

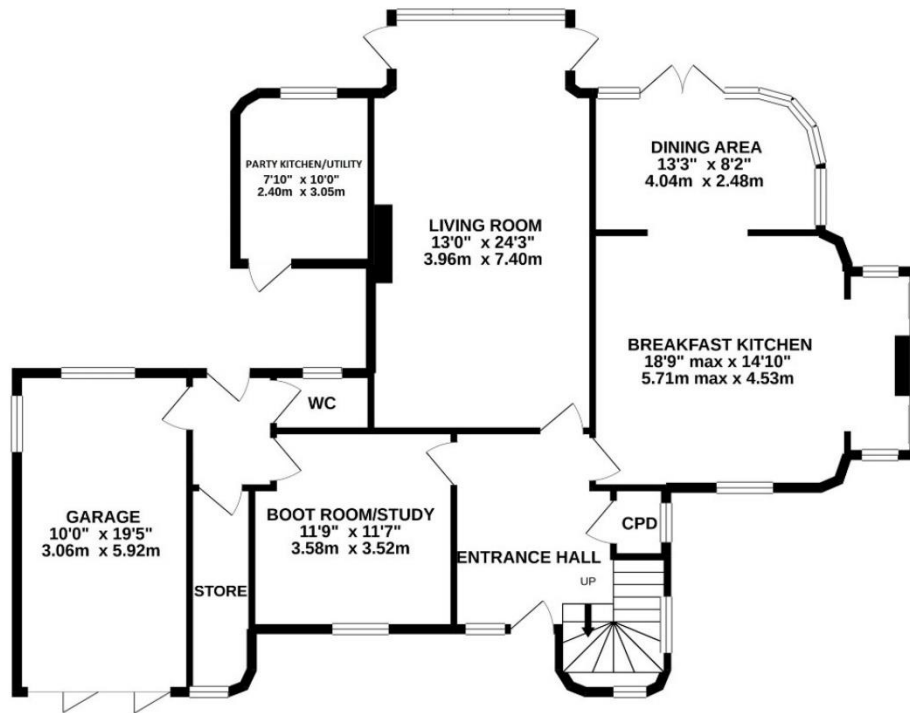
Simon Blyth
ESTATE AGENTS



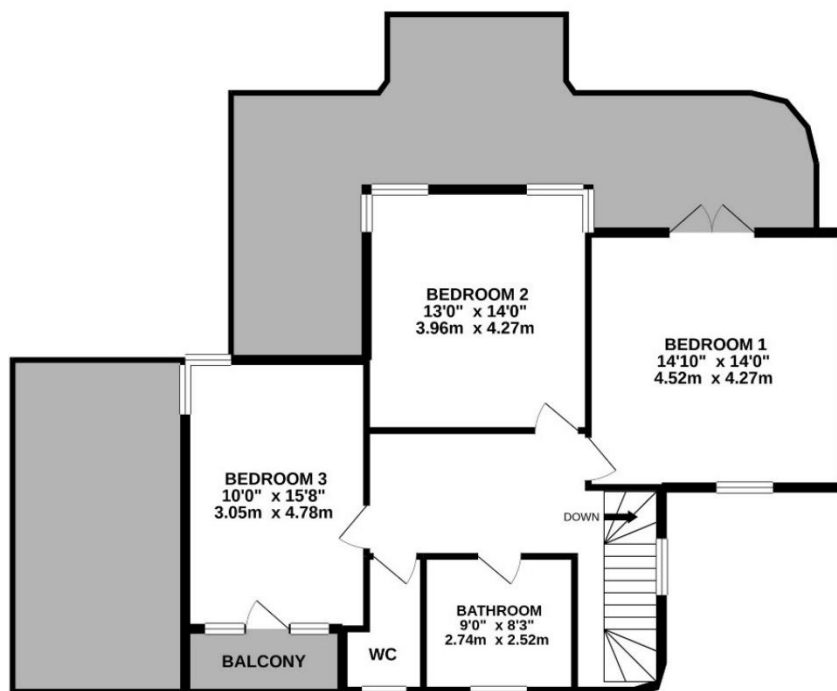
SANDBEDS, HONLEY, HOLMFIRTH, HD9 6RD
OFFERS AROUND £850,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

