



**Kirkburton Hall
Kirkburton
Between Holmfirth, Huddersfield And Wakefield
Huddersfield
HD8 0PE**



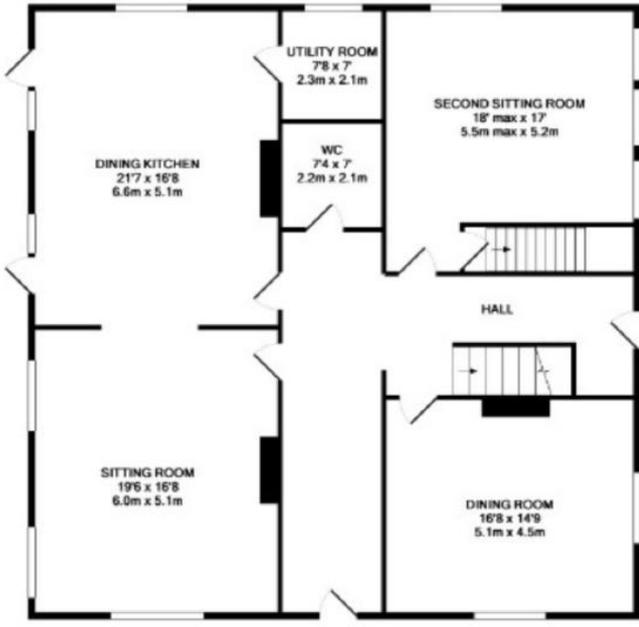
PERIOD ELEGANCE AND MODERN SOPHISTICATION IS TO BE FOUND AT THE BEAUTIFULLY RESTORED KIRKBURTON HALL. IN GARDENS AND GROUNDS OF APPROXIMATELY 2 1/2 ACRES THE HALL IS A SHORT WALK FROM THE VILLAGE AND HAS A SIMPLY STUNNING ARRAY OF ACCOMMODATION, ALL OF WHICH IS PRESENTED TO THE VERY HIGHEST OF STANDARDS. *The main house* with fabulous period hallway and four principal rooms including sitting room, second sitting room, formal dining room and fabulous kitchen with glazed doors out to the gardens. The home enjoys a delightful mix of contemporary fittings and classical period enhancements, impressive first floor landing, four large beds in the main house and three bathrooms. There is huge potential from the five basement rooms. *The coach house* with two large double bedrooms is again exquisitely presented, with garaging. *The staff flat* is positioned above the further triple garage and once again is superbly appointed. All of which is approached via a beautiful long driveway and viewing of this exquisite well-proportioned home is highly recommended.

Offers around £2,200,000

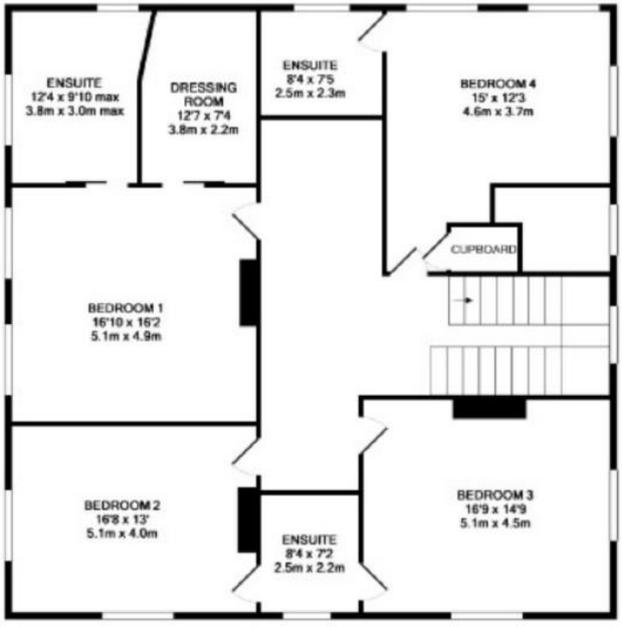
**81c North Road, Kirkburton, Huddersfield, HD8 0RL
Tel: 01484 603399**

