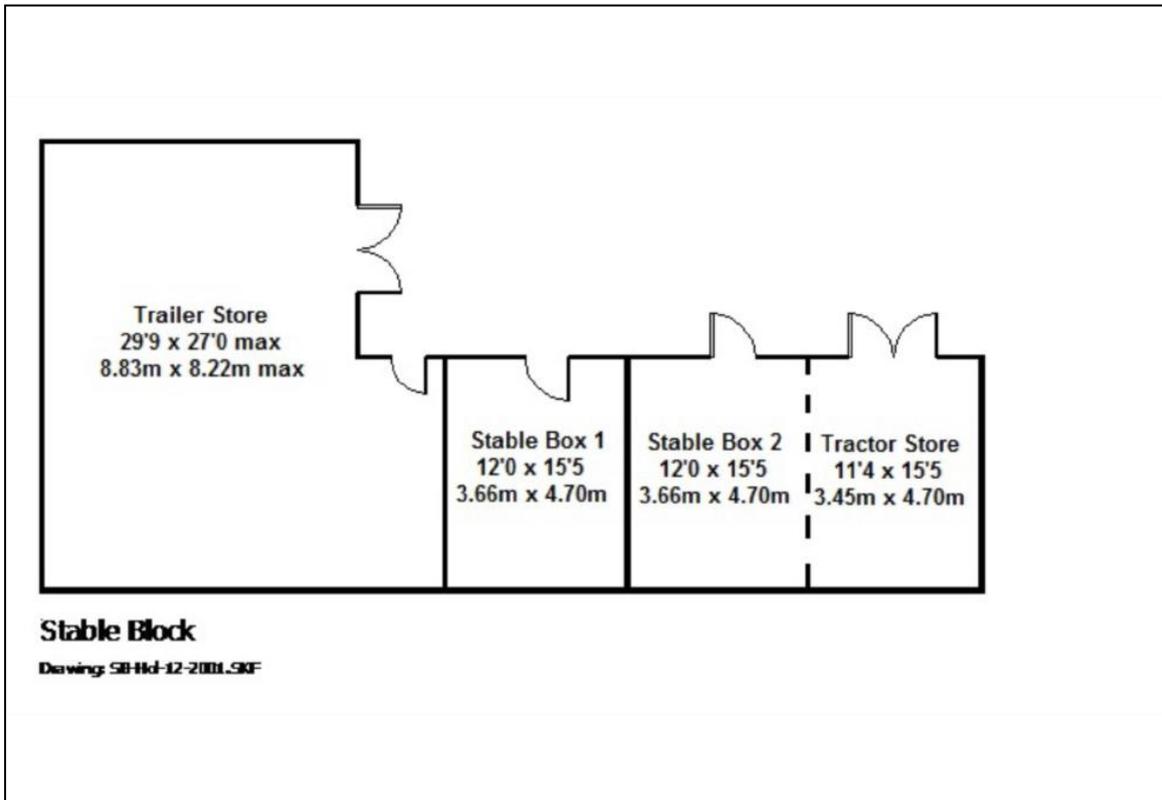
The showroom garage is heated and fitted with a dehumidification system. This is an exceptional garage with space for ten motor cars. There is a full tiled floor, painted walls and painted ceiling with sophisticated lighting system. It is served by a personal door and is alarmed. There is a bank of units with granite working surface with integrated stainless steel sink unit with mixer tap over. The garage is also wired for sound and is accessed via two large high quality automatically operated up and over doors.

THE GUEST LODGE



STABLE YARD AND GROUND

Off the principal driveway a broad timber gate gives access to a tarmac driveway which leads to a concrete apron and gravelled parking space which serves the detached stable block. The stable yard area also has an enclosure which is home for the property's LPG storage tanks.



STABLE BLOCK

This once again is of immense proportions and has a large barn/fodder store with twin timber barn doors and personal door to the side. Two stables, both measuring 12'0 x 15'5, and one which has been adapted and opened through to the tractor store with twin timber doors. Therefore three stables are easily accommodated.

IMPLEMENT STORE

There is also implement store adjoining with pitched roofing, currently home for the vendors trailers. There is an enclosed paddock/garden area adjoining and a timber gate gives access through to the west paddock.

WEST Paddock

This is on the west side of the home and is superbly boundaried by a combination of dry stone walling, shrubbery and trees and has a timber gate out onto the roadway. There is a wooded area adjoining and all is particularly pleasant.



EAST Paddock

This once again is accessed off the driveway courtesy of a five bar timber gate and additional steel gate. This large paddock is positioned to the east side of the home and is boundaried by a combination of post and wire fencing, hedging and dry stone walling.