SUCH A RARE COMMODITY, A TRULY STUNNING AND SUPERBLY PRESENTED PERIOD HOME THAT IS SO RARE TO ITS DELIGHTFUL, ART DECO ARCHITECTURE THAT IT IS GRADE II LISTED. SET IN APPROXIMATELY AN ACRE OF GARDENS AND APPROACHED THROUGH PERIOD STYLE STONE GATE POSTS AND AUTOMATIC GATES THE WORLD IN WHICH VIRGINIA HOUSE SITS IN IS EXCEPTIONALLY PRIVATE, PARTICULARLY BEAUTIFUL AND ALSO VERY ORIGINAL. FACING SOUTH AND WITH WONDERFUL WINDOWS, LIGHT AND MANY ARCHITECTURAL THEMES ARE BEAUTIFUL FEATURES THROUGHOUT THIS SUPERB FAMILY HOME. FOR THOSE WHO SEEK ONE OF THE MOST TASTEFUL HOMES IN BEAUTIFUL GARDENS, VIRGINIA HOUSE MUST BE VIEWED TO BE FULLY UNDERSTOOD. HAVING BEEN TASTEFULLY UPDATED OVER RECENT YEARS IT BRIEFLY COMPRISES: delightful large entrance hall, superb sitting room with glazed bay, full height windows and doors to garden, superb breakfast kitchen with period inglenook fireplace adjoining glazed dining room with stunning views out over the gardens, boot room/study, downstairs w.c, party kitchen/utility, attached garage with potential for fourth bedroom with ensuite (subject to necessary consents), superb staircase, high specification bathroom, separate w.c and three large double bedrooms, all with beautiful views out over the gardens. Further garage across the driveway with potential for annex once again subject to the necessary. The home is approached over a delightful driveway with automatic gates and is beautifully positioned on this select row of equally high calibre homes between Honley and Netherton.



ENTRANCE

As the photographs suggest a beautiful broad entrance portico gives shelter to the high-quality entrance door, this with inset glazing and iron furniture and leading through to the hallway. The hallway has many period features including superb central heating radiators and is overlooked by glazing and features on the curved staircase. With clean, straight art deco lines, there is a chandelier point and wall-light point, superb coving to the ceiling and there is a useful under-stairs cloaks cupboard which is panelled and has a window giving an outlook to the side. The doorway leads through to the sitting room.



LIVING ROOM

This once again is best appreciated by the photographs and the floor layout plan.

It is of very generous proportions and has a beautiful glass wall that gives a stunning view out to the property's very large gardens. Within this bay, there are glazed doors giving access out to either side, and onto the stone paved patio/terrace. The huge amount of glazing sheds a large amount of natural light even to the back of this deep room. Once again, there are period-styled wall-lights and period-styled chandelier points and beautiful decorative stylish work typically of the art deco period. There is also a stunning fireplace, this with raised hearth is home for a wood-burning cast iron stove with glazed doors. It should be noted that the fireplace and the mouldings are part of the listing. The room also has two stylish central heating radiators. A doorway leads through to a fabulous dining/living kitchen.





LIVING DINING KITCHEN

This superb room has many features, not least of which has the views to three sides over the gardens and a centrally located open-fired grate fitting with a cast-iron door. The kitchen has a fabulous island unit with superb quartz surface with breakfast bar for three, inset stainless steel sinks with stylish mixer tap over of Franke manufacturer. There is also an integrated Bosch hob with 5-ring gas fittings and stainless-steel extractor fan in the unit above. The island unit also has cupboards, drawers and a wine fridge. There is also space for a large fridge/freezer and the kitchen also has a bank of four Bosch ovens including warming drawer and integrated microwave. With period-style central heating radiators, this living/dining kitchen must be viewed to be fully appreciated. The dining area has stunning curved glazing, and twin glazed doors which give direct access out to the gardens. The room also has an Inglenook-style fireplace, and beautiful plasterwork. There is a particularly stylish ceiling, with inset spotlighting.









BOOT ROOM/STUDY

From the entrance hall, the doorway opening leads through to the original kitchen. This once again is part of the listing and is full of period features. It is currently used as a home office/general store and acts also as a utility space. It has a lovely old cast iron oven within the chimney breast, stylish one-and-a-half bowl ceramic sink unit with stainless steel taps and a huge amount of storage cupboards to both high and low level. There is also attractive complementary tiling and an attractive wood-drain effect floor. The doorway leads to an inner lobby which gives external access via a stylish partially glazed door. Off this lobby is a downstairs w.c.

DOWNSTAIRS W.C

With a high-flush cistern, beautiful flooring and ceramic tiling to half-height, period central heating radiator and stylish wash hand basin, obscure glazed window, wine store/pantry. With a window to the front, this long-by-narrow room is a most useful facility and provides a large amount of storage space.

