



Ashfield  
New Mill Road | Holmfirth | West Yorkshire | HD9 7SQ

FINE & COUNTRY

# ASHFIELD



*A stunning home set within ¼ of an acre grounds, enjoying south facing gardens to the rear and stunning cross valley view to the front. Offering four bedrooms, an exceptional garden room extension opening on to a decked terrace, whilst benefitting from a detached double garage and a summer house/home office.*



The property is positioned on the outskirts of open countryside, commanding breathtaking cross-valley views, is presented to an exceptional standard throughout, the ground floor incorporating a lounge, sitting room and garden room in addition to the kitchen and W.C. To the first floor there are four bedrooms and two bathrooms.

The property is positioned within close proximity of Holmfirth, is well served by an abundance of local services including highly regarded schools, provides access to both bus and train services and is positioned central to surrounding commercial centres.

# KEY FEATURES

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The accommodation comprises:

## Ground Floor

A solid entrance door opens to the reception hall which has a coloured Mosaic tiled floor, a traditionally styled radiator and a staircase to the first-floor level.

The lounge is positioned to the front aspect of the home with Sash style windows commanding stunning cross-valley views. Retained original features include skirting boards and picture rails, whilst having coving to the ceiling and an engineered Herringbone styled Oak floor. An original fireplace has a tiled inset and a stone hearth which is home to a Living Flame gas fire.

An inner hallway gains access to the cellar.

The breakfast kitchen enjoys a double aspect position, the front window commanding stunning cross-valley views. There are exposed floorboards and a range of kitchen furniture, with work surfaces which incorporate a Stainless-steel double bowl sink unit with a drainer and a mixer tap over. A complement of appliances includes a Leisure Stove which consists of a double oven and grill, with a five-ring burner and hotplate, which is set back into an original chimney breast with a tiled backdrop and a concealed extraction unit. There is space for a fridge freezer and plumbing for an automatic washing machine.

The rear porch has a door to the side aspect and gains access to a cloakroom, which is presented with a two-piece suite finished in white.

The family room is open plan to a dining room which offers exceptionally spacious and versatile accommodation. The room is flooded with natural light, whilst sliding doors to the rear aspect open directly onto a decked terrace inviting the outdoors inside. This room has a Herringbone styled Oak floor, windows to the expanse of two walls and alcove shelving to one wall with concealed LED lighting.

















# KEY FEATURES

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## First Floor

A central landing gains access to the loft space.

The principal bedroom suite enjoys a front facing position, has a window commanding stunning views over adjoining countryside capturing Castle Hill in the distance. A spacious double bedroom with En-suite facilities presented with a three-piece suite incorporating a step-in shower, a pedestal wash hand basin and a low flush W.C.

There is an additional bedroom to the front aspect of the home, once again enjoying stunning cross-valley views. To the rear aspect there are two double bedrooms each commanding a pleasant outlook over the garden.

The family bathroom is presented with a low flush W.C. a pedestal wash hand basin and a bath with a shower attachment over. The room benefits from Travertine tiling to both the walls and floor and has a frosted window to the rear aspect.















# KEY FEATURES

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## Externally

To the front elevation of the property a Tarmac driveway provides off road parking and extends to the side aspect gaining access to the garage. There is a principally lawned garden set within a hedged boundary, with a tiered rockery and a stone staircase to the front door. To the rear of the property is a privately enclosed and generously proportioned garden which enjoys a South facing aspect. A generous decked seating terrace overlooks a pond before stepping up to a generous lawned garden, which has a Pergola covering a flagged terrace. The gardens are wrapped within an established hedge and shrubbed border. A spoke garden room lends itself to a variety of uses including leisure or a gym and is currently used as a home office suite.

A detached double garage is constructed in stone, has power, lighting, an electric charging point and an up and over entrance door and a personal door to the side aspect. There is an additional storage shed to the rear of the garage.

## Garden Room / Home Office

A purpose-built home office or garden room with power, lighting and Bi-folding doors opening on to a flagged terrace with windows to the side aspect overlooking the garden.







# LOCAL AREA

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A charming village located in the Holme Valley; on the outskirts of Holmfirth, positioned central to Denby Dale, Holmfirth and Honley, only five miles from The Peak District National Park boasting a wonderful community spirit, the village surrounded by glorious open countryside.

There are a small number of shops in the centre of the village, access to highly regarded schools, traditional pubs, well thought of restaurants and a choice of train stations. Scenic walks are immediately accessible and include The Farnley Full Monty which takes you on a leisurely stroll around the top of Farnley Estates. If you're feeling energetic, you can always take on the Castle Hill Challenge.



