



Pennine Lodge, 110 Penistone Road
New Mill | Holmfirth | HD9 7DY

FINE & COUNTRY

PENNINE LODGE



An exceptional family home, individually designed and bespoke throughout, occupying an elevated position, enjoying south facing gardens, privately enclosed within treelined border and positioned on the outskirts of open countryside offering an idyllic lifestyle.



A stunning property which has been tastefully modernised throughout, the versatile accommodation flooded with natural light; incorporating a bespoke living kitchen, a generous lounge, home office and games room whilst 4 bathrooms complement the 5 double bedrooms.

Situated within a short walk of the village centre, on the fringes of beautiful open countryside, enjoying a good level of local facilities and positioned in between Holmfirth, Denby Dale and Penistone ideal for the daily commuter and offering a number of highly regarded schools.

KEY FEATURES

Ground Floor

An oak effect composite security door opens into the reception porch, which has a stone flagged floor, windows to two aspects and an internal glazed door opening directly into the reception hallway, which is positioned in the centre of the home, has a Herringbone style tiled floor and a wide staircase rising to the first-floor landing, with a Velux Skylight window directly above ensuring good levels of natural light is drawn indoors.

The lounge offers exceptional proportions, has a generous picture window to the front aspect overlooking the south facing garden, whilst offering a glimpse of the Pennines through gaps in the trees. There is an additional window to the rear aspect, high quality tiling to the floor and a stunning rustic brick chimney breast, which incorporates a double-sided fireplace that is home to a double-sided wood burning stove, which sits on a stone flagged hearth and services both the lounge and the kitchen.

The living kitchen forms the hub of the home, can only be described as exceptional presented with a bespoke range of furniture complimentary displaying contrasting colours, with a Quartz work surface that has matching up-stands and sills, incorporates a drainer and has a double bowl Belfast sink with a mixer tap over. A centrally positioned island comfortably seats four, has an expanse of cupboards beneath and extends to a six-seat fixed Quartz table, resulting in ample entertaining space. A complement of appliances includes a Rangemaster stove, incorporating a double oven and grill with a five-ring gas hob and Halogen hotplate, set back to an ornate surround with a concealed extraction unit with a feature tiled backdrop. Additional appliances include a drinks fridge, a dishwasher, a tall standing fridge and larder style freezer. Bi-folding doors open onto a south facing terrace, encouraging Al-Fresco dining and inviting the outdoors inside, all wrapped within a tree lined vista. The room has additional windows to two aspects, ensuring good levels of natural light and a rustic brick chimney breast which is home to the aforementioned wood burning stove.

An adjoining utility room ensures washing and drying facilities are separated from the kitchen. This room has a stable style composite door opening to the rear and gains access to a shower room which incorporates a three-piece suite and has complimentary tiling to both the walls and floor.

Off the hallway access is gained to the ground floor bedroom suite, which offers generous double proportions, with a window to the rear and French doors opening onto an enclosed stone flagged patio. A generous en-suite shower room presents a low flush W.C, a wash hand basin with a vanity cupboard beneath and a generous shower with a fixed screen. The walls and floor are tiled, there is a heated chrome towel radiator and a frosted window.

A home office offers versatile accommodation and is situated to the front aspect of the house, with generous windows commanding a pleasant outlook, whilst an internal door leads through to the double garage.







Orange neon sign on the brick wall.











KEY FEATURES

First Floor

A generous landing has a split staircase, with oak balustrades and glass inserts overlooked by a Velux window.

The principal bedroom suite offers exceptional proportions with Velux windows to the front and additional windows to the side. The room is home to a free-standing double ended bath which sits on a ceramic tiled base. Beyond this is an enclosed dressing room with a Velux window, shelving and hanging space to four walls, whilst a separate W.C. incorporates a two piece suite. The separate wet-room style shower offers generous proportions, having complimentary tiling to the walls and floor, has a heated towel radiator, a frosted Skylight window and a shower with additional body jets.

There are two additional double bedrooms each with Velux Skylight windows, both offering double proportions, sitting on either side of a 'Jack and Jill' shower room, which is presented with a three-piece suite and has complimentary tiling to both the walls and floor.

A walk-in dressing room would make a generous fifth bedroom, the only room positioned to the rear aspect of the property with three Velux Skylight windows and fitted wardrobes.

The games room is a fantastic feature to the home and once again offers an exceptionally versatile aspect to the property, enjoys an exposed ceiling height into the apex of the building, has windows to three aspects and is currently home to a TV viewing area, a pool/snooker area and an additional bar.











*A little party
never killed
nobody*





PENTON LODGE

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1000 0000

KEY FEATURES

Externally

The property occupies a plot extending to approximately $\frac{1}{4}$ of an acre, is elevated from the road and is set within a private secure border. Electronic double gates open to a substantial tarmac driveway, which provides off road parking for several vehicles and gains access to the double garage. The immediate front aspect of the home enjoys a south facing aspect and is privately enclosed within a tree-lined border, has a flagged terrace spanning the immediate south aspect of the home extending beyond the kitchen to the lounge and is open plan to an artificial grass lawn, which wraps the side aspect of the home. The remainder of the front garden is tiered, with steps leading down to a secondary level of the garden, whilst a walkway to the rear leads to the patio accessed off the ground floor level.

Double Garage

An integral double garage with an electronically operated entrance door, power, lighting and an electronic car charging point. An internal door opens to the home office.