REAR ENTRANCE LOBBY

Rear entrance lobby area providing access whilst opening to the rear garden through to the boot room/study. This with ceramic flooring and has space for an American-style fridge/freezer, inset stainless steel sink unit, one-and-a-half bowl sink unit and mixer taps. Automatic washing machine, space for dryer, obscured windows, both high-and-low level cupboards and serving bar. Wall-mounted Worcester gas-fired central heating boiler.

FIRST FLOOR LANDING



BEDROOM ONE

A beautiful, peaceful, room with glazing to front and rear finding a huge amount of natural light. There are two period-style central heating radiators, wonderful period-style plaster mouldings and two wall-light points. There is also a period wash hand basin with high quality chrome taps and a tiled, mirrored and illuminated back-cloth. There are twin glazed doors out to the roof terrace. Please note this roof terrace is of a large nature. It is not suitable as a roof terrace in today's modern world and would need balustrading to enable its use. This, of course, would be subject to the necessary consents. The twin glazed doors are a fabulous feature and are often open throughout the evening with the homeowners enjoying natural air, light and privacy over the beautiful rear garden.



BEDROOM TWO

An equally beautiful room with a stunning view out over the rear gardens courtesy of stylish art deco windows, once again, and having window seats beneath them. The plasterwork is true to period and there is a period wash hand basin with chrome mixer taps, mirrored and tiled backcloth and this being illuminated.



BEDROOM THREE

Yet again a lovely double room. This has windows to both the front, rear and side. The central feature of the front windows is a pair of glazed doors giving access out once again to a roof terrace with low balustrade level. This room is fitted with coving to the ceiling and period-style ceiling light point. There is a period-style central heating radiator and consideration could be given to dividing this room into two to create two single bedrooms, thus a total of four on the first floor level if so required. Once again, this will be subject to the necessary consents. The room having windows to two directions would enable this to work easily.



HOUSE BATHROOM

This is a fabulous bathroom with a combination of the old and new. All is particularly stylish with very high-quality fittings. There is a fixed glazed screen wet room/shower with fabulous showerhead and additional shower fittings, a marble plinth with cupboards beneath a Vitra hand basin and stylish taps above, and a low-level w.c. The period bath sits within stunning period tiling and has a fish-mouth exit for the taps and soap holders within the wall. There is a light point above and there is a beautiful period-style floor with this tiling extending up to the full ceiling height. In the remainder of the bathroom area there is an inset spotlight into the ceiling, extractor fan and period-style obscure glazed glazing.





FURTHER W.C

Once again fitted out to a period design and having a stylish period low-level w.c. with timber seat, corner wash hand basin, period-style central heating radiator and obscure glazed window.



GARDENS

Standing in approximately an acre and facing virtually due south Virginia house truly sits in wonderful large gardens. With mature shrubbery and trees and woodland in separate ownership at the base of the garden this magical setting is further enhanced by beautiful landscaping including a secret garden area to the side which being somewhat lower was at one time a vegetable garden and this has a huge amount of potential. The gardens to the front particularly compliment the property in terms of its interesting style and layout. The gardens to the rear are exceptionally large and have features such as delightful rockery area, beautiful sitting out areas and superb Pagoda with high quality pizza oven installed with pleasant view over the gardens. The gardens and indeed the home itself are approached through superb period style automatically operate gates. The driveway leads up to the principal driveway area which provides parking and turning and gives access to both garages, one of which is integral the other of which is detached.