Holmfirth is one of West Yorkshires most famous market towns; located in the Holme Valley; perhaps best famed for its 'Last of the Summer Wine' scenery. This popular 13th Century town boasts a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmer's market alongside traditional pubs, bars and restaurants as well as it's very own Vineyard / restaurant, leisure centre and Picturedrome. In short, a delightful peaceful position where the 'hustle and bustle' of everyday life is also easily accessible.



# INFORMATION

## Additional Information

A Freehold property with mains gas, water, electricity and drainage. Fixtures and fittings by separate negotiation.

Council Tax Band - F.

## Directions

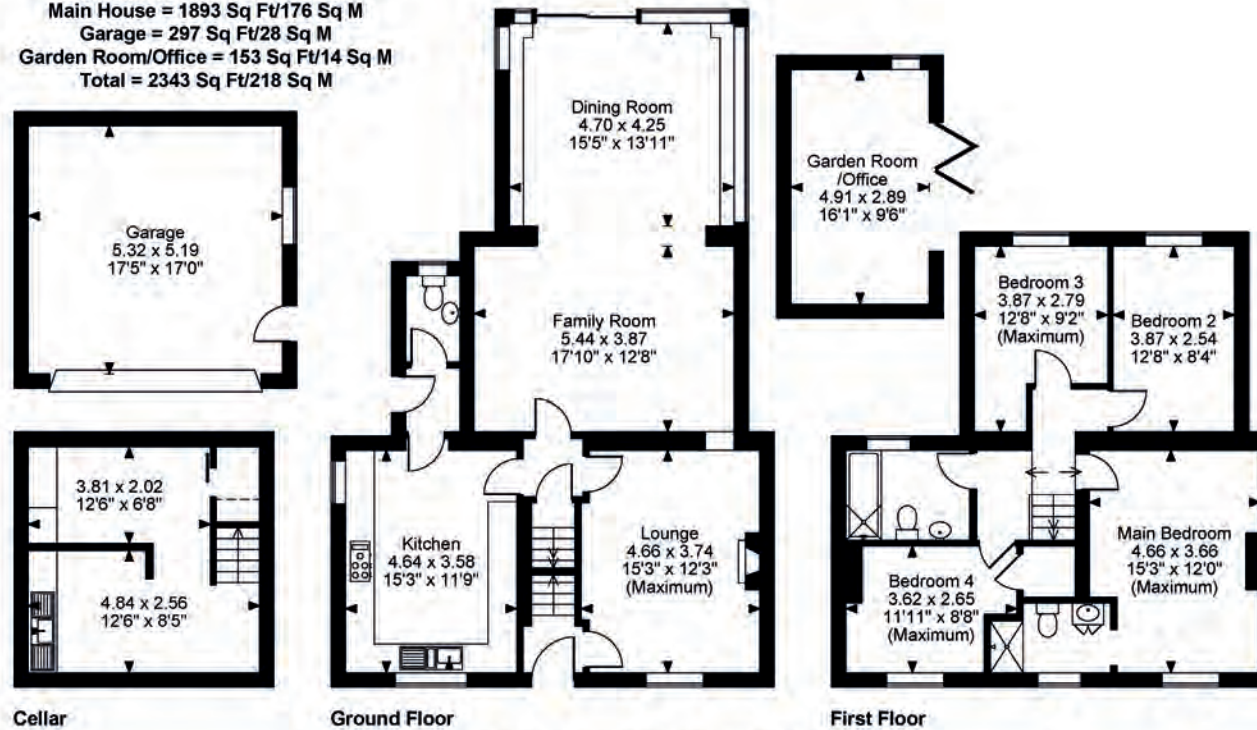
From the centre of Holmfirth on Towngate continue onto Station Road which becomes New Mill Road. The property will be found directly opposite the school playing field.



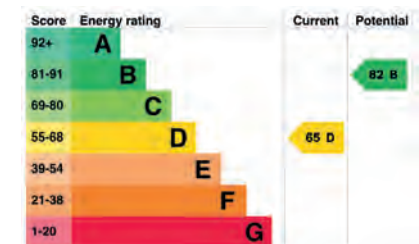
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**Ashfield New Mill Road, Holmfirth**  
**Approximate Gross Internal Area**  
**Main House = 1893 Sq Ft/176 Sq M**  
**Garage = 297 Sq Ft/28 Sq M**  
**Garden Room/Office = 153 Sq Ft/14 Sq M**  
**Total = 2343 Sq Ft/218 Sq M**



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 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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