Barnsley Halifax Holmfirth Huddersfield Kirkburton Penistone Sheffield Wakefield
Tel: 01226 731730 Tel: 01422 417000 Tel: 01484 689689 Tel: 01484 651878 Tel: 01484 603399 Tel: 01226 762400 Tel: 0114 3216590 Tel: 01924 361631

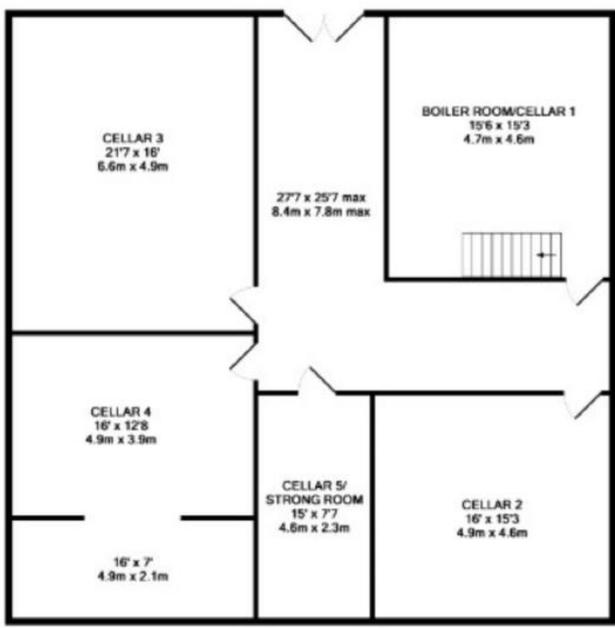
www.simonblyth.co.uk



GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL

KIRKBRURTON HALL
Measurements are approximate. Not to scale. Excludes porches only.
Made with Metaplan 00019



Beautiful Georgian pillars support the fabulous portico, this set upon raised stone steps gives shelter to the fabulous entrance door, this with etched glazing over gives access through to the property's accommodation.

ENTRANCE HALL

The impressive entrance hall is sure to please those who are demanding of style and character both in period and in modern terms, this home which has been fully upgraded in recent times has beautiful decor throughout that has a fine blend of the contemporary whilst retaining the wonderful period features that Kirkburton Hall has carried through the generations. The entrance hall sets the scene in terms of size, style and quality with beautiful stone staircase which gently curves up to the first floor landing passing a large window shedding a huge amount of natural light into the hallway, there are chandelier points, inset spotlighting, beautiful flooring and period central heating radiators all of which compliment superbly. To the side hall area there is an everyday entrance door giving access out to the garage and coach house and the like. Period door leads through to the sitting room.



To the side hall area there is an everyday entrance door giving access out to the garage and coach house and the like. Period door leads through to the sitting room.

SITTING ROOM

This fabulous room has very tall Georgian windows which look out over the property's gardens and grounds shedding a huge amount of natural light into the room. The room has very good proportions, including a tremendously high ceiling height with decorative coving, chandelier point and inset spotlighting. Decorated to a high standard the room has provision for wall mounted TV and a delightful stone fireplace with gas log burning effect fire. Beautiful arch gives access through to the dining kitchen, this has a connecting door from the hallway and has similar flooring giving a fine open plan and high quality feel throughout. Once again there is a particularly high ceiling height with chandelier point, superb ceiling rose, coving and spotlighting, the room once again enjoys a beautiful stone fireplace with gas log burning effect fire, provision for a wall mounted TV. Twin windows each having glazed doors give direct access out to the property's stone flagged patio and gardens beyond, there is a further window giving a view out over a beautiful cascading water feature and the gardens beyond.



KITCHEN

The kitchen itself is of a very high standard and has fabulous inbuilt appliances, there is an island unit. A doorway leads through to the utility room.



UTILITY ROOM

Once again beautifully finished and having a window giving an outlook over the rear courtyard.

