



SMITHFIELD
& HOUSE

Wm Sykes
& SON EST. 1866
P R E S T I G E
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SMITHFIELD HOUSE

SCHOLES MOOR ROAD ~ Scholes ~ HOLMFIRTH ~ HD9 1RU

OFFERS REGION
£550,000

This substantial stone built detached farmhouse and converted barn enjoys a pleasant rural location between the villages of Scholes and Hade Edge, with superb views to the front. It offers spacious and flexible living accommodation currently with 4 bedrooms and a large upstairs lounge but offers further scope to redesign if required.

- Farmhouse and converted barn
- Stunning rural location with views
- Superb entrance hall and staircase
- 4 bedrooms and 3 reception rooms
- Flexibility to redesign the layout
- Attached double garage and driveway
- Gardens to front and rear
- Tenure: Freehold; Energy rating TBC; Council tax band E

About Smithfield House

Smithfield House is the original farmhouse and barn to the adjacent Smithfield Farm – and is of traditional stone built construction with a double garage attached to the rear. We understand that conversion works into the barn were carried out approximately 40 years ago and our clients have carried out a scheme of updating since they purchased the property in 2019. There is still scope for further updating which is reflected in our asking price.

The main entrance to the property is via the original arched barn doorway. This leads into a spacious hallway with a broad wooden staircase leading to the first floor. On the ground floor you will find a good sized living room, breakfast kitchen, garden room and conservatory. There is also a downstairs double bedroom with a modern bathroom next door, making the property ideal for purchasers who have a dependent relative.

Upstairs you will find a large living room which is open to the top of the stairs with glazed balustrade surround overlooking the hall. This room features arched windows to the front enjoying the views and a log burning stove. There are 3 further bedrooms on this floor and a house bathroom.

It benefits from uPVC double glazing and oil fired central heating and attractive fixtures and fittings. We do anticipate that the next owner will look to carry out further updating to the kitchen and house bathroom to match the same standard of the rest of the property.

Externally, there are garden areas to the front and rear of the house with a block paved driveway to the lower side of the building. A double garage is attached to the rear and has access over the driveway to the neighbouring farm buildings.





Accommodation:

GROUND FLOOR



Entrance Hall 19'2" x 8'10"
 A spacious entrance hall with door set within the glazed arched barn opening, impressive wooden staircase to the first floor, exposed stonework to one wall and central heating radiator. There are doors from here to the lounge, downstairs bedroom, bathroom and garage.



Dining Kitchen 19'2" x 9'
 Fitted with a good range of base units and wall cupboards with laminated worksurfaces, stainless steel sink with mixer tap, integrated double oven, electric hob with extractor over, plumbing for dishwasher, window to the rear and central heating radiator.



Lounge 19'2" x 15'9"
 With windows to the front elevation enjoying the views, feature stone fireplace with multifuel stove and central heating radiator. Doors lead to the kitchen and conservatory.



Conservatory 2'10" x 12'2" overall
 Of uPVC construction with windows overlooking the rear garden and door to the garden.

Garden Room 13'10" x 7'8"
 Featuring a bank of windows to the front enjoying the views and side entrance door to the garden.



Bedroom 4 13'11" x 12'11"

A flexible room suitable for a variety of uses – currently a space to work from home but is also an ideal room for buyers who need a room for a dependant relative or guest room. It features 3 arched windows to the front enjoying the views and a central heating radiator.



Bathroom 9'3" x 4'9"

With modern three piece suite in white comprising low flush wc, vanity washbasin and bath with shower over, fully tiled walls, tiled floor, inset spotlights to the ceiling and heated towel rail.



Garage 19' x 17'10"

A double garage which is attached to the rear of the house with remote controlled sectional shutter door to the side of the building, electric light and power supply.

FIRST FLOOR



Living Room

19'2" x 13'2"

Stairs lead up to an open landing area and into the upstairs living room which features a glazed balustrade around the stairs with wooden railing. There is a porthole window above the stairs and 3 arched windows to the front enjoying the views, and a log burning stove in the corner of the room.



Landing

With window to the rear, built in storage cupboards, central heating radiator and doors to the bedroom and bathroom.





