



Hart Holes, 53 Greenfield Road, Holmfirth

Offered for sale by auction in 2 lots. This is a unique opportunity to purchase a characterful detached cottage which has in the past been used as an artist's studio and family home. It enjoys delightful views over its own land (approx 2.69 acres) and down the valley. The property offers great opportunity to operate a business from home or convert into a 4 bedroom dwelling. Also offered for sale as a separate lot is a small stone built barn with planning permission in place to convert to a 2 bedroom dwelling which also comes complete with its own paddock of land (approx 1.12 acres).



Hart Holes, 53 Greenfield Road, Holmfirth, HD9 3XQ

A traditional stone built detached cottage occupying a stunning location with views down the valley, complete with approximately 2.69 acres of land. The property has enjoyed combined use as a family home and artist's studio for many years and now offers the potential for a new owner to either operate a business from home or redesign the accommodation into a more traditional 4 bedroom home. It currently comprises: entrance porch, hall, lounge, dining kitchen, bedroom and shower room on the lower floor with an open landing, 2 large studios and a bathroom on the upper floor. There is a parking area to the side of the house with a terraced sitting area at the front enjoying the views. To the other side of the house is a garden area and land amounting to approximately 2.69 acres sloping down into the valley.

Accommodation:

The property comprises the following accommodation:

Lower Floor

Entrance Porch

With uPVC entrance door, tiled floor and door opening into the lounge.



Lounge 20'7" x 13'9"

A good sized living room with window to the front enjoying the views, chimney breast with tiled fireplace and hearth, carved fireplace surround, solid fuel burning stove and oak flooring.



Dining Kitchen 20'7" x 9'6"

A good sized dining kitchen fitted with an inset 1 1/2 bowl sink unit with mixer tap, tiled worksurfaces, tiled splashbacks, Aga stove, tiled floor, with window to the front enjoying the views, 2 further windows to the side, recessed storage under the stairs.

Lobby

With tiled floor, sliding mirror door wardrobes.



Bedroom 13'9" x 9'6"

With windows to the front enjoying the views, laminated flooring, radiator.



Shower Room 20'2" x 6'9"

With three piece suite comprising low flush wc, washbasin and shower cubicle, tiled walls and floor, extractor, window to the side and inset spotlights to the ceiling.

Upper Floor



Open Landing 13'8" x 9'10"

The staircase to the first floor has a spindle balustrade and leads onto the spacious open landing which has a window to the rear. The landing is partially open studio 2.



Studio 1 22'3" x 13'10"

A large room which features a bank of mullioned windows to the front enjoying the views and a window and personal access door to the rear onto Greenfield Road.



Studio 2 27'3" x 15'1" (10'9" min)

A good sized room offering the potential to be divided and create 2 bedrooms. With two sets of windows to the front enjoying the views.

Bathroom 9'8" x 6'2"

With three piece suite in white comprising low flush wc, pedestal washbasin and panel bath, large built in airing cupboard and window to the side.



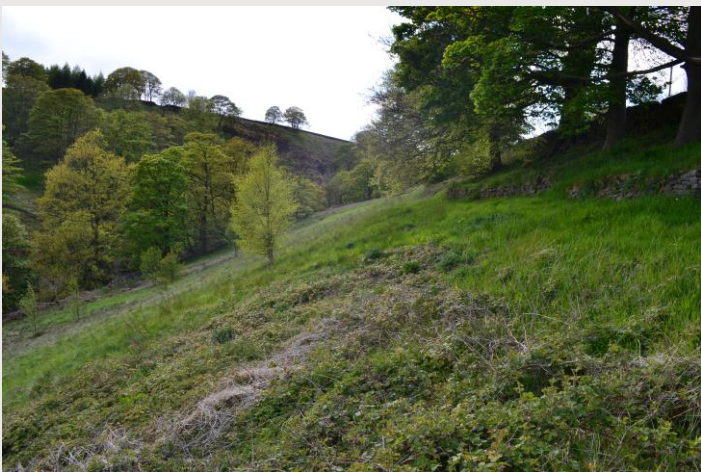
Outside

To the side of the property there is a tarmac drive / parking area. A small stone lean-to adjoins the side of the house. Steps lead down from here to the front of the house where there is a flagged path which enjoys views to the front.



Gardens

There are gardens to the side of the house which feature a paved patio and timber decked sitting area. On this level there is a prefabricated portacabin (19'2" x 9'4").