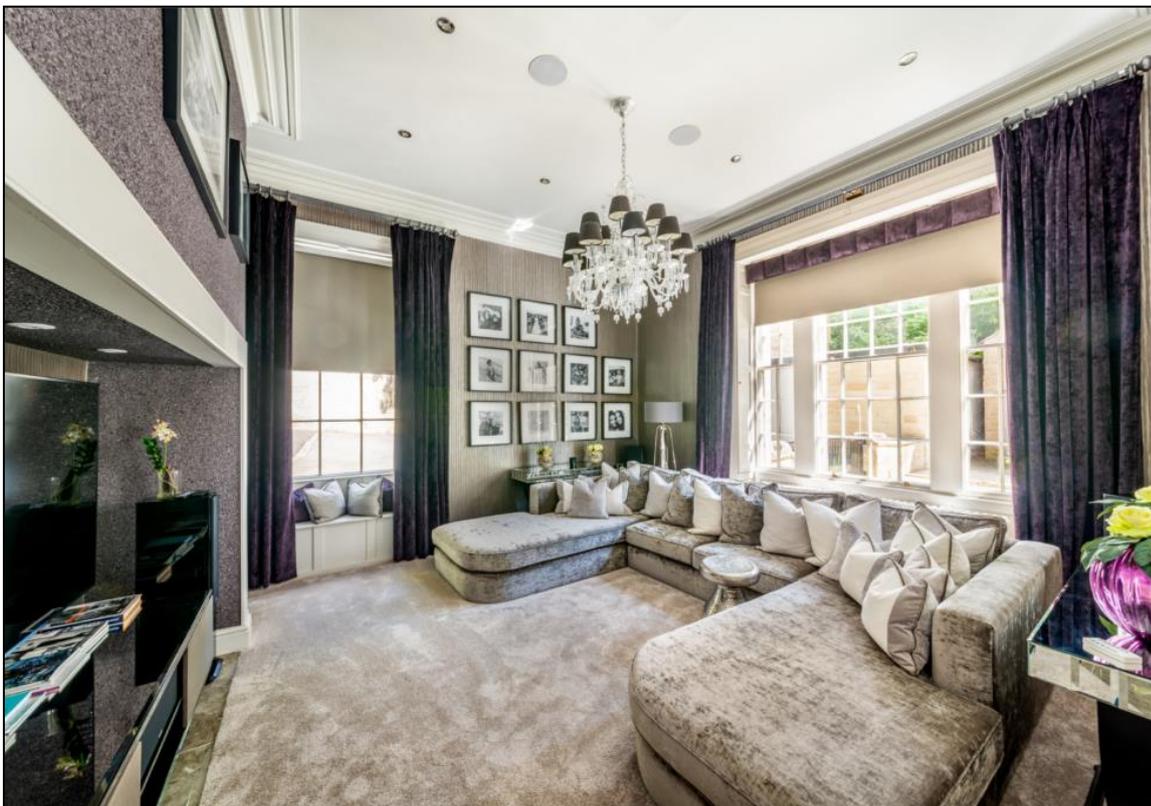
DINING ROOM

This beautiful formal room could also act as a further sitting room if required, it has delightful windows once again being particularly tall to the front having a lovely view out over the property's gardens and grounds, it has a wonderful ceiling once again with chandelier point, fireplace with gas log burn effect fire, fabulous flooring continues through from the hallway, period style central heating radiator and display book shelving. Once again all is decorated to a particularly high standard.



