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NETHERLEY HOUSE

85 DOBB TOP ROAD, HOLMBRIDGE, HOLMFIRTH, HD9 2QP

OFFERS REGION
£1,300,000

This impressive grade II listed detached former mill owners residence sits within a mature plot extending to over an acre and is located in a much sought after semi-rural setting. It offers extensive accommodation with 4 reception rooms, 5 double bedrooms and an additional annex above the 4 car garage. The property features a wealth of original features including high coved ceilings and sash windows behind its impressive ashlar stone frontage.

- Stunning grade II listed detached house
- Generous mature gardens of over 1 acre
- Beautiful Georgian style ashlar stone frontage
- 4 reception rooms including bow fronted lounge
- 5 double bedrooms, 3 baths / shower rooms
- Featuring many original features throughout
- 4 car garage with studio style annex over
- Tenure: Freehold, Grade II listed – EPC Exempt, Council tax band H

About Netherley House

Netherley House is originally believed to date back to the mid 19th century, built for the Butterworth family who were local mill owners. It was originally constructed in the “four square” Georgian style with 2 rooms to either side of the central hallway. It is faced in ashlar stone beneath 3 section hip and valley roof in blue slate.

The property was extended in 1882, reputedly in honour of their daughters 21st birthday. This section features an impressive double height bow frontage again in ashlar stone beneath another hipped roof which features a conical shape above the bow which is in turn topped with a wonderful wrought iron weather vane. This section hosts the principle bedroom and the main living room which we understand was used historically as a ballroom and features a sprung parquet floor.

It passed through 2 other families in the 20th century before our clients family bought the property in 1976. Since that date, the property has been well maintained and presented with care taken to retain its many original features including the high coved ceilings and a number of the original fireplaces. A superb 4 car garage was added to the side of the house under the supervision of local architect Arthur Quarmby circa 1992 and a fine job was done in matching the ashlar cut stone to the original building. Above the garage sits a well appointed 1 bedroom annex.

The main entrance hall features a wooden door with hand painted glazed panels, coved ceilings and a wonderful staircase to the first floor with wrought iron balustrading and wooden handrails. There are reception rooms to either side of the hall, currently used as a sitting room and dining room. Toward the rear of the hall there is a further reception room (currently a bedroom) and the dining kitchen. Beyond here there is a range of store rooms and laundry room. A further hallway, set at a right angle to the main hallway leads through to a lobby area with downstairs WC, then into the aforementioned living room with 4 tall sash windows within the bow frontage. There is also a generous 2 room cellar beneath the building.

Moving upstairs a door from the half landing leads to the glazed garden room extension on the rear of the building



which features wonderful vine which is plentiful with grapes and an additional greenhouse room off it. Stairs continue upwards to the main landing where there are 4 double bedrooms and a shower room which can also be accessed en-suite from bedroom 2. The landing continues to a suite of rooms which include the principal bedroom which again features 4 windows to its bow frontage and has an unusual concave ceiling. This is served by a lobby area with built in wardrobes, wet room with shower, bathroom and a separate wc.

The four car garage features 2 remote controlled up and over doors, whilst a passageway with wooden gate runs between it and the side of the house. Steps lead up to the annex above which features a hallway opening into a

spacious bed / sitting room with angled ceilings. To either side of the hall you will find a modern kitchen and shower room.

It is connected to all mains services and has a gas central heating system to the main house. The windows are largely of the traditional sash style in keeping with the grade II listing. Many original features remain in the building notably the impressive coved ceilings, staircase and a number of fireplaces. The bathroom and wet room are both recently renovated, although we do expect that the next owner may well look to update areas such as the kitchen to their own tastes. The annex has an electric central heating system and features more modern fittings.



Externally, the property is accessed via a remote controlled gated driveway which leads up to the front of the house where there is generous parking in front of the garages and a long lawned garden beyond. It should be noted that first part of the driveway is not included within the title but full rights of access are enjoyed over this land. The mature gardens extend to over an acre and feature further lawned areas with a small orchard, mature trees, shrubs and bushes, former kitchen and an additional plot of land to the other side of the driveway which is again lawned with mature trees etc surrounding it.

Holmbridge is a popular village location lying 2 miles to the south east of Holmfirth, it grew up from the textile industry and features an interesting mix of mill workers terraced houses, weavers cottages and small farmsteads complimented by more modern developments from the last few decades. At the heart of the village is St David's Church and its village hall, with Holmbridge Cricket Club across the road and the village football team nearby too. The Pickled Pheasant is an excellent local pub and restaurant and Holmfirth Vineyard, half a mile up the road is also a great place to dine whilst taking in the views. There are many rural walks from the doorstep including round the local reservoirs. Holmfirth centre is also a short distance away and features an array of local independent, shops, bars, cafes and other amenities. Hinchliffe Mill Junior & Infant School is the closest school and Holmfirth High School is approximately 3 miles away.

