



## 18 Wildspur Grove, New Mill

Wildspur Grove is a stunning mill conversion set within picturesque woodland, riverside grounds and an incredible valley location. On offer here is a spacious four-bedroom penthouse apartment in this former mill which boasts exposed beams and trusses, high level ceilings and impressive views to both aspects. The standard of the accommodation can only be fully appreciated by viewing with four double bedrooms, en-suite, house bathroom, a living room that is almost twenty-six feet by twenty-one feet, a hallway that is almost forty feet long and much more. This penthouse has lift access, a large garage and parking near the entrance doorway. All fitted throughout to a high standard and is sure to impress. Offered for sale with no upper chain.

### Holmfirth

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### Slaithwaite

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## Communal Entrance

Being on the fourth floor, there is a central stairwell which has heating at various points and access to neighbouring apartments. There is a lift which gives access to all floors. Apartment 18 has an intercom entry system accessed via the front door for visitors.

## Entrance Hallway

This L-shaped and particularly long spacious hallway gives a striking first impression to this penthouse apartment. There are an array of exposed beams and two central heating radiators and doors lead off. At entry there is a double-glazed window giving views to the properties front.



## Breakfast Kitchen

17' 8" x 8' 9"

Finished to a particularly high standard with units to the high and low level. The breakfast kitchen has a gas hob with filtration hood over, there is a double oven unit which is also a microwave, integral dishwasher and fridge freezer. Here there is a breakfast bar area, quartz worktops, exposed beams for the ceiling and twin aspect windows giving striking valley views. The room has a central heating radiator, a tiled floor and a ceramic bowl sink unit with mixer tap and a waste disposal.



### Living Room

25' 8" x 21'

This incredible sized living space is large enough to offer ample living space as well as dining space. There are exposed beams, timber and trusses to the ceiling and walls and a triple aspect with windows to the front rear and side. Here there is a large opening window that can give external access to a small standing area with steps down leading to the footpath below. The living space has two central heating radiators and the most incredible outlook.





## Bedroom 1

**16' x 10' 8" max**

This good-sized double bedroom is open to the roof height with an array of exposed beams, central heating radiator and twin double glazed windows giving views to the properties rear of surrounding woodland, river and gardens.



## Bedroom 2

**15' 9" x 10' 6" max**

This double bedroom has twin aspect windows giving views similar to that of bedroom one and there is an array of built-in wardrobes. Again, there are exposed timbers and beams and a central heating radiator.



## En-suite

**9' 10" x 3' 3"**

Comprising of a three-piece suite in white including a vanity hand wash basin, concealed flush WC and separate shower cubicle, which is fitted with an electric shower. Here there is an extractor fan. The room in the main is tiled to ceiling height and has a tiled floor and again there is an exposed beam.



## Bathroom

**10' 8" x 8' 1" max**

Accessed from bedroom two and from the main hallway in a Jack and Jill style. The house bathroom comprises of a three-piece suite in white including a concealed flush WC vanity, hand wash basin with storage beneath and further storage to the side of the WC and a good-sized separate shower cubicle. Here there is an extractor fan, obscure double-glazed window with central heating radiator under, further towel rail style radiator. The room is tiled to ceiling height and has a tiled floor.





### Bedroom 3 15' 9" x 8' 9"

This double bedroom has a central heating radiator, a twin aspect courtesy of two double-glazed windows offering views and exposed beams and timbers to ceiling.



### Bedroom 4 10' 6" x 9' 1"

The smallest of the bedrooms but still a double room with striking views similar to that of bedroom one and two, and there is a central heating radiator.



### Garage & Parking 31' x 10' (garage)

The tandem double garage has twin opening doors, is exceptionally long and there is a dedicated parking space belonging to the apartment located directly in front of the garage doors.



### Outside Front





Outside



Tenure

The property is leasehold and held on a term of 999 years from December 1989. The current monthly maintenance charge is £228.97 which includes buildings insurance, lighting of common areas and lift and grounds maintenance.

Additional information

Energy rating 67 (Band D). Council tax band D. Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

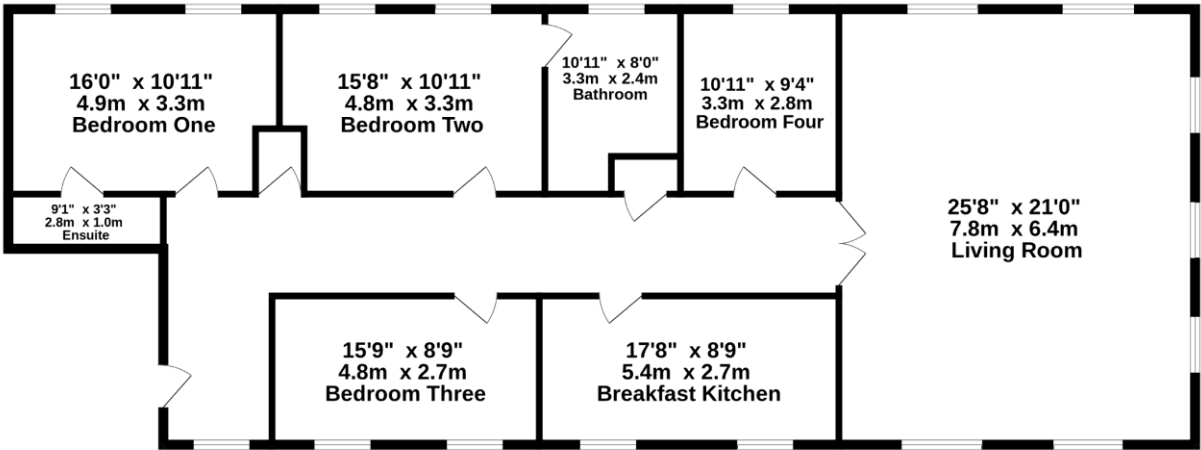
Viewing

By appointment with Wm Sykes & Son.

Directions

From Holmfirth and heading towards the New Mill centre - with the CO-OP food store on your left, bear right along the Sheffield Road for approximately three quarters of a mile passing the Wildspur Mills compex on the right. With Butterley Lane on your left, turn right down **Wildspur Grove**. As you proceed down the drive there is resident and visitor parking on the left and on the right. No. 18 is located in the large mill conversion block ahead and to the right. The communal access door is to the right and there is a buzzer intercom entry system for the apartment which is located on the top floor (4th). A lift is located within the entrance and services all floors.

PENTHOUSE  
1688 sq.ft. (156.8 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

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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