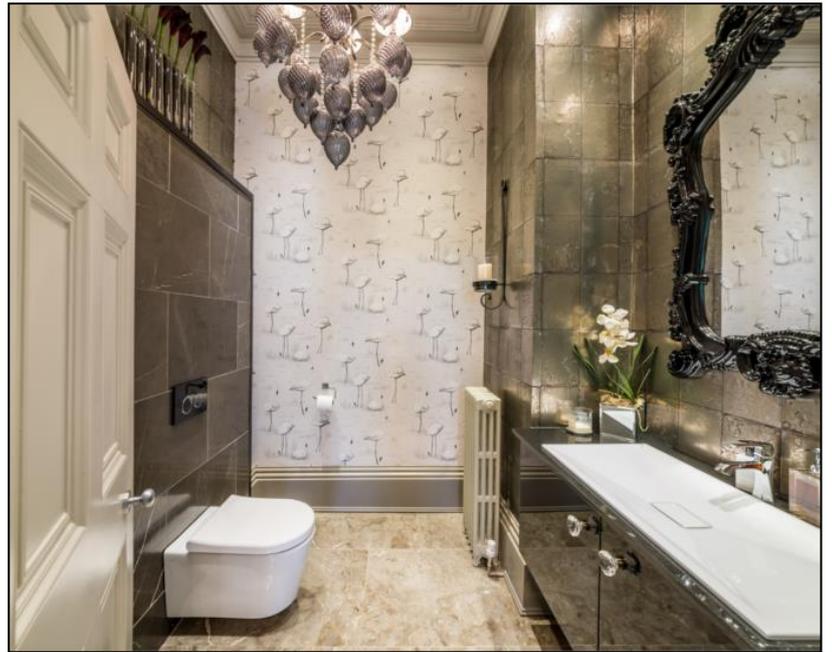
SECOND SITTING ROOM/FAMILY ROOM

This relaxing delightfully presented room once again has a wonderful ceiling height, many period features, an entertainment area with provision for wall mounted TV, beautiful large window giving a pleasant outlook to the side, further window giving an outlook to the courtyard, period style central heating radiators, chandelier point and inset spotlighting to the ceiling.



DOWNSTAIRS W.C.

The beautifully finished w.c. as one might imagine, this has a continuation of the flooring, concealed cistern w.c., high specification decor, fabulous wash hand basin with storage cupboard beneath, chandelier point, inset spotlighting to the ceiling and period style central heating radiator.



CELLARS

Doorway gives access to a stone staircase leading down to the basement/cellar area, this wonderful space has a sense of grandeur despite its location, it once again has an L shaped hallway and has twin doors giving access to a broad staircase leading out to the courtyard to the rear, at one time having window lights blocked up some time ago, this space is highly appropriate to those who wish to create even further accommodation, there are a total of five large rooms (see floorlayout plan) and due to the high ceiling height, stone flagged flooring, bolted ceilings and many other period features this would truly work as a gym, entertainment, pool, table tennis, skalextric generally speaking ancillary accommodation to this very large family home.

FIRST FLOOR LANDING

Beautiful period staircase in stone gently rises with delightful curve passing the arch top window up to the first floor landing, once again the photographs best demonstrate the standard of decor that is to be found on the first floor landing, doorway from here leads through to bedroom one.



BEDROOM ONE

This once again has twin windows giving a delightful view out over the gardens and grounds and long distance views beyond, there are period central heating radiators, delightful marble fireplace and display shelving and cupboards. Once again the room is presented to a high standard of decor, there is coving to the ceiling, chandelier point and inset spotlighting. Sliding door leads through to the en-suite.



EN-SUITE

This with underfloor heating is beautifully presented once again and has a concealed cistern w.c., fabulous wash hand basin and storage cupboards beneath, whirlpool bath sat within a granite surround and delightful fixed glaze screen shower with American style shower head and separate microphone style shower, beautiful period windows give lovely outlooks and there is a combination central heating radiator/heated towel rail. Once again lighting plays an important part, inset spotlighting to the ceiling, chandelier point and other spotlighting throughout.



DRESSING ROOM

Once again accessed via a sliding door, this dressing room is beautifully fitted out with hanging rails, hat shelving, drawers and the like.

BEDROOM TWO

Once again a beautiful room with two windows giving outstanding views out over the gardens, grounds and long distance views beyond, there is a high standard of decor, very high ceiling height with a variety of lighting points and inset spotlighting, period style central heating radiator.