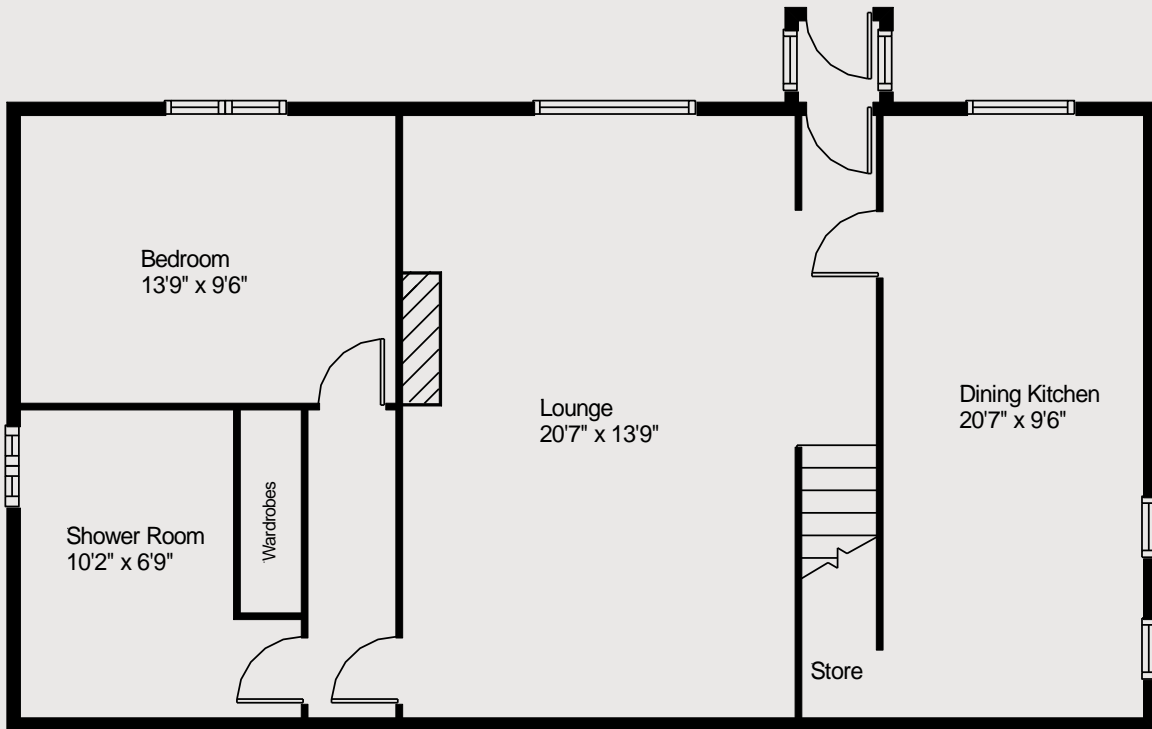
Views

The property enjoys far reaching views over its land and beyond over stunning countryside.

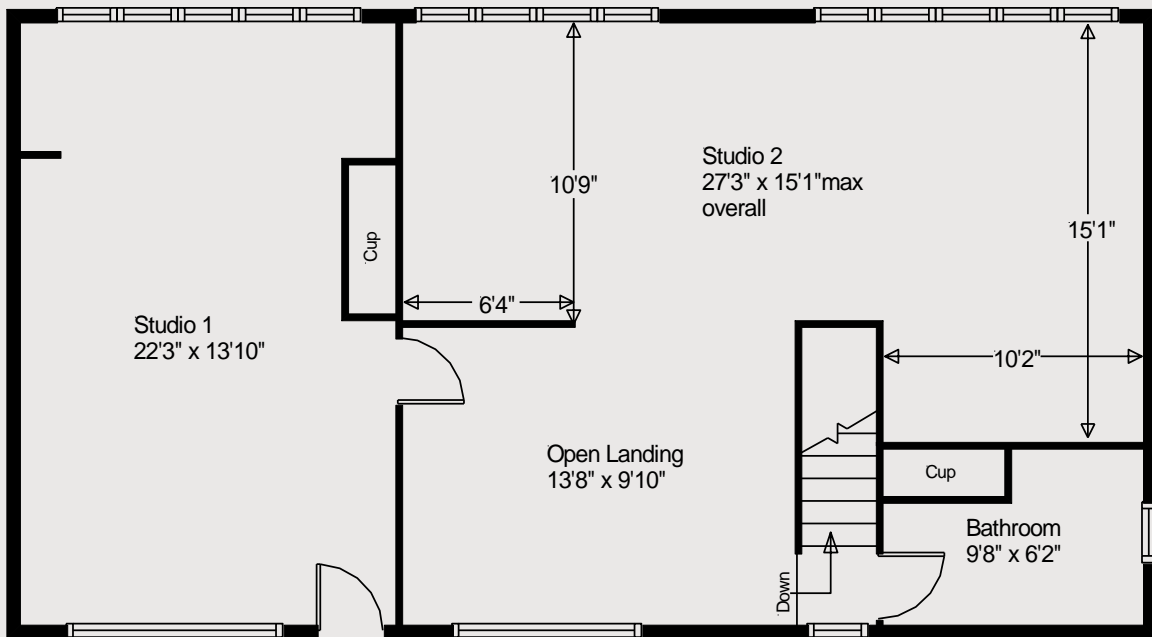
Land

Adjoining the property there are approximately 2.69 acres of sloping land.

