



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Sunnybank, Bank Street
Jackson Bridge, Holmfirth



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Offers Over £450,000

LOCATED IN A STUNNING SETTING IS SUNNYBANK, A DETACHED STONE BUILT PERIOD PROPERTY IN APPROXIMATELY 2/3 ACRE OF LAND WITH A SELF CONTAINED ANNEXE. HAVING CHARMING VIEWS OVER THE WOODED VALLEY BELOW OVERLOOKING THE BABBLING BROOK WHICH CREATES A RELAXING ENVIRONMENT TO THE PRIVATE AND SECURE REAR GARDENS.

Having 2343 square feet of internal space which includes five bedrooms, four bathrooms, 3 reception rooms, study/gym in addition to a workshop below the property with power, heating and a WC. The self contained annexe is to the lower ground floor and comprises living/kitchen area open plan to double bedroom and its own ensuite shower room which benefits from its own external entrance and would make an ideal lucrative holiday let.

To the rear and side of the property the house has extensive grounds with a most appealing large alfresco dining terrace and a further decked seating area below closer to the charming stream in addition to a stilted, raised summer house.



The property has an array of characterful features including stone inglenook fireplaces with cast iron stoves, stone lintels, exposed beams and a quaint oak kitchen with granite worksurfaces, a traditional cooking range and butlers style sink. The kitchen is open plan to the dining and seating area and also has a well equipped utility and walk in pantry. A large elegant sitting room has a striking fireplace and views to the rear. A spiral staircase leads down to the cosy snug with patio doors to the terrace and stone vaulted study/gym, wet room shower and gives internal access with lockable door to the aforementioned annexe. To the first floor there is a magnificent master bedroom with open ceiling and Juliet balcony overlooking the woodland and steam, dressing room and luxury ensuite shower room with body spa jets. Three further bedrooms including the quaint attic bedroom are served by the stylish house bathroom with claw foot slipper bath having spa jet function.

The location is enviable on the outskirts of the fashionable Holmfirth with stunning local country walks, highly regarded local schooling and good commuter access for Leeds, Sheffield and Manchester.

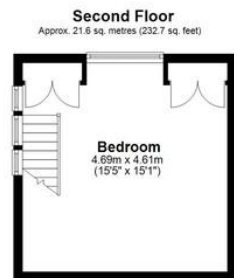
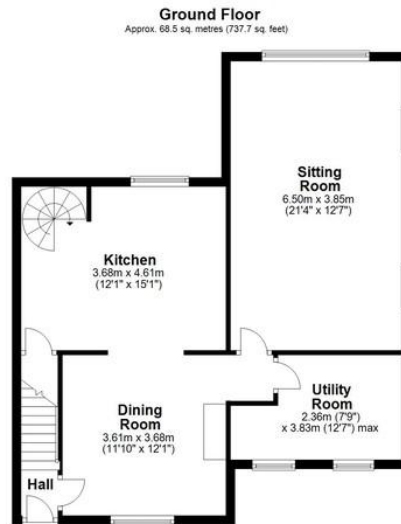
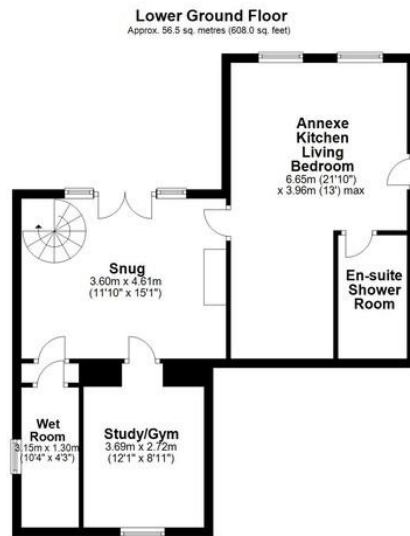
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AGENT NOTES

