



Sands Farm  
Moor Lane | Netherthong | Holmfirth | West Yorkshire | HD9 3UP

FINE & COUNTRY









# STEP INSIDE

## Sands Farm

Welcome to Sands Farm and prepare to be amazed by stunning open countryside views within a semi-rural location on the outskirts of Holmfirth, West Yorkshire. Approached down a long private driveway and wrapped around open fields, this lovely 5-bedroom grade II listed farmhouse with attached barn conversion sits within a 7.25 acre plot which includes a generous sized enclosed garden, triple garage with ample driveway parking and a large 2,303 sq ft agricultural barn.

### INSIDE

Entering the property into the entrance lobby, there are stone flags to the floor and traditional timber doors providing access into the utility room/boot room and ground floor WC. The utility/boot room has fitted base and wall units with work surface and sink with drainer, plumbing for a washing machine and space for a tumble dryer.

The open plan living dining kitchen offers an inviting 'hub' to the house. The floor is laid with stone flags and has eye-catching timber beams on display. There are windows to three sides which provide an outlook over the gardens, land and views beyond, and there is a part glazed stable style door that leads out to the gardens to the rear. To the kitchen there are quality modern shaker style base and wall units which are neutral in colour and complement the granite work surfaces. There is an inset Belfast sink with mixer tap over and plumbing for a dishwasher. Central to the kitchen and providing a focal point, there is an Electric AGA which has two ovens and two hot plates, and there is a separate integrated oven. The dining area offers a generous amount of space to accommodate a family sized dining table, and there is a stone fireplace which houses an oil-fired stove style fire. The attractive mullion windows overlook the garden and have window seating beneath. From the kitchen there is access to the pantry and down into the cellar. From the dining kitchen there is an open archway that leads into the lounge. This generous room offers character and charm with lovely views over the garden to the rear. The lounge features a beautiful stone chimney breast reaching up to the full height of the ceiling and houses a solid fuel burning cast iron stove. The original, over-sized, fully restored mistle door is a reminder of the history the property holds and is set within a stone archway that leads into the family room. The family room offers a wonderful space for use as a TV snug and music room. The levels are split into two sections, the upper level having library style bookshelving and exposed timber flooring which complements the exposed stone feature wall. This area creates a perfect space for use

as a TV snug and has arched windows providing further character. The lower level, again with bespoke book shelving, has a built-in bar and could be used as a music room or home office. The room has an angled and exposed beamed ceiling and enjoys views through picture windows to the front of the property and beyond. From the main lounge there is an open staircase that leads to the first floor.

The first-floor landing has a minstrel style gallery that invites you to look into the family room and offers an area of interest. The landing leads onto the master bedroom, bedrooms 2 and 3, and the house bathroom. A doorway from the landing leads to a further enclosed lobby area with mullion windows to the rear of the property and stairs leading to the second-floor landing, bedrooms 4 with ensuite shower room and bedroom 5.

The master bedroom is of generous proportions and enjoys an outlook over the rear gardens. The beams and exposed timbers to the angled ceiling and the upper section of the barn arch are a reminder of the original history of the building. The en-suite shower room has a '4-piece' suite which comprises a sunken double-ended bath, separate shower cubicle, WC and sink, with feature beamed ceiling.

There are two further double bedrooms located on the first floor, both with feature mullion windows, an outlook over the rear garden and a family bathroom. The family bathroom comprises a '4-piece' suite including a bath, separate shower cubicle, WC and hand wash basin, with part tiled walls, beams to the ceiling and windows with lovely views. With access via an enclosed lobby from the landing there are a further 2 double bedrooms. Bedroom 4 offers an outlook to both the front and rear aspect with timber window seating beneath and high angled and exposed beamed ceiling feature. There is an en-suite shower room which comprises a step-in shower cubicle, WC and hand wash basin. Bedroom 5 is simply stunning, and some would argue has the best views of the open countryside, with windows to three sides of the property and an outlook towards the village of Netherthong. Again, featuring the high angled ceiling with exposed timber beams.