EN-SUITE

This en-suite is shared with bedroom three and has a door opposite, the en-suite is beautifully finished, has a window to the front giving a lovely outlook, stylish wash hand basin, concealed cistern w.c., delightful flooring, wet room style shower with very large American style shower head, beautiful ceramic tiling and decor, high ceiling height with inset spotlighting and stylish central heating radiator.



BEDROOM THREE

A large double room yet again with windows to two directions, central ceiling chandelier point, period style central heating radiator, lovely views, inset spotlighting and the en-suite as previously described.



BEDROOM FOUR

This private en-suited double bedroom is often used as a guest bedroom, this positioned to the rear of the home, it has three large windows, high ceiling height with central ceiling chandelier point, period style central heating radiator and delightful fireplace, doorway leads through to the en-suite, finished to the very highest of standards, having a large window giving a pleasant outlook, stylish central heating radiator, fixed glaze screen shower, concealed cistern w.c. and delightful high specification wash hand basin. Coving to the ceiling, inset spotlighting and chandelier point.



LOBBY

The lobby has a storage cupboard and a doorway giving access to a staircase lobby. This has a staircase leading up to the attic level and also has an opening through to the comms room which has an obscure glazed window and central heating radiator.

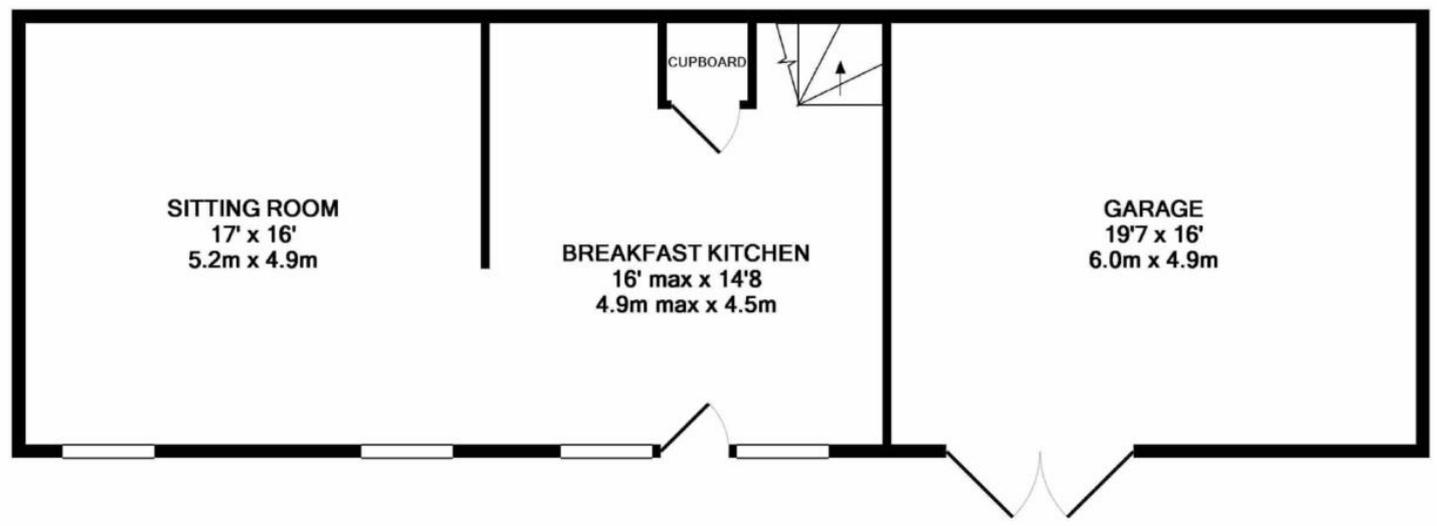
FURTHER ACCOMMODATION

Further accommodation is available in two other forms, one being the coach house, the other being the staff flat.

