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

Holly Bank House, Haigh Lane  
Flockton, Wakefield



## Holly Bank House, Haigh Lane Flockton, Wakefield

Offers In Region Of £1,500,000

HOLLY BANK HOUSE EXTENDS TOWARDS 5000 SQUARE FEET WITH A GORGEOUS OPEN PLAN LIVING AREA, SEPARATE GAMES ROOM CONNECTING WITH THE NEWLY ESTABLISHED COVERED OUTDOOR SEATED AREA AND A HIGH END KITCHEN IN ADDITION TO 5 DOUBLE BEDROOMS ALL WITH THEIR OWN ENSUITE FACILITIES, STUNNING OPEN COUNTRYSIDE VIEWS, LOCATED IN A PLOT APPROX. 1 ACRE.

Nestled in the countryside in the heart of greenbelt, the old nurseries is a welcome approach to a small dwelling of only 3 prestigious homes. Yorkshire's Finest are pleased to present Holly Bank House that resides in approx. one acre of gardens that includes a dual entrance and is designed to maximise on the surrounding scenery and privacy looking out over the large gardens. With 5 double bedrooms that includes two vast master suites, the unquestionable interior design creates an exceptionally brilliant home of modern design. Offering an expanse of living and entertaining space the owners have skilfully optimised natural light to create bright, fresh rooms which connect seamlessly within guaranteeing not only a beautiful home but also a family friendly property that provides for everyday needs.



With open plan living the kitchen includes the following specification and fixtures, bespoke high glass ivory handleless kitchen with LED mood lighting, curved island with quartzite Sahara marble worktop. Neff hide and slide oven, integrated coffee machine, combination microwave oven, Dishwasher, 2 Neff electric warming drawers, Integrated larder fridge and separate larder freezer and instant hot water tap. With underfloor heating through into the large family/dining room, the property further includes a Dru tunnel gas fire 6.7Kw facing the kitchen and dining room, fitted with non reflective glass.

The games room provides great versatility for new owners to utilise to their own requirements. With soft plush carpeting and underfloor heating, the room is fitted with a Dru gas fire 6.7Kw with non reflective glass. Aluminium bi fold doors exit out to the large stone patio with covered seating area. The glass pergola allows for unobstructed views across the garden and is a great extension to the house, allowing the gardens to be enjoyed, no matter what the weather!

The ground floor further includes a snug/playroom which is perfect for young children, with a door to the garden, the room is equipped with built in cupboards for storage.

Accessed via the entrance hallway with ceramic underfloor heating, bespoke hand made glass and oak feature staircase and finished with a feature lighting pendant by Studio Italia Design.

Leading away from the entrance hall is a utility room and ground floor cloakroom.

The first floor landing is particularly eye-catching with attractive architecture and bespoke glazing which frames the landscape.

With 5 bedrooms, one of which is currently used as a fully fitted dressing room, all bedrooms have ensuite facilities. The master is an opulent room with grand dimensions and a bank of windows overlooking the green fields. With a spa like ensuite which includes two walk in showers and a glass right handed wash basin, the stylish room is accessed via a dressing room.

## EXTERIOR

Set behind secured gated parking with drystone pillared walls with lighting, the property has a double garage with 2 Electric german Horsman doors, water tap and electric power points. With a range of cabinets for storage, the garage has a pedestrian door accessed via the gardens.

The gardens are predominately a blank canvas and have sections of meadow which attract a multitude of wildlife and are ecologically important to the environment. With a large stone patio around the rear and side of the house with lighting points, there is ample space to sit and enjoy the sunshine.

The spacious covered seating area is another bonus, for those inclement days, reached directly from the games room, the seated area offers escape from the wind but still allows great views over the large grounds.