The property is offered for sale with no upper chain and viewing is essential to fully appreciate all that it offers.

GROUND FLOOR



Entrance Hall

The property is entered via a solid wooden door with painted glass internal panel and an arched window above. The hall extends through to the rear of the building and features a high coved ceiling with matching arch, 2 cast iron radiators and a staircase to the first floor with wrought iron balustrade and wooden hand rail.

Dining Room 15'10" x 13'11"

With sash windows to the front and side, high coved ceiling, chimney breast with wooden fireplace surround and living flame effect gas fire, 2 column radiators.

Sitting Room 15'10" x 14'

Located to the other side of the entrance hall, featuring a sash window to the front, chimney breast with feature marble fireplace and living flame effect gas fire, built in bookshelves to either side and a column radiator.



Living Room 17'10" x 14'1"

One of three original reception rooms, this is currently used as a bedroom but allows scope for the next owner to perhaps convert into a games room or to fulfil other uses. It features built in cupboards to either side of the chimney breast, a large window to the side and central heating radiator.



Lounge 17'10" x 26'8" max

This quite breathtaking room incorporates the bow frontage with 4 large sash windows to the front overlooking the grounds, above them sits a decorative pelmet celebrating the year that this section of the building was completed with the initials of the family and a script reading "blest be the feast with peace and plenty crown'd". There is ornate decorative coving to the high angled ceiling, a chimney breast with feature fireplace and open fire with tiled hearth and interior * column radiators.

Downstairs WC 10'11" x 6'9"

With low flush wc, pedestal washbasin, built in cupboards, etched glass sash window to the rear and partly tiled walls.

STORE ROOMS

A lobby area at the rear of the house leads to the utility room and 2 further store rooms.

Utility 13'4" x 6'10"

With quarry tiled floor, 2 small windows to the rear, plumbing for washing machine and side entrance door.

BASEMENT

Stone stairs lead down to the cellar. There is a central storage area with 2 rooms off.

Cellar 1 15'7" x 14'2"

With high ceiling, lightwell window to the front and central heating boiler.

Cellar 2 15'11" x 14'2"

With vaulted ceiling, stone shelving and stone table

FIRST FLOOR



Dining Kitchen 15'10" x 13'10"

Fitted with a range of base units and wall cupboards with laminated worksurfaces, twin stainless steel sink with mixer tap, free standing electric oven, plumbing for dishwasher and window to the side.

Inner Hall

Leading through to a spacious lobby area with hand painted sash window to the rear which in turn gives access to the main lounge.



Half Landing

The stairs lead up to the half landing area where there is a glazed door into the garden room, with an arched window over with coloured glazing.



Garden Room 28'6" x 7'8"

With a long bank of windows along the rear elevation overlooking the gardens and beyond, a glazed door leads to the external staircase.

Greenhouse 14'11" x 7'8"

Adjoining the garden room. With further windows over the gardens.



Bedroom 1 17'10" x 16'10" max

A wonderful double bedroom which features a high concave ceiling, 4 large windows to the front within the bow frontage, chimney breast with marble fireplace, tiled interior and central heating radiator.



Landing

The spacious main landing area gives access to bedrooms 2-5 and features a high coved ceiling. A passageway leads through to a suite of rooms which accompany the principal bedroom.

Lobby

With built in wardrobes and door into bedroom 1.



Wet Room 11' x 9'6"

With walk in wet room shower area with overhead shower and glazed screen, good range of built in cupboards with hot water cylinder, tiled floor and heated towel rail.



Bathroom 10'10" x 6'7"

Located next door to the wet room. With free standing bath, vanity unit with marble top and twin inset sinks, tiled floor, fully tiled walls, inset spotlights to the ceiling, window to the side and heated towel rail.

Separate WC

With high flush wc and obscure glazed window to the rear.



Bedroom 2 15'10" x 14'1"

A double bedroom with windows to the front and side, chimney breast with marble fireplace surround and tiled interior, fitted wardrobe and drawers, column radiator.



En-suite 8'3" x 6'5"

Accessible by a door from bedroom 2 or from the main landing, allowing it to be used by the other bedrooms. With low flush wc, pedestal washbasin and shower enclosure, partly tiled walls, window to the front and heated towel rail.



Bedroom 3 16' x 14'

Another double bedroom with window to the front, chimney breast with built in wardrobes to either side, column radiator.



Bedroom 4 18' x 14'1"

Again a double bedroom with 2 windows to the side, chimney breast with marble fireplace, tiled hearth and cast iron interior, high coved ceiling and central heating radiator.



Bedroom 5 14'4" x 14'2"

A double bedroom which is currently fitted out as an office, featuring an excellent range of fitted storage furniture and desk units. With window to the side and central heating radiator.