# STEP OUTSIDE

## Sands Farm

### OUTSIDE

Sands Farm is sure to please those seeking a rural lifestyle property. Standing within a 7.25 acre plot, there is a long gated driveway leading down from Moor Lane, additionally providing further access to the adjoining fields and barn. The farm can only be described as a beautiful location, surrounded by open fields and mature trees, enhancing the privacy further. There are gardens to both the front and rear of the property. The enclosed rear landscaped garden is surrounded with mature trees and hedges, and well stocked colourful borders. There is a summerhouse and ornamental wildlife pond within a lawned garden. At a lower level there is a generous sized split level paved patio creating an ideal area for summer dining and entertaining, all of which enjoy a southerly aspect. To the front of the property the attractive landscaped garden provides an excellent first impression and offers ample driveway parking which leads to the garage, barn and gated access into the rear garden.

### Garage and parking

There is a detached triple garage block which comprises a double car garage with automated up and over doors. There is a single garage which is ideal for storage and houses the central heating boiler, this again has an automated up and over garage door and a side access pedestrian door.

### Agricultural barn

This detached modern style agricultural barn measures 2,303 sq. ft., has timber sliding doors, a workshop and a stable, all of which have concrete flooring. Much flexibility exists at Sands Farm, whether this be for equestrian, agricultural or any other interests which could make use of this large adaptable space. The barn was originally built for the housing of cattle, there is a good amount of land adjoining the barn providing useful yard space and there is a concreted forecourt area before it. The two large fields are of high quality, being gently sloping and with well-established boundaries and all are accessed internally. The driveway and the field have a public footpath over part of them and there is a lovely walk from here up and down the valley and into the local woods with Honley village being a short walk over the hillside.

### ADDITIONAL INFORMATION

The property is grade II listed, it is freehold and is a council tax band C. It has a renewable energy central heating and hot water system which includes a very high specification and easily controllable multi fuel accumulator system. This includes the potential use of air source heating (currently not in service but offers the potential to reconnect), oil and solar panels. All of these three elements add energy to the accumulator tank which provides central heating and hot water to the property. The property is also serviced with a Septic Tank, Mains Electricity and a Water Meter. There is a public footpath down the driveway and through the field. The gates to the driveway parking are manual and not powered by electricity however there is an electricity supply that runs along the driveway that can be accessed to automate the gates.

### Directions

The property is located within a triangle between the villages of Holmfirth (approx. 1.5 miles) Honley (approx. 2 miles) and Meltham (approx. 2.3 miles)

From the centre of Holmfirth take Huddersfield Road (A6024). At the Lidl supermarket turn left up New Road (B6107) and through the village of Netherthong. At All Saints Church follow the road round to the left onto West End, which then turns into Moor Lane where the property can be found on the right hand side.





