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PRESTIGE

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# ROCKWOOD HOUSE

NEW ROAD ~ HOLMFIRTH ~ HD9 3XX

**£1,100,000**

An impressive and unique five bedroom detached family residence set behind large gates with spacious accommodation over three floors including a games room with a full sized snooker table all within good sized gardens and striking Holme Valley views. The family sized accommodation boasts a dining kitchen over thirty feet and lounge of almost twenty seven feet. Viewing is a must.

- Large individual 5 bedroom detached family home
- Impressive Holme Valley views to the rear
- 3 ensembles and 2 bathrooms
- Large games room with full size snooker table

- Dining kitchen and family room with 27' long lounge
- High specification property with good sized gardens
- Electric gates, security intercom, CCTV and more
- Tenure: Freehold; Energy rating 80 (Band C); Council tax band G

### About Rockwood House

Rockwood House is an exceptional and truly individual family residence located in the heart of the Holme Valley with impressive views to the rear, large tiered gardens and generous family accommodation. The house is finished to a high specification and is fitted with burglar alarm and CCTV.

The lounge alone is almost twenty-seven feet long and a dining kitchen of thirty feet with garden and far-reaching views beyond. Rockwood House sits behind electric gates and takes advantage of its location and gardens. The games room on the lower ground floor houses a full-sized snooker table, three of the five bedrooms have ensembles and there are a further two bathrooms and cloakroom WC.

At a little over three thousand six hundred square feet (excluding the double garage) this family home can only be truly appreciated by an internal inspection to fully appreciate not just the scale of the accommodation on offer but the location, gardens with established planting and high hedging, great views and the standard of the finish within.

### Accommodation

#### GROUND FLOOR

##### Entrance Hallway

The front door opens to the hallway with stairs rising to the first floor and descending to the lower ground floor. To either side of the front door there are glazed units.

##### Lounge 26'11" x 18'3" plus bay

This imposing and spacious room boasts a dual aspect courtesy of a front bay window and window to the rear offering far reaching views and a rear garden aspect. With front and rear windows, the room benefits from large degrees of natural light all highlighting this striking room. The lounge has a large stone fireplace with stone surround and raised hearth which is home to a living flame gas fire stove. Like all of the ground floor the lounge has under floor heating.





**Family Room** 17'1" x 13'9"  
 Open to the dining kitchen the room serves as an extension to the family space and sits down by one step with a timber floor, with underfloor heating and there is direct access from the hallway. This is great family space and with a front aspect window the key natural light is via the multiple windows and glazed French doors in the dining kitchen.



**Dining Kitchen** 30' x 12' 6"  
 Throughout the dining kitchen the floor is tiled and has underfloor heating.



**Dining Area**  
 In the dining area there is a side window and glazed French doors that enjoy the far-reaching view and access to the upper garden area. There are inset spotlights here as well.

**Kitchen**  
 The kitchen is clearly a high standard with long granite worktops and a granite topped central island. Lots of storage as well as NEFF integrated appliances including dishwasher, microwave, double oven, halogen hob with extractor hood over and an integrated coffee machine. The room is bathed in natural light courtesy of the twin windows offering Holme valley views. A great entertaining and family space.



**Utility** 8'9" x 8'6"

Located to the rear of the family room and giving access to the property's double garage the utility offers laundry space, plumbing for an automatic washing machine and external access to stairs leading down.



**Ground Floor WC**

From the entrance hallway the WC offers a low-level WC and basin. The floor is tiled and there is an extractor fan.

**Double Garage** 20' x 20'

With an electric up and over door the double garage has power and lighting. There is a boarded loft, accessed by a pull down ladder.

**LOWER GROUND FLOOR**

From the inner hallway a door opens to the games room and bar area, bedroom 5, bathroom and store/home office, all with underfloor heating.



**Games Room**

19'8" x 19'8"

A great space with lots of potential uses and currently houses a full-size snooker table (may be available by separate negotiation). With home cinema options and a further area with a bar and seating all benefiting from glazed French doors that give access and views to the lower garden area and paved patio with seating space options.



**Bedroom 5** 21'9" x 12'5"

Located on the lower ground floor this generous double bedroom is a great guest room or maybe teenager suite as the bathroom is just outside the bedroom door. The room has a window offering a side aspect to the lower gardens and there is a central heating radiator.



**Bathroom** 8'3" x 6'1"

The lower ground floor bathroom has a three-piece suite in white with a shower cubicle, low level WC and basin. There is an extractor fan, tiled floor and splashbacks and a heated towel style radiator.



**Store Room (Currently used as a home office)** 9' x 7'7"

This inner room is currently used as a home office but offers storage options.



**Bedroom 1** 20'2" x 14'4" overall max

Not just a room with a view but benefitting from its own balcony with Holme valley views and a superb aspect across the property's gardens and beyond. The room has glazed French doors to the balcony and windows to either side, there are built in wardrobes, drawers and dressing table and a central heating radiator. There is a spacious walk-in wardrobe/dressing room and access to the ensuite.