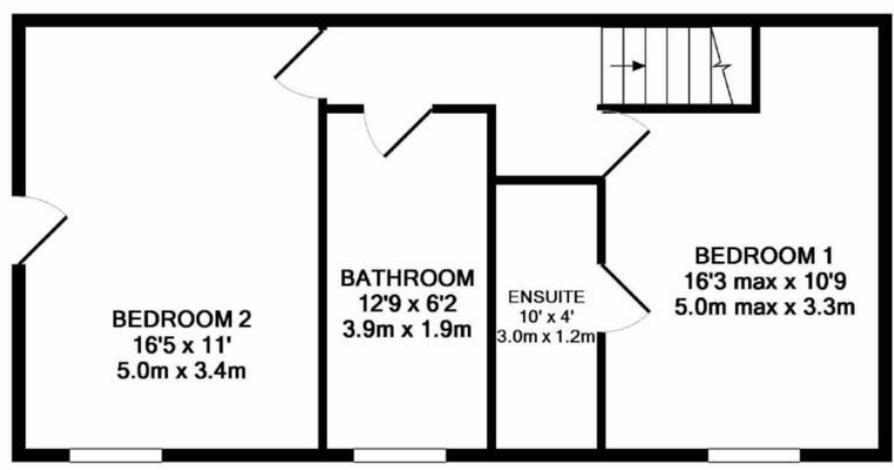
COACH HOUSE

The coach house is a beautiful period detached property overlooking the rear courtyard and has a separate access out to the road and has a very large driveway/courtyard for it.





GROUND FLOOR



1ST FLOOR

THE COACH HOUSE
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

SITTING AREA

The coach house comprises of a fabulous sitting area once again perhaps best demonstrated by the photographs with two arch topped windows giving a pleasant outlook, inset spotlighting to the ceiling, chandelier point and stylish log burning effect gas fire.



KITCHEN

Beautiful kitchen which is exceptionally stylish and features the original stone staircase with glass wall/balustrading, chandelier point, inset spotlighting, fabulous integrated appliances, granite working surfaces incorporating a breakfast bar to the island unit. There is an arched window with centrally located glazed external door.



KITCHEN



FIRST FLOOR LANDING

Stone staircase rises up to the first floor landing with inset spotlighting and beams on display.

BEDROOM ONE

A large double room with a circular window having a super outlook.



EN-SUITE

With sliding hide away door, good size shower cubicle, low level w.c., vanity unit, ceramic tiling to the floor and to the ceiling height and stylish central heating radiator.

BEDROOM TWO

This is in actual fact is the larger room and has wonderful wood construction timbers on display once again featuring a circular window.



HOUSE BATHROOM

Fitted with a four piece suite including bath, low level w.c., stylish wash hand basin, shower cubicle with chrome shower fittings, circular window, inset spotlighting to the ceiling, ceramic tile flooring to the full ceiling height and combination central heating radiator/heated towel rail.