Council Tax Band: C

Tenure: Freehold

OIEO £1,600,000

### Sands Farm Moor Lane, Netherthong, Holmfirth

Approximate Gross Internal Area

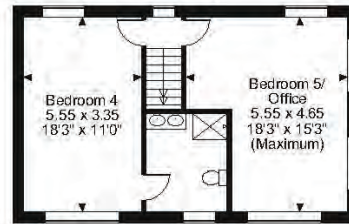
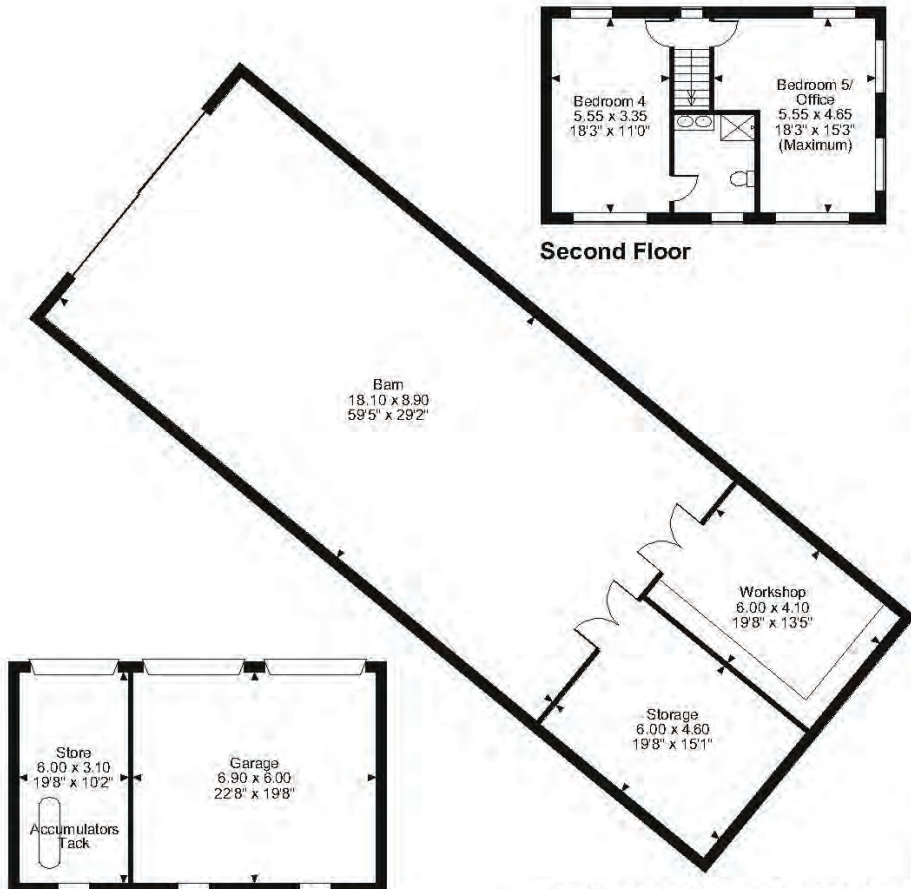
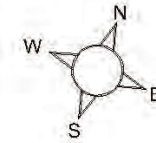
Main House = 3422 Sq Ft/318 Sq M

Garage = 654 Sq Ft/61 Sq M

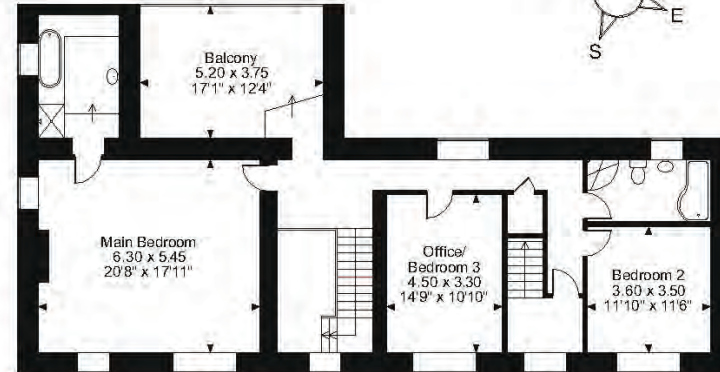
Outbuilding = 2303 Sq Ft/214 Sq M

Balcony external area = 210 Sq Ft/20 Sq M

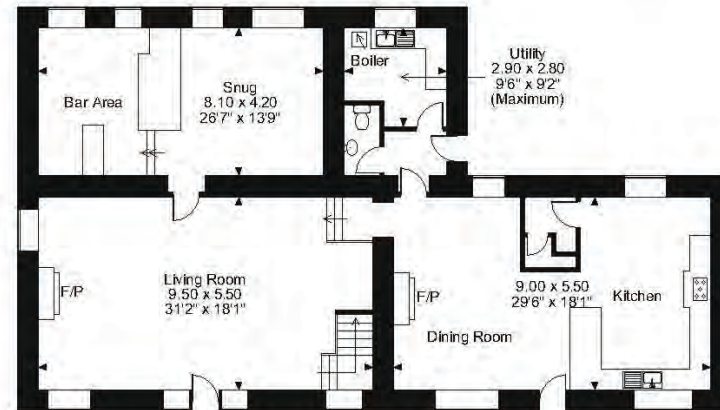
Total = 6379 Sq Ft/593 Sq M



Second Floor



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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