LOCAL AREA

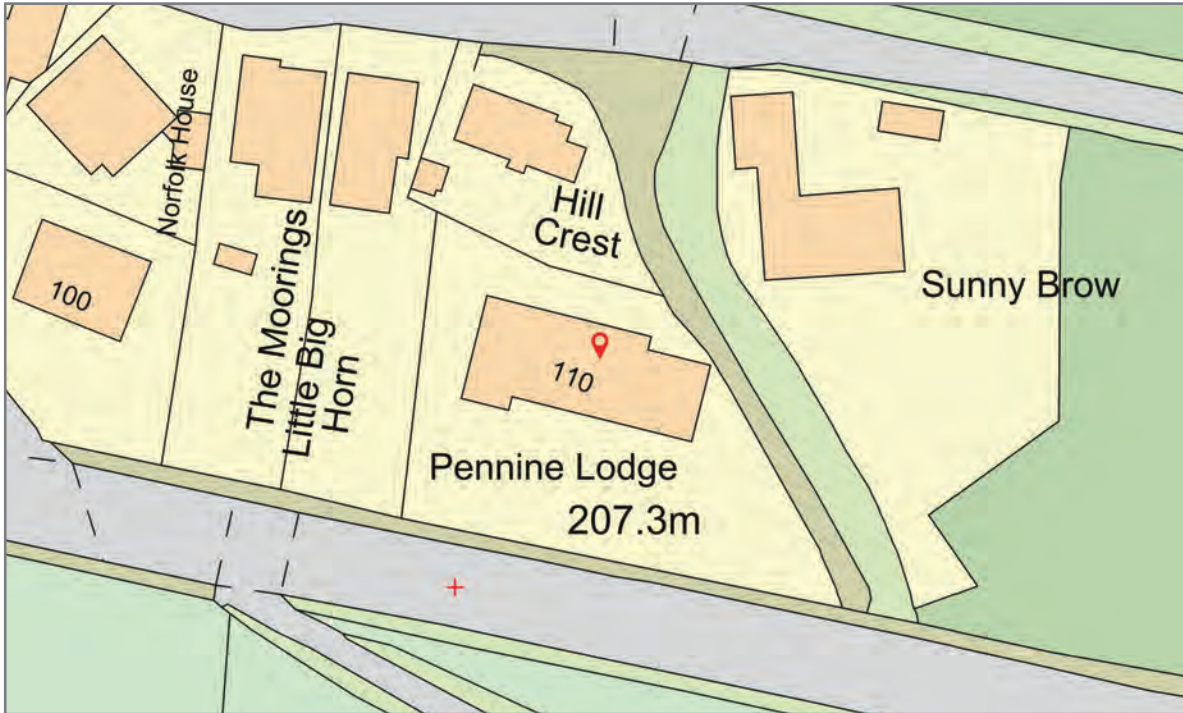
New Mill, Holmfirth

A charming village located in the Holme Valley; on the outskirts of Holmfirth, positioned central to Denby Dale, Holmfirth, Honley and Penistone, 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. Council Tax Band - F. EPC- Rating C. Fixtures and fittings by separate negotiation.

Directions

From the centre of New Mill heading up Penistone Road towards The Sovereign crossroads. The property is on the left.



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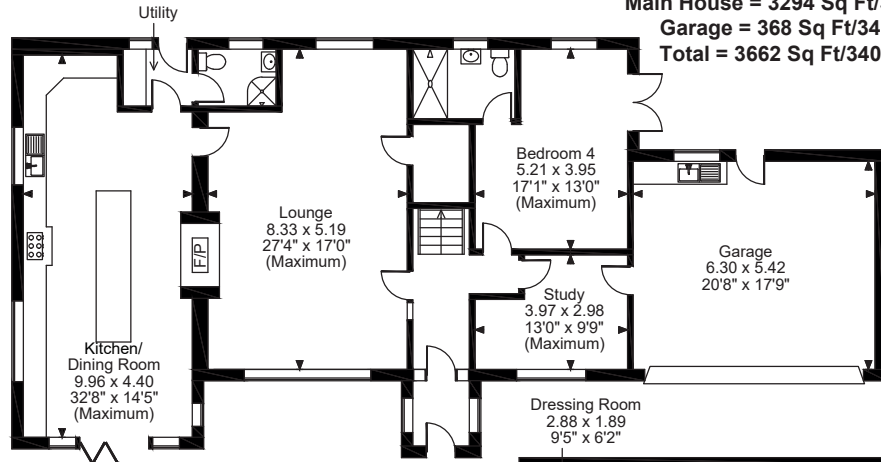
Penistone Road Pennine Lodge, New Mill, Holmfirth

Approximate Gross Internal Area

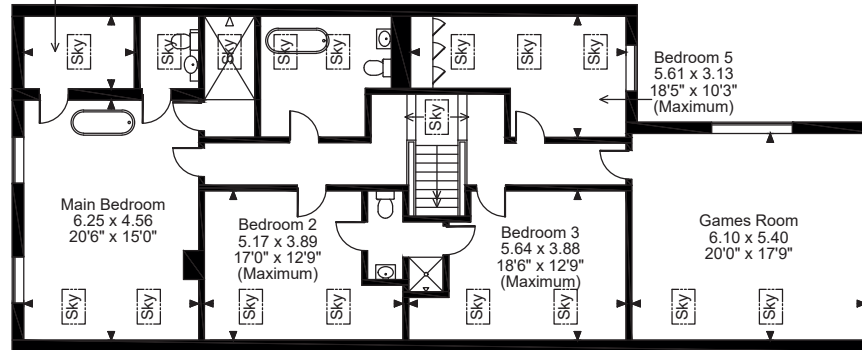
Main House = 3294 Sq Ft/306 Sq M

Garage = 368 Sq Ft/34 Sq M

Total = 3662 Sq Ft/340 Sq M



Ground Floor

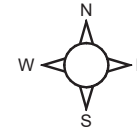


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.03.2024





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We value the little things that make a home

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FOUNDATION

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