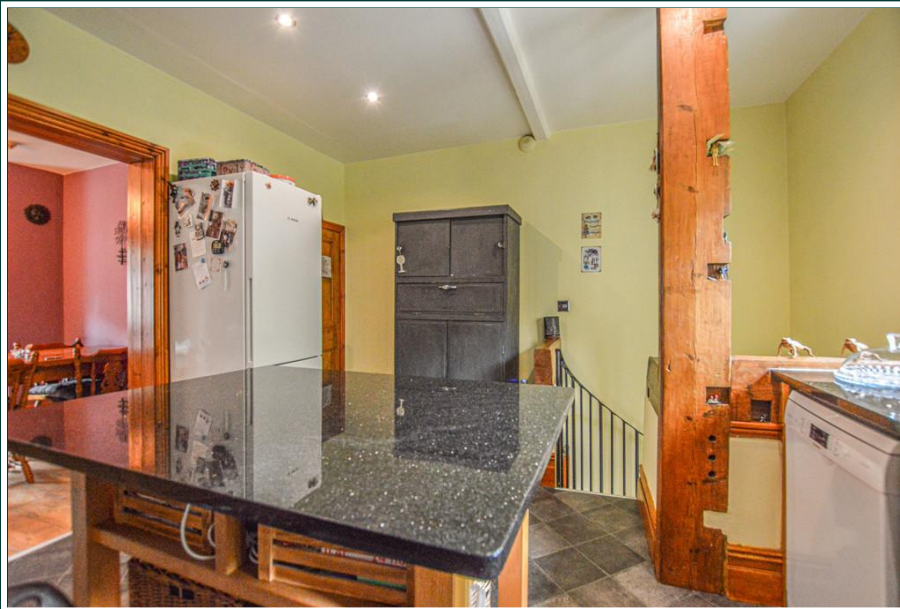
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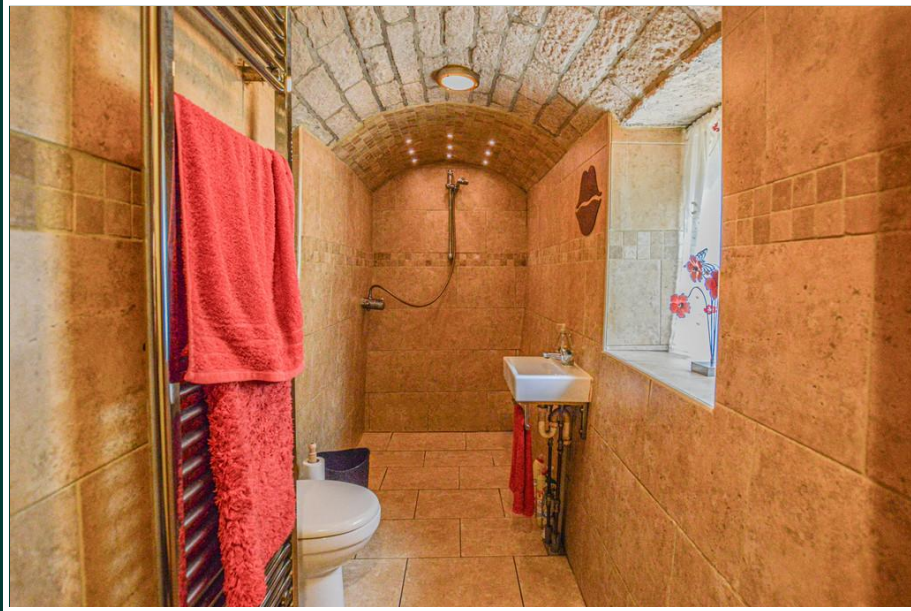


Total area: approx. 217.6 sq. metres (2342.6 sq. feet)