Hart Holes, 53 Greenfield Road, Holmfirth



Lower Floor



Upper Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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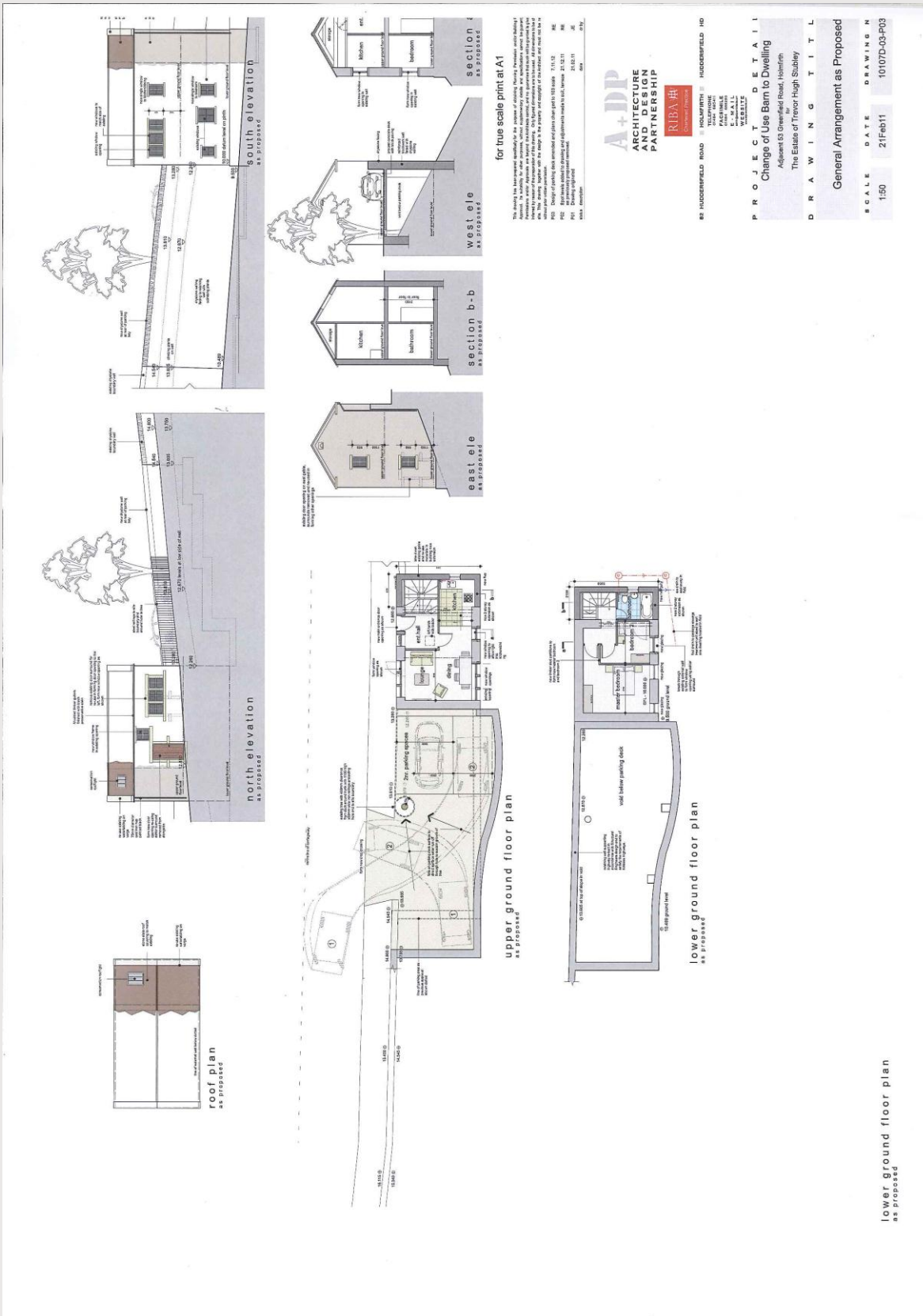
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Hart Holes Barn, Greenfield Road, Holmfirth, HD9 3XQ

A two storey stone built detached barn with planning permission to convert to a 2 bedroom dwelling. The property occupies a roadside position and enjoys stunning views over its (1.12 acre paddock) and beyond. The barn's current dimensions are 17'11" x 13'6" but it has planning permission for a two storey extension to the side. Upon completion it would comprise: entrance hall, living room, dining kitchen, hall, 2 bedrooms and a bathroom. The plans also show provision to create a terraced parking area to the side. Beyond the barn there is a paddock of agricultural land amounting to approximately 1.12 acres.