## LOCATION

Located comfortably between Emley Moor and Flockton, the property appreciates an award winning farm shop and tasting room in close proximity and the area is appreciated by many enjoying the equestrian bridleways running in and around Emley. Added to this, the property is less than 1 mile from the well-known 'Three Acres' restaurant, and the popular annual Emley Farm Show is enjoyed every August by many from far and wide. It is clear to see why the positioning is delightful. For those that want to enjoy the rural aspect of countryside living, Holly Bank House is all about location but then in only 12 minutes, the train station in Denby Dale offers free parking and regular commuter links to either Sheffield or Huddersfield. Around 20 minutes either direction, Wakefield Westgate and Huddersfield train station also serve many Northern power house cities as well as London Kings Cross. The property is ideally located within a short distance to the M1 motorway.

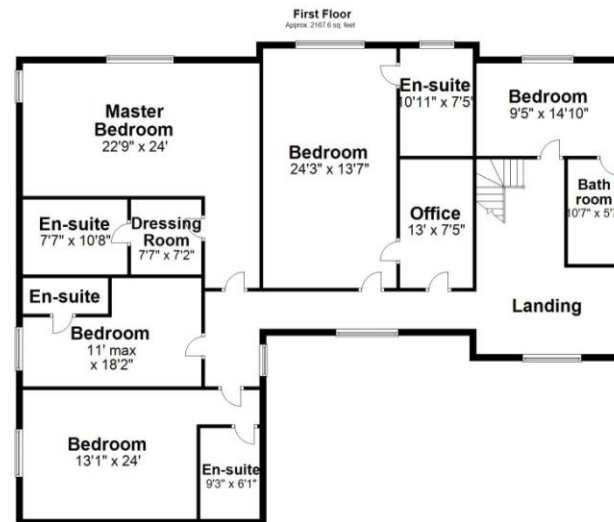
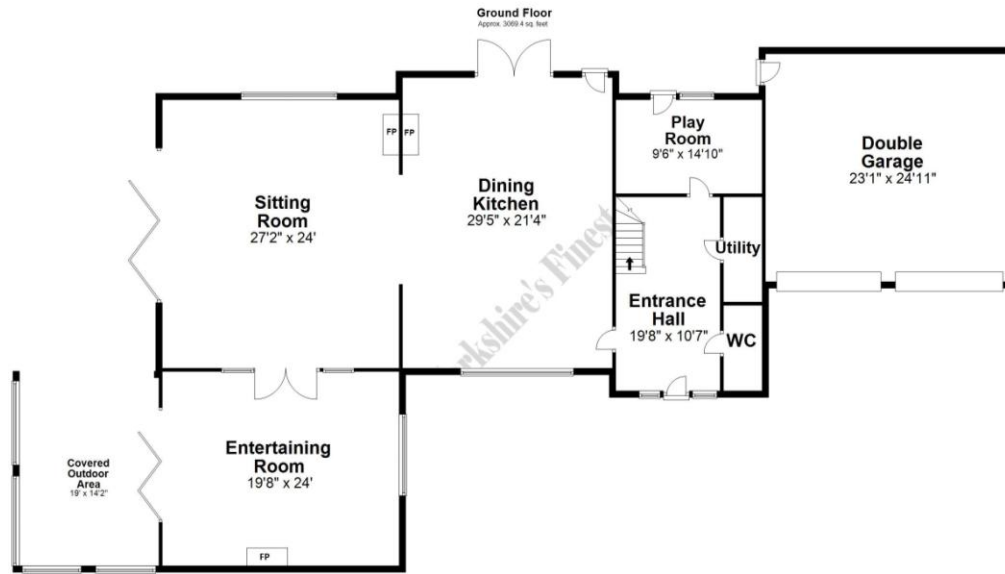
Nearby regarded schooling are all around 10 minutes car journey and include both Shelley First School and Shelley Academy with sixth form and Scisset Middle school. Silcoates Independent School in Wrenthorpe is again easily accessed in around 12 miles from Holly Bank House.

## WHAT3WORDS

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## AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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