

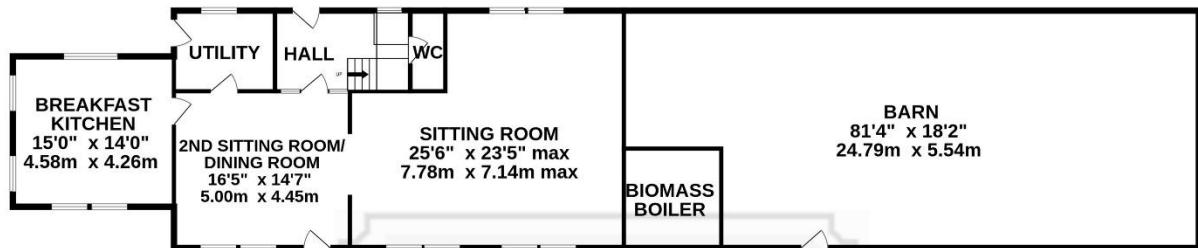
**Simon Blyth**

ESTATE AGENTS

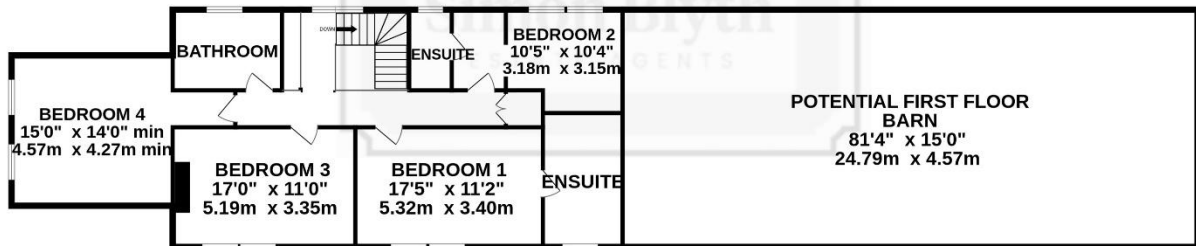


**RAVENSKNOWLE FARM, STORTHESS HALL PARK, STORTHESS HALL LANE, HD8 0WA**

GROUND FLOOR



1ST FLOOR



STORTHES HALL PARK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

Set in approximately seven acres, this beautiful, period farmhouse has been superbly upgraded within and has attached to it a fabulous, large, stone barn, currently a workshop and garaging for farm activities. It has a huge amount of potential for accommodation if so desired. Tucked in off a long lane in the property's ownership, the property has a remarkable, hidden-away position and it has the unusual feature of being able to view all its land from within the home itself. With a small amount of woodland, the land is superbly presented and is currently home for the family's alpacas. There is a large yard/driveway, outbuildings, the attached barn as previously mentioned and a four-bedroomed family home. The four bedroomed family home briefly comprises stylish entrance hall with fabulous, glazed staircase, downstairs w.c., large sitting room, second sitting room/dining room, impressive breakfast kitchen, utility room, four double bedrooms, two served by en suites, house bathroom, delightfully simple, lawned gardens, sitting out space in a Southerly direction which is completely private. The land and the lane give a fabulous degree of privacy and security. The home must be viewed to be fully understood and appreciated. With biomass boiler of a high specification, this home offers a terrific amount in a lovely location.

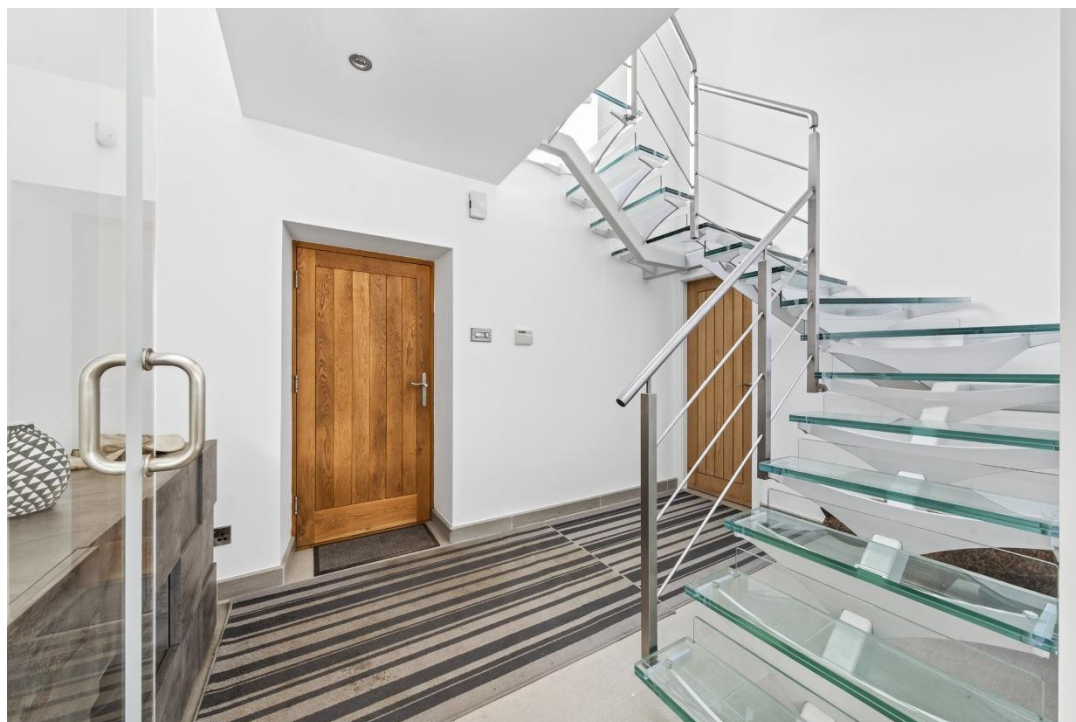
EPC: C Council Tax Band: F Tenure: Freehold