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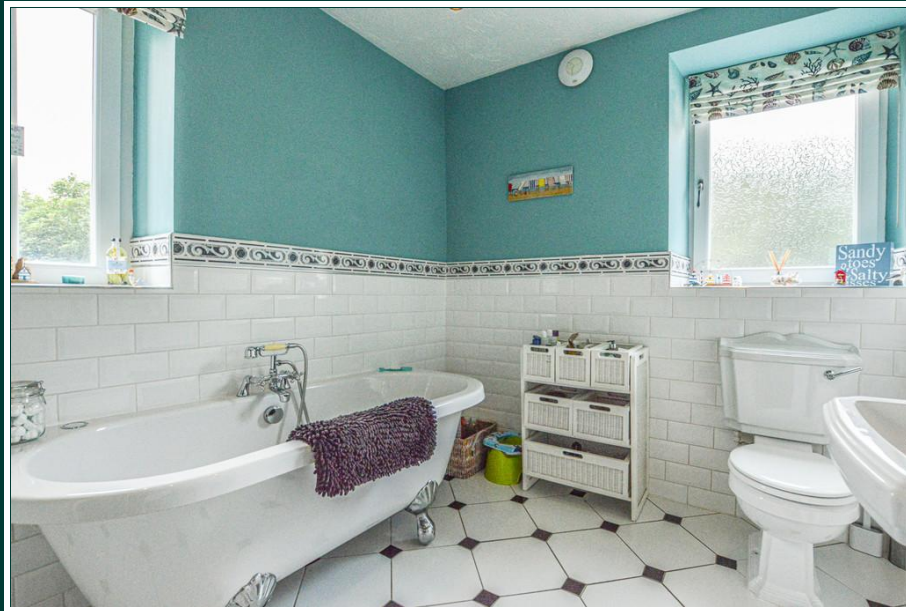
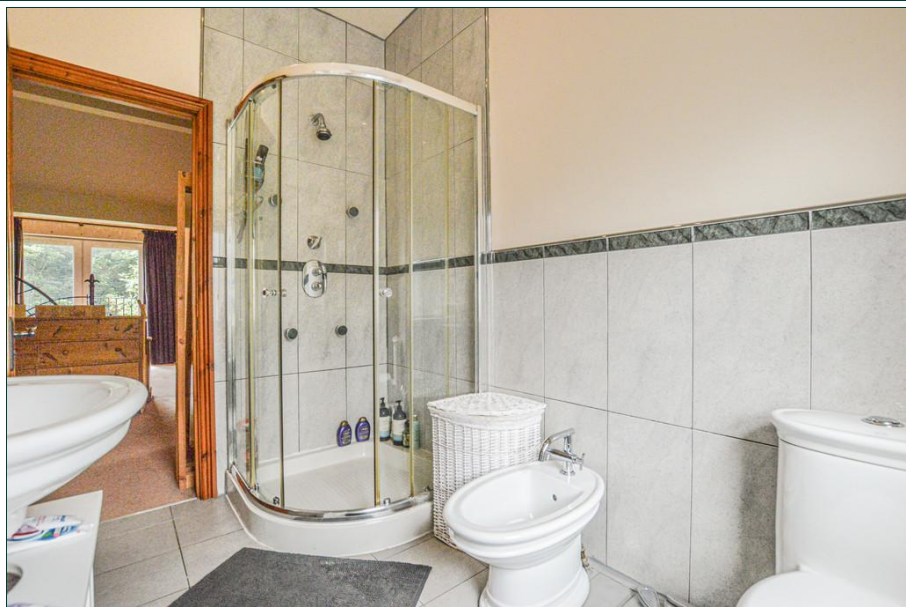


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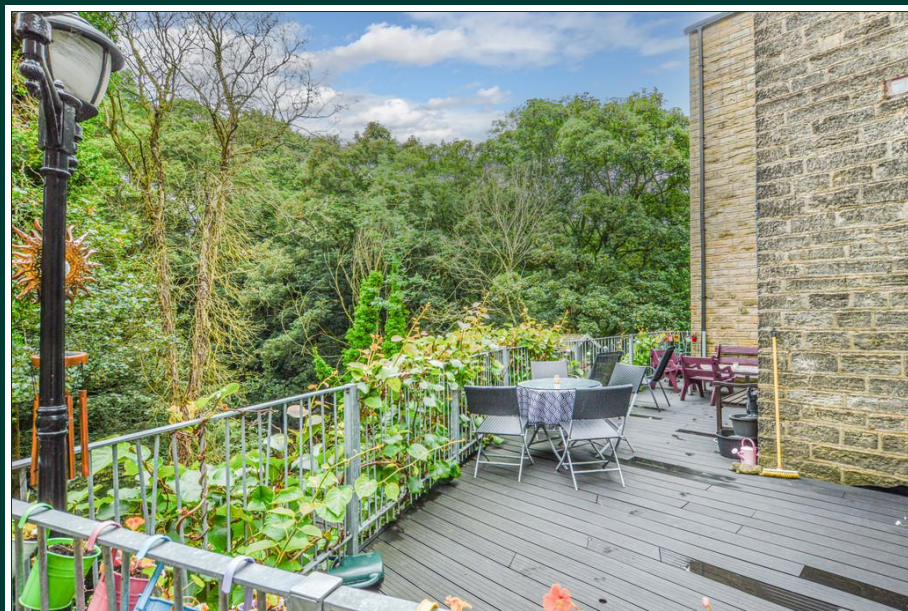




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