GARDENS

The gardens are perhaps best described by the photographs enclosed. There is a wonderful mix of formal and informal gardens with large lawned areas (three in total). All of which are exceptionally well tended and presented with mature hedging, walling, fencing and the like.

LOWER GARDEN



MIDDLE GARDEN

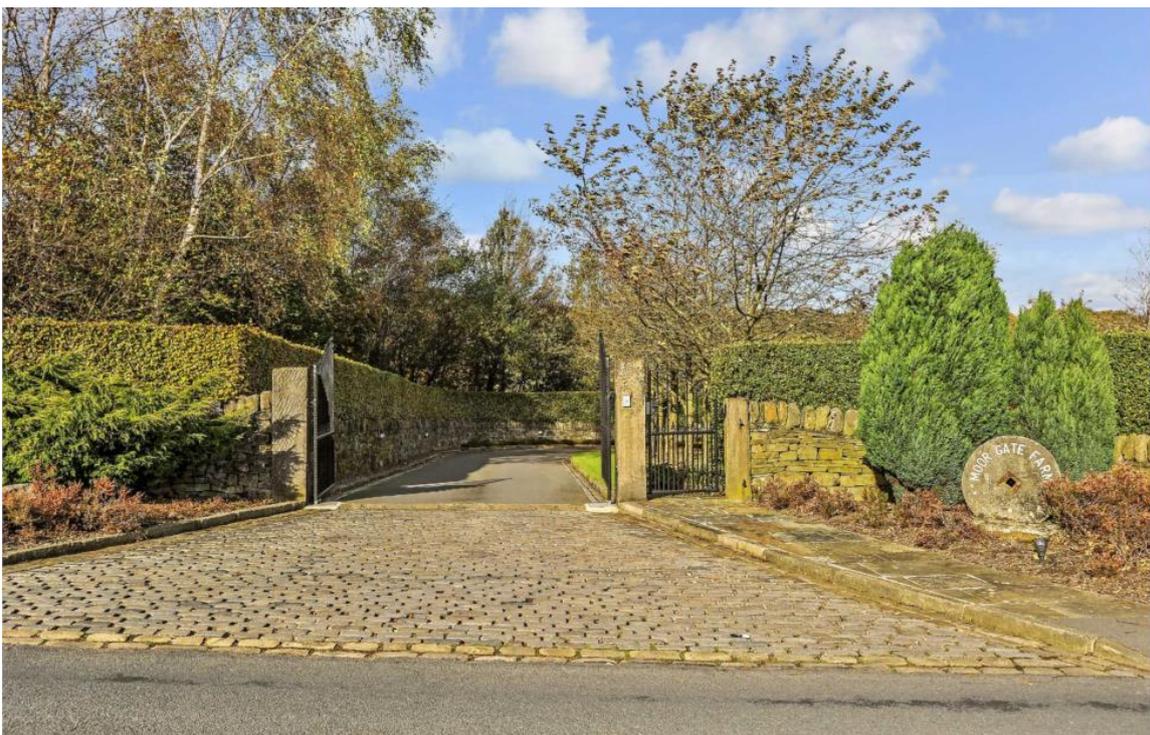


UPPER GARDEN



DRIVEWAYS

The driveway is exceptional in itself and has a beautiful entrance way with high quality gates being automatically operated and providing a private and sweeping approach down to the property's granite cobbled circular driveway which is complimented by stone flagging leading through to the house itself. The secondary driveway gives access to the triple and showroom garage (as mentioned previously). This driveway is of a high quality surface with cobbling to either side and complimentary low maintenance garden areas.



COURTYARD GARDEN

The courtyard garden is overlooked by the majority of the property's principal rooms and has a delightful mixture of surfaces including cobbling, stone flagging, gravel and the like. With mature shrubbery and trees it is a delightful sitting out area. In total the property stands in approximately 5 acres and all of this space, whether it be internally or externally, has been beautifully finished and is maintained exceptionally well. It should be noted that a public footpath crosses the property, however, careful management and landscaping means that the impact of this is negligible and please note the property itself is very rurally located therefore the usage is seldom and usually by the committed walker.





ADDITIONAL DETAILS

CENTRAL HEATING

The property is powered by a number of boilers, all of which are LPG powered.

DOUBLE GLAZING

The property has double glazing.

LISTED

The property is Grade II listed.

SECURITY

The property has alarm systems. There is external lighting.

VIEWING:

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

DIRECTIONS

Leaving Holmfirth on Huddersfield Road turn left onto New Road and then left onto Moor Lane.

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

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

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