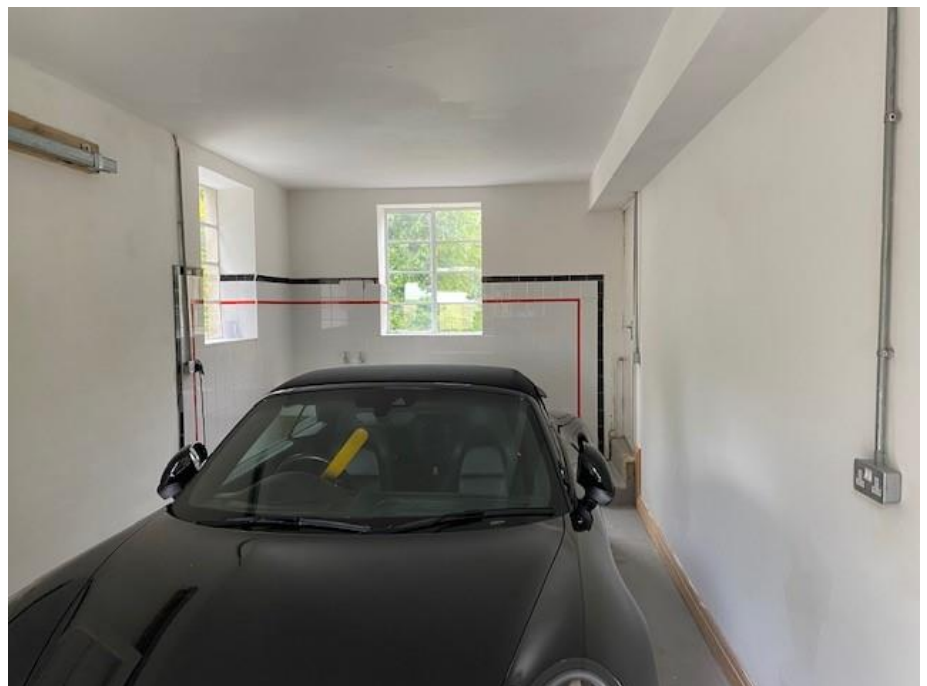






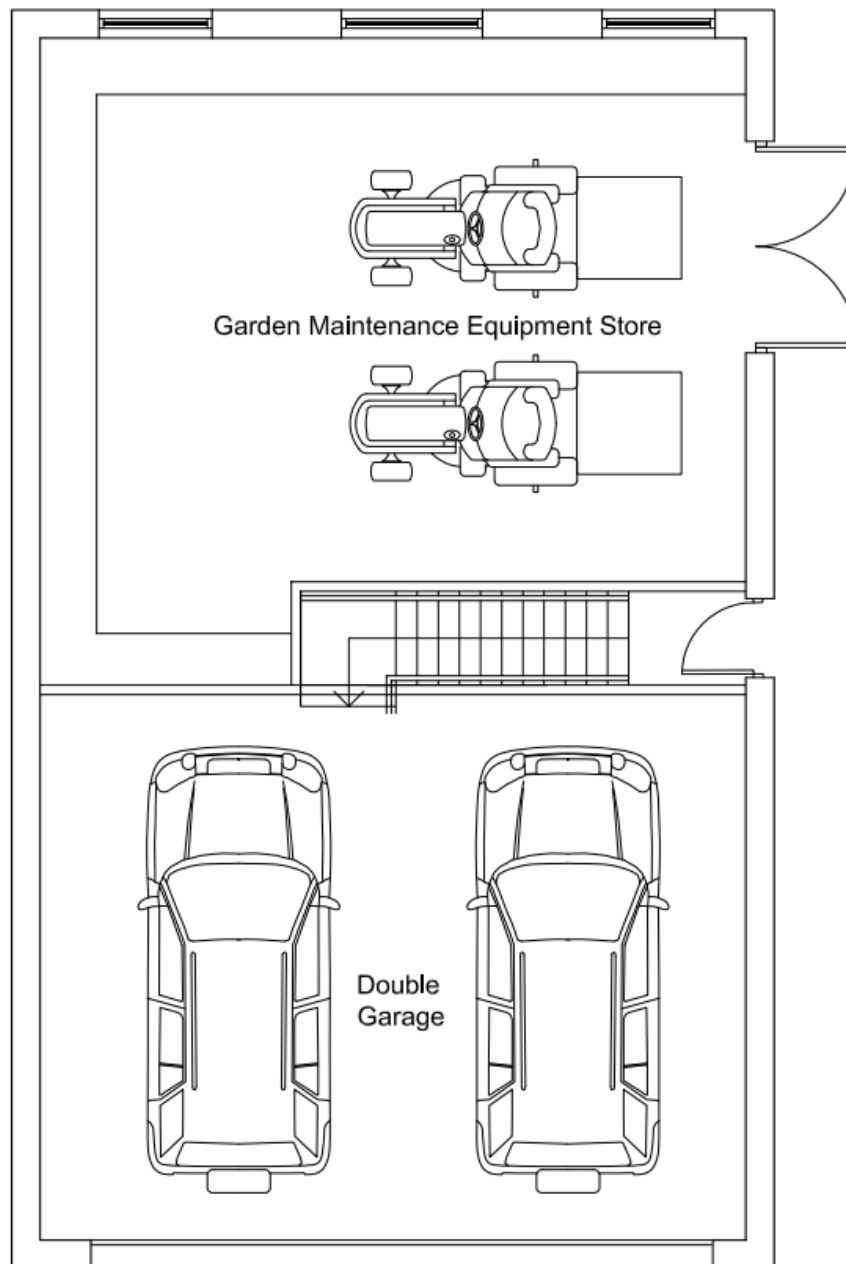
GARAGE

This being integral to the house and is currently home for the vendor's Sunday motor. It is a room that is very versatile having windows to two sides and stylish glazed doors out to the driveway. The room is plastered and is also fitted with a ceramic sink with hot and cold water above. A huge amount of potential here exists for the creation of a further room, indeed an en-suited guest bedroom subject, of course, to the necessary consents. From the entrance hall the staircase turns and rises with a great deal of grandeur and style passing a number of period-style windows on the staircase shedding light into the hallway, the staircase itself, and onto the first-floor landing. The first-floor landing once again has a period style central heating radiator, delightful ceiling-light points and two wall-light points.

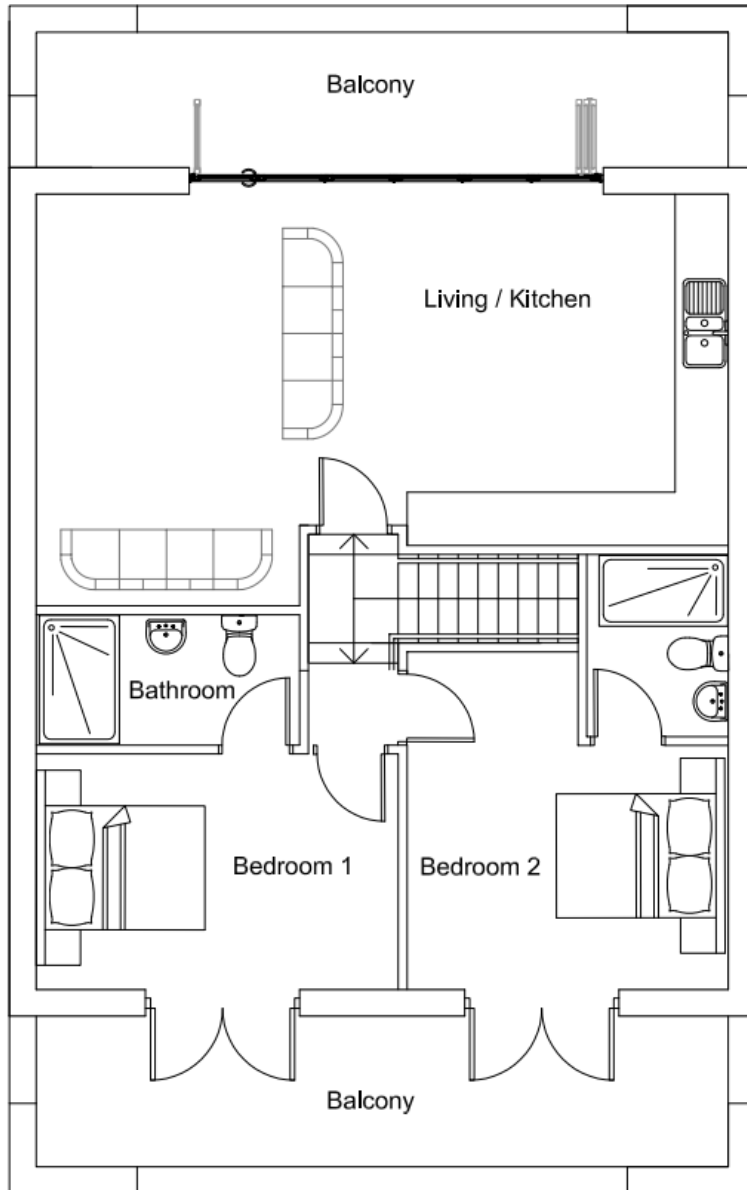


GARAGE/ANNEX

It has always been the vendors intention to seek permission to build an annex in the location of this detached garage. This annex in the vendors mind (trained architect) would comprise of double garage to the rear of which there would be a living dining kitchen with glazed doors overlooking the secret garden and staircase to two large double bedrooms each with ensuite, one above the living dining kitchen and the other above the double garage.



Ground floor plan



1st floor plan



FRONT ELEVATION

ADDITIONAL INFORMATION

TENURE

This property is Freehold

EPC

The energy rating is D

COUNCIL TAX

Tax Band F, Kirklees MC

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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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

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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.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House,
Hollowgate,
Holmfirth, HD9 2DG

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 17:30

Saturday - 9:00 to 16:30

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WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730