Bedroom 1 14'8" x 10'
A double bedroom with a bank of windows to the front enjoying the views, built in wardrobes and drawers, central heating radiator.



Bedroom 2 10'5" x 7'6"
With windows to the front enjoying the views, fitted wardrobes and central heating radiator.



Bedroom 3 10'2" x 6'
With window to the rear, recessed wardrobe and central heating radiator.



Bathroom 8'11" x 8'11"
A large house bathroom with 4 piece suite comprising low flush wc, vanity washbasin, bath and shower enclosure, tiled walls and obscure glazed window to the side.



OUTSIDE

There is a block paved double width driveway to the side of the house and lawned garden areas to the front and rear of the building.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band E.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

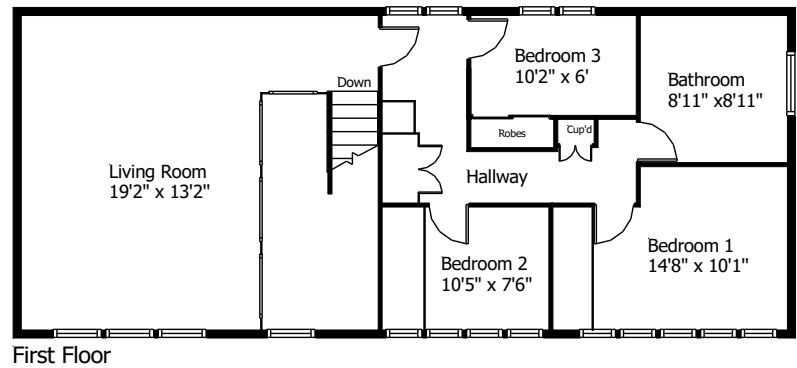
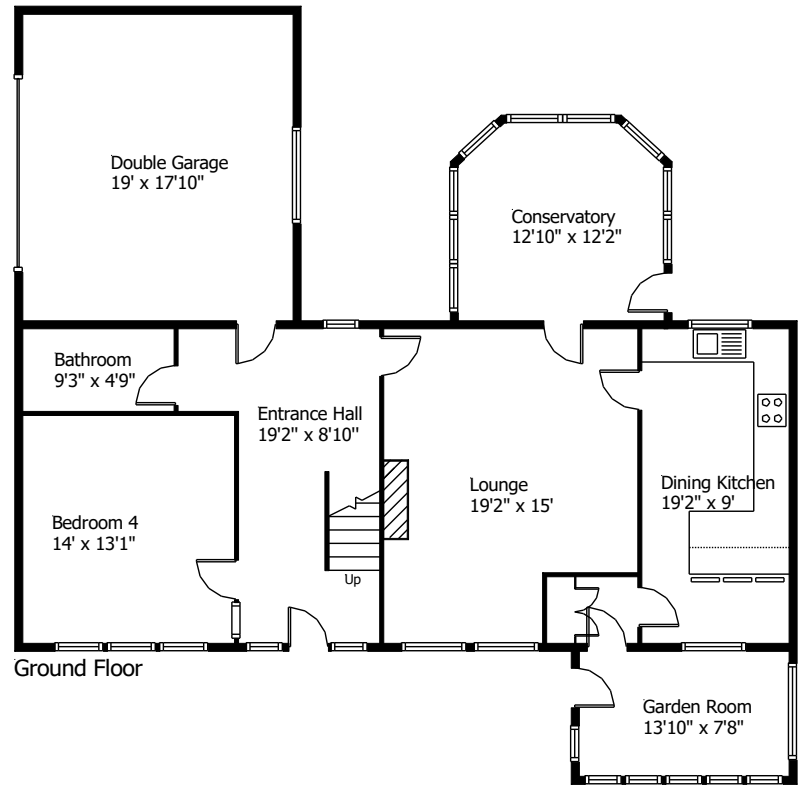
Location

Leave Holmfirth on Dunford Road (B6106) and continue for approximately 1 mile before turning left onto Cross Heights Lane and up into Scholes. Continue onto Cross Lane then turn left onto Scholes Moor Road. Leave the village and the property will be found on the right hand side after approximately half a mile.





Smithfield House, Scholes Moor Road, Scholes



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