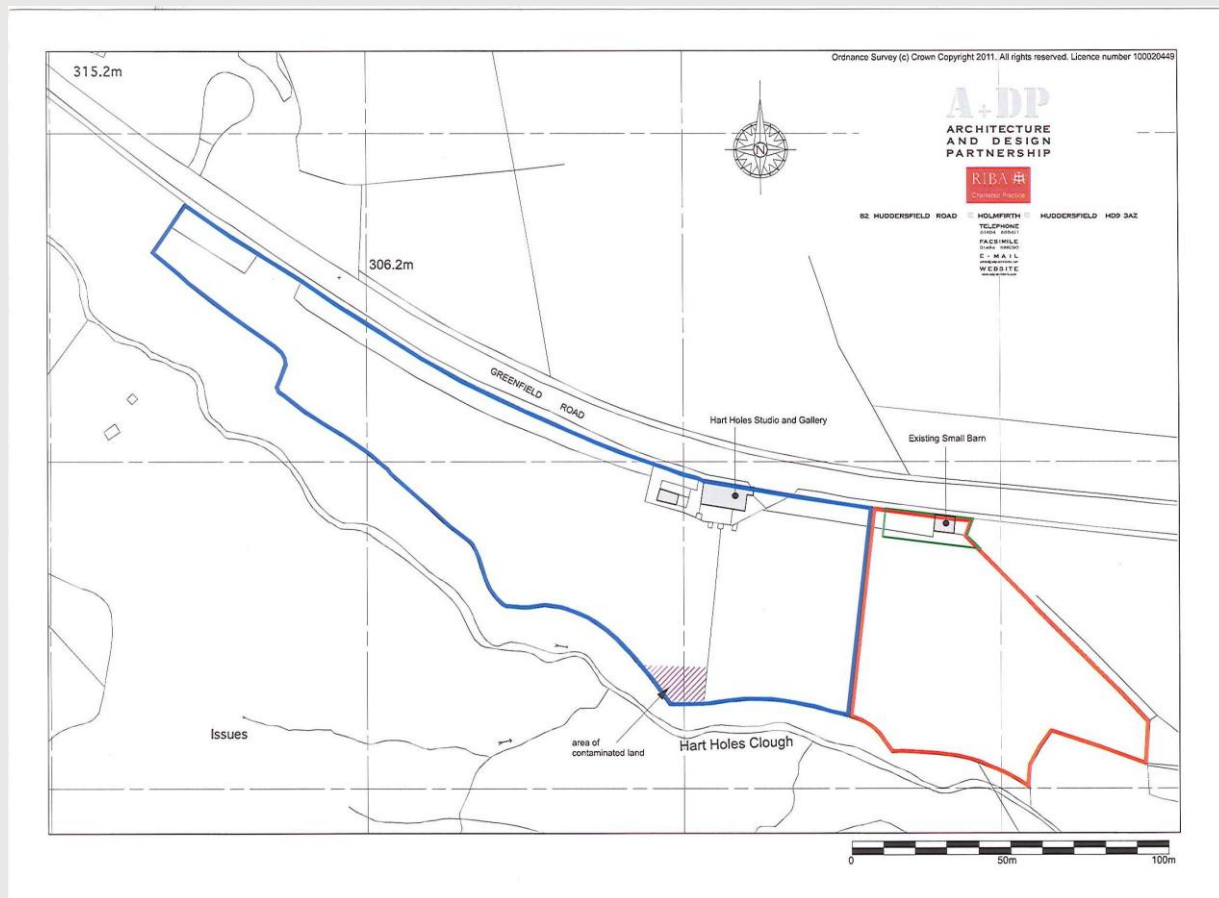




Planning Permission

Planning permission for "re-use, adaptation and extension of existing barn to form dwelling with construction of new parking deck" was granted by Kirklees Council on 12th February 2013 under application number 2011/62/92771/W. A full copy of the planning permission can be downloaded from the Kirklees Planning website:

<http://www.kirklees.gov.uk/business/planning/index.aspx>



Site Plan

For Identification purposes only.

Contamination

We are informed by the executors dealing with the estate that some of the land included within the sale is contaminated with lead shot. A copy of the contamination report is available via email or for inspection in our office on request.

Viewing

The property will be open to view on the following dates & times:

Saturday 4 th May	11.00 AM – 12.00 NOON
Saturday 11 th May	11.00 AM – 12.00 NOON
Saturday 18 th May	11.00 AM – 12.00 NOON
Saturday 25 th May	11.00 AM – 12.00 NOON

Location

Leave Holmfirth on the A635 Greenfield Road and continue out of Holmfirth for approximately 2 miles. The property will be found on the left hand side.

Auction Details

Sale to be held at The Huntsman Inn, Greenfield Road on Tuesday 28th May at 7.30pm

Vendors Solicitors

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