## FIRST FLOOR

### Landing

With doors off leading to the bedrooms and house bathroom. There is also access via pull down ladder to the half boarded loft.



**Bedroom 2** 13'7" x 13'6"  
 Located to the front of the property with windows giving a front garden and drive aspect the room has a central heating radiator and benefits from a walk-in wardrobe/dressing area and its own ensuite.



**En-suite** 7'10" x 6'8"  
 With a three-piece suite in white with a separate shower area, WC and basin. The room has inset spotlights, obscure glazed window and a towel rail style radiator.



**En-suite** 14'4" x 6'5"  
 With a large part glazed walk-in shower the ensuite has a low-level WC and twin heart shaped sinks upon a vanity unit with storage beneath. There is an obscure glazed window, extractor fan, tiled floor and walls and a towel rail style radiator.



**Bedroom 3** 13' x 13' plus door recess  
 Like all rooms to the rear of the property this bedroom has great views courtesy of the window, a central heating radiator and access to its own ensuite.



En-suite 9'4" x 4'10"

With a three-piece suite in white with a separate shower area, WC and basin. The room has inset spotlights, obscure glazed window and a towel rail style radiator.



Bedroom 4



Bedroom 4 15'4" x 9'5"  
(including wardrobes)

Again, enjoying far reaching views this bedroom also has built in wardrobes and a central heating radiator.



**House Bathroom** 13'7" x 12' overall max  
An impressive and spacious family bathroom with a four-piece suite in white with a free-standing bath, shower, WC and basin. Heated towel rail style radiator and an obscure glazed window.

## OUTSIDE



**Front Garden & Drive**  
Rockwood House site behind a large electric gate which adds privacy and security to the good-sized tarmac drive with parking for a number of vehicles and access to the property's double garage. There is a side personnel gate and an intercom entry system for visitors. To the front there are established hedges and planting, a small lawned area and a side gate to the garden.



## Gardens

The gardens are extensive and set over varying levels.

At the top and roadside of the side garden is a small fenced off area with a greenhouse and shed and previously used for planting and pets. From here the lawn slopes down the mid-level where there is a paved patio outside the games room area offering views, seating and garden aspects.

Accessed from the French doors from the dining kitchen the upper-level garden has a large paved patio area, lawns, summer house and railings. This is a key family area directly off the living space and enjoys far reaching views and a high degree of privacy like much of the garden.

At mid-level the lawn continues from the patio outside the games room and there is an arbour set within established planting.

Timber and slate deep steps run from the upper-level garden all the way down to the lower level along side the hedging.

At the lower level the lawn continues and there is a corner pergola seating area and the current owners used this garden area for football and golf chipping practice and it used to be home for goal posts. There are rocks with planting to one side and further established planting.





#### Plan

Please note the plan is for identification purposes only.



#### Additional information

The property is Freehold. Energy rating 80 (Band C), Council tax band G.

Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available, and mobile coverage is predicted to be good with some providers.

#### Viewing

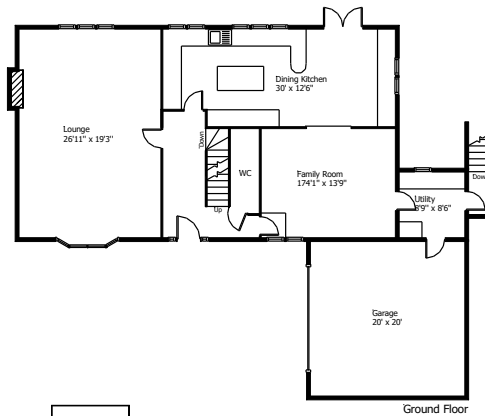
By appointment with Wm Sykes & Son.

#### Location

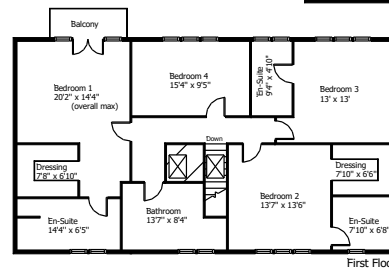
Leaving Holmfirth centre on the Huddersfield Road for approximately half a mile and take the left turning up New Road towards Netherthong. Follow the road up and approximately half way up Rockwood Hosue can be found on the right.



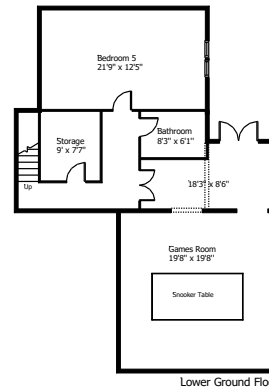
Rockwood House, Holmfirth



Ground Floor



First Floor



Lower Ground Floor

This floor plan is for illustrative purposes only and may not be to scale.  
 The dimensions are intended to provide a guide only. All measurements and features are approximate and may vary without notice.  
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 Wm Sykes & Son Ltd. 100, The Arcade, Huddersfield, West Yorkshire, HD1 1TA

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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  
**P R E S T I G E**