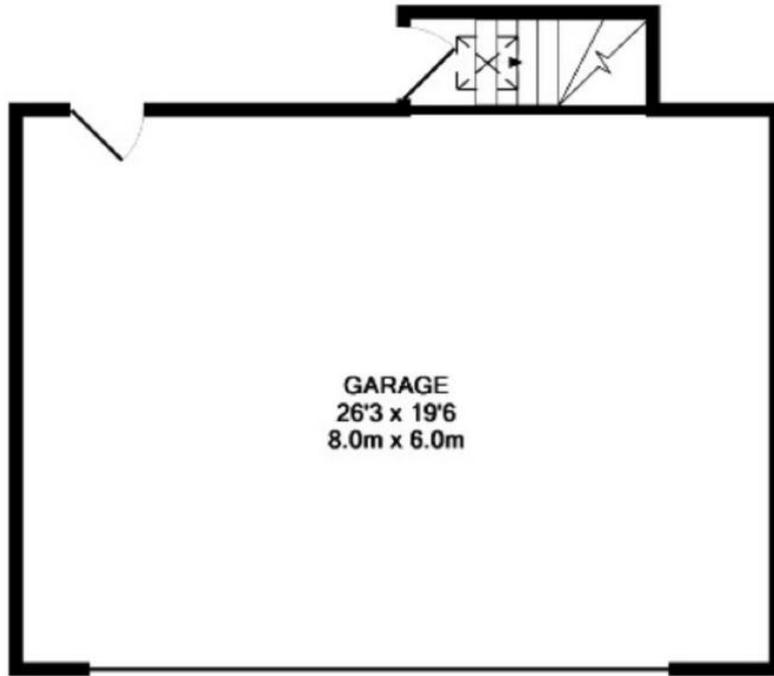


GARAGE

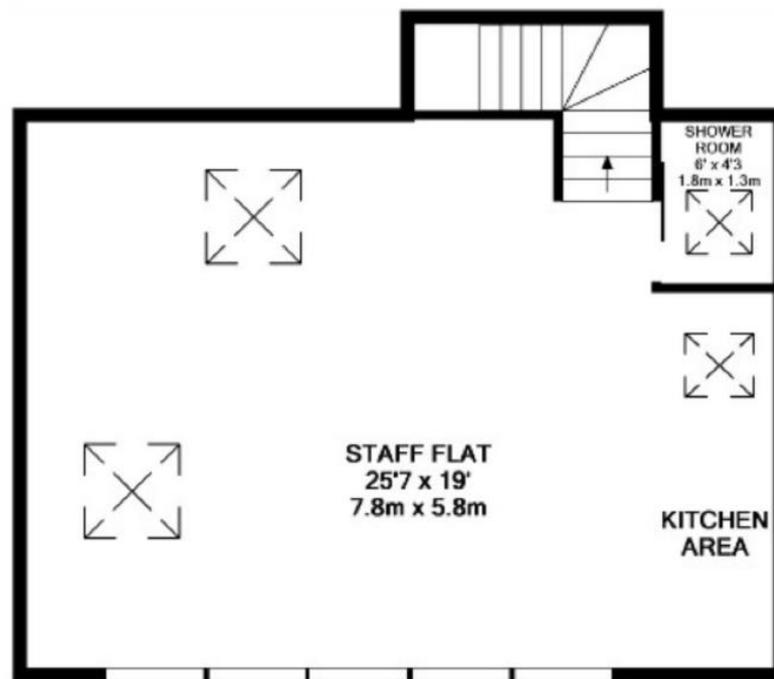
The coach house is also served by a very large garage providing additional parking space to the hall if so desired (see floor layout plan) this detached garage is of recent construction and is to a very high standard once again, it has a personal door, a very wide (20'0") high specification up and over electrically operated door, personal door to the rear, it is decorated and fitted with stylish units and has power, light and is separately alarmed.

STAFF FLAT





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

ENTRANCE LOBBY

A door to the rear of the garage gives access to an entrance lobby, which gives access to a staircase leading to a staff flat.

THE ACCOMMODATION

This very high specification space enjoys a good degree of privacy from the hall itself, it has a number of windows overlooking the gardens and grounds, a very high specification kitchen area and shower room with w.c. and wash hand basin. Beautifully finished this is a versatile space, whether this be home office, further guest accommodation or indeed as intended as a staff flat.



EXTERNAL

The home enjoys a significant degree of privacy and the well-established boundaries provide a safe haven to the family and pets. There are beautiful mature trees, delightful shrubbery, meandering pathways and high quality open air entertainment space which gives this garden a magnificent feel which matches superbly the magnitude of the home.



DRIVEWAY

Kirkburton Hall enjoys two driveways; one to the front and one to the rear, the rear drive gives access to the whole home but in particular to the rear courtyard and coach house. The principal driveway as the photographs suggest sets the scene in terms of a period, elegant approach with impressive gates and very long beautifully laid driveway leading up to the hall, gardens and grounds all set in approximately 2 ½ acres.



EXTERNAL





ADDITIONAL INFORMATION

Carpets, curtains and certain other extras may be available by separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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.

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

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.

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 - 4.30 pm

Sunday - 11:00 am - 4:00 pm

Details printed 23/08/18