OUTSIDE

A driveway from Dobb Top Road leads up to the house – as described earlier, the first section of this is not within the ownership of the property. It extends into our clients land giving access to a large courtyard area in front of the house and extending to a further parking area to the rear of the plot. A mature lawned garden sits directly in front of the house.

Garage 32'5" x 20'10"

A large 4 car garage with twin remote control up and over doors to the front, electric light and power supply and electric boiler for the annex above. A side entrance door leads to the open passageway between the house and garage.



ANNEX



Kitchen 10'4" x 6'5"

Fitted with modern units and a solid wooden worksurface, 1 1/2 bowl ceramic sink with mixer tap, built in oven, microwave and electric hob, tiled splashbacks and velux rooflight to the angled ceiling.



Bed / Sitting Room 20'11" x 20'

An open plan living, dining and bedroom which features velux rooflights to either side of the angled ceiling, 2 banks of built in wardrobes / storage, arch window to the front and central heating radiator.



Wet Room 5'11" x 10'4"

With wall hung washbasin set upon a granite shelf, wall hung wc, walk in wet room shower, tiled floor, fully tiled walls, heated towel rail and velux rooflight to the angled ceiling.



Entrance Area 10'4" x 4'7"

Accessed at the rear via steps and a patio area. A wide entrance hall with radiator.



GARDENS

The property sits within grounds of over an acre which include extensive lawned areas with mature shrubs and bushes and a former kitchen garden with vegetable plot and polytunnel. There is a large double garage sized garden store at the rear of the house. A further garden area sits beyond the driveway which is again lawned with shrubs and bushes.

Additional Information

The property is Freehold. Grade II listed – EPC exempt. Council tax band H. Our online checks show that Fibre to the Cabinet (FTTC) is available and mobile coverage is predicted to be good outdoors and variable inside.

Viewing

By appointment with Wm Sykes & Son.

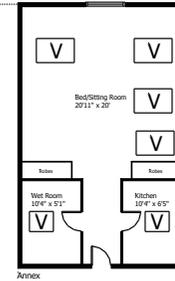
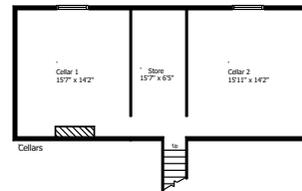
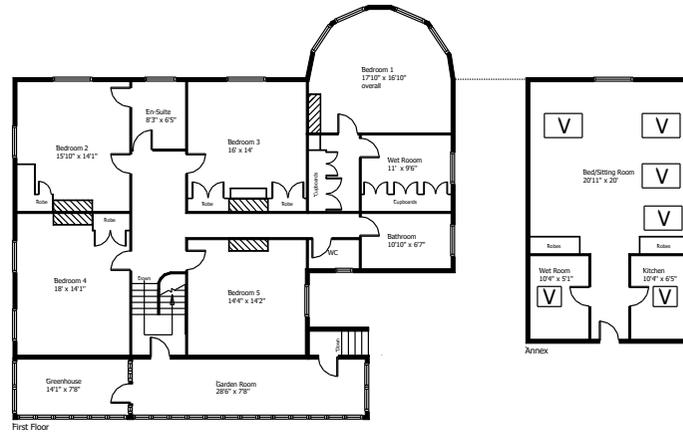
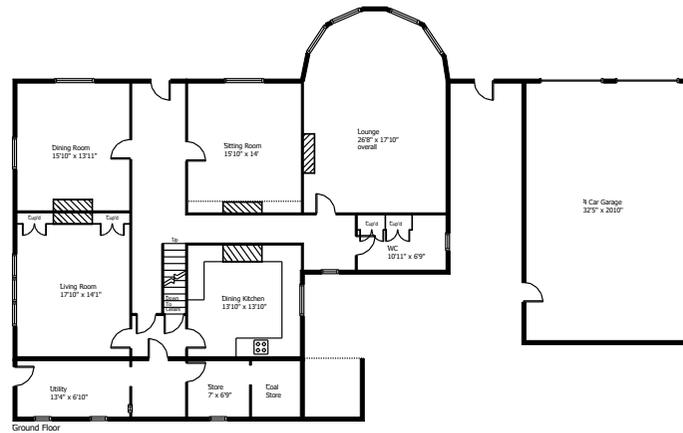
Location

Head out of Holmfirth on the A6024 Woodhead Road, to Holmbridge passing the Cricket Field and Church. Turn left onto Bank Lane, then bear right up the hill. Double back onto Dobb Top Road and the property will be found on the right hand side of the road.





Netherley House, 85 Dobb Top Road, Holmbridge



The floor plans for this property are provided as a guide only. They are not to be used as a basis for any contract. The measurements are approximate and should be taken as such. The floor plan is for information only. It does not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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Holmfirth
38 Huddersfield Road, Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

wmsykes.co.uk

Wm Sykes
& SON EST. 1866
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