**Offers around £1,500,000**

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## ENTRANCE HALL

A beautiful entrance door gives access through to the impressive galleried entrance hallway. There is a fabulous, stainless steel and glazed staircase leading up to the galleried first floor landing with bridge over. This sets the scene in terms of style and taste. It has an impressive, glazed screen with centrally located door giving a view directly through the property out towards the gardens and the fields. Off the hallway, there is the cloaks lobby, and a doorway leads through to a downstairs w.c.



## SECOND SITTING ROOM / DINING ROOM

*Measurements – 16'5" x 14'7"*

This centrally located room has a great deal of flexibility. It enjoys a particularly pleasing, broad chimney breast with wood burning stove and raised hearth. The room has twin windows giving a stunning view out over the property's gardens, land and wooded scene with rural views beyond. There is an everyday entrance door giving direct access out to the gardens. The room has, as is to be found throughout the ground floor fabulous, large, polished natural limestone tiles with underfloor heating. A broad opening leads through to the sitting room.





## SITING ROOM

*Measurements – 25'6" x 23'5" max*

This L-shaped sitting room has wonderful views to two sides, courtesy of a variety of windows which not only allow the room a large amount of natural light but also give particularly pleasant views. There is inset spotlighting to the ceiling, a feature, media wall with display shelving, display cabinets and display plinth. From the second sitting room/dining room, a beautiful, stylish, glazed door leads through to the impressive breakfast kitchen.



## BREAKFAST KITCHEN

*Measurements – 15'0" x 14'0"*

This has windows to three sides. It is a light and spacious room. There is a total of five windows, all giving lovely views out over the gardens and grounds. There is inset spotlighting to the ceiling, a continuation of the underfloor heating to the natural limestone tiled floor, a beautiful range of inbuilt units and a great number of integrated appliances, all of which are of particularly good manufacture. There is an induction hob with extractor fan over, double ovens, integrated dishwasher, full height fridge/freezer, one-and-half bowl, stainless steel sink unit with Quooker tap and the granite working surfaces are superb. These also incorporate a breakfast bar.



### UTILITY ROOM

The property has a very large utility room, presented to a high standard with external door, a window giving a pleasant outlook, units at both the high and low level, high-quality working surface and a continuation of the underfloor heating to the natural limestone tiled floor and inset spotlighting.



### FIRST FLOOR LANDING

The fabulous staircase, as photographed, turns and rises to the first-floor landing with a bridge. There is a feature window giving a lovely view out over the driveway and fields to the side. The balustrading is particularly pleasing. There is inset spotlighting to the ceiling, a loft access point and useful storage cupboard.



## BEDROOM ONE

Measurements – 17'5" x 11'2"

A large, double bedroom with twin windows giving a lovely view out over the gardens and grounds, high ceiling height, two ceiling light points and provision for a wall-mounted television and en-suite.



## BEDROOM ONE EN-SUITE

The en-suite is fitted superbly and has a fabulous, shaped bath with stand-alone mixer tap, pedestal wash handbasin, low-level w.c. and fabulous double shower with seating. There is inset spotlighting to the ceiling, extractor fan, shaver socket and lovely view. There is also a ladder-style heated towel rail.



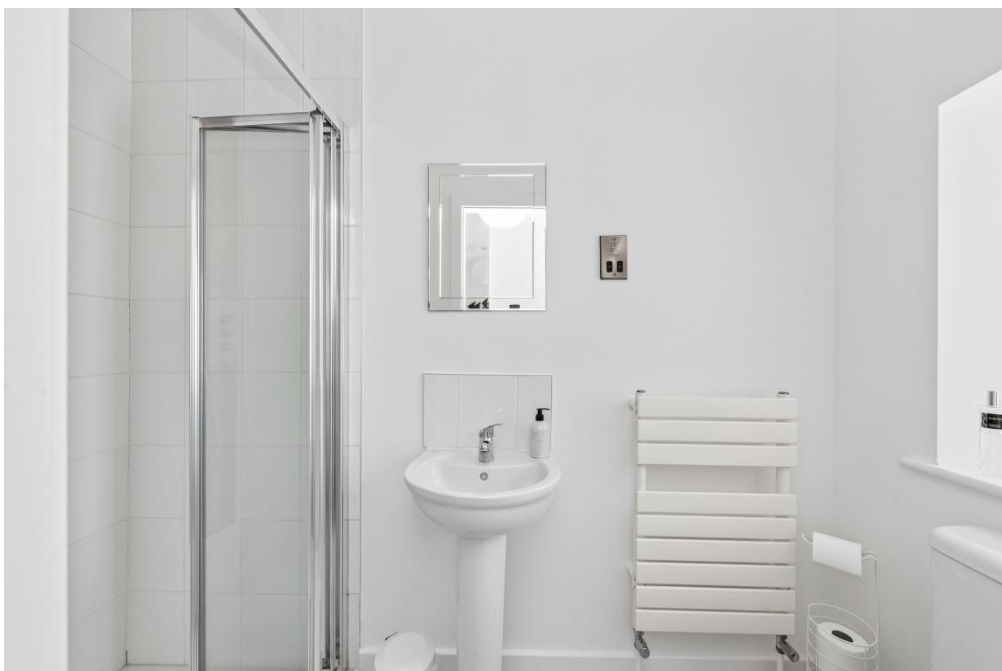
## BEDROOM TWO

Measurements – 10'5" x 10'4"

Once again, an en suited, double bedroom with a pleasant outlook, a small, dressing area/lobby, provisions for a wall mounted television and en-suite with high specification shower, pedestal wash handbasin and low-level w.c. This has inset spotlighting to the ceiling, a shaver socket and ladder-style heated towel rail/central heating radiator.



## EN-SUITE



### BEDROOM THREE

Measurements – 17'0" x 11'0"

With twin windows, giving a fantastic view out over the grounds.



### BEDROOM FOUR

Measurements – 15'0" x 14'0" min

A characterful room with a high, angled ceiling line, inset spotlighting, tv ariel socket and three windows, this room is currently used as a sitting room.



## BATHROOM

The property's bathroom is fitted with a four-piece suite comprising large shower with chrome fittings, pedestal wash handbasin, low-level w.c. and bath.



## THE BARN

*Measurements – 81'4" x 18'2"*

It should be noted that the accommodation adjoins the fabulous, stone-built, two-storey barn when building the biomass storage area, concrete work was put in place for an extension through to the barn if so desired. The barn, subject to the necessary consent, could provide a huge amount of additional accommodation. The barn is beautifully built in delightful stone and is well-presented within. It has a beautiful, smooth, concrete floor, clean roofline with eaves height of approximately 15 feet and provides a huge amount of storage space for farm equipment, garaging and the like. It is also home for the very high specification, biomass boiler system which works superbly and has 3 phase electric.



## EXTERNAL

The property occupies a remarkable location. It owns a very long lane, leading from Storthes Hall Park. This is a private lane with a private electricity substation located approximately halfway down which serves Ravensknowle and an adjoining property (which has a right of access to the substation). The lane then opens out, and the home is discovered on the left-hand side. It sits superbly within its approximately seven acres of land. The land surrounds and is beautifully used by the family's alpacas. The land is exceptionally well-maintained, individually boundaried within, has a fabulous backdrop of woodland, some of which is in the property's ownership (see plan), the fields are fabulous with delightful boundaries including stone fencing and woodland. There is a very large driveway with feature pond which can be driven around. There is also a substantial field shelter/stable to the driveway side and a further field shelter to the front of the property, providing additional home space for the family's alpacas. The gardens are delightfully simple with rockery, stone-flagged, sitting out space and large lawn. The photographs within this brochure best describe the idyllic and particularly charming setting. The privacy is astonishing and there are far-distant views over towards Emley Moor. The property faces a Southerly direction.







## GARDENS







**FIELDS**









### **ADDITIONAL INFORMATION**

It should be noted that the property has a biomass central heating system, the ground floor being underfloor heated, double glazed and fitted with an alarm system. It should be noted that there is no gas at the property and the property has septic tank drainage. Carpets, curtains and certain other extras may be available under separate negotiation.

### **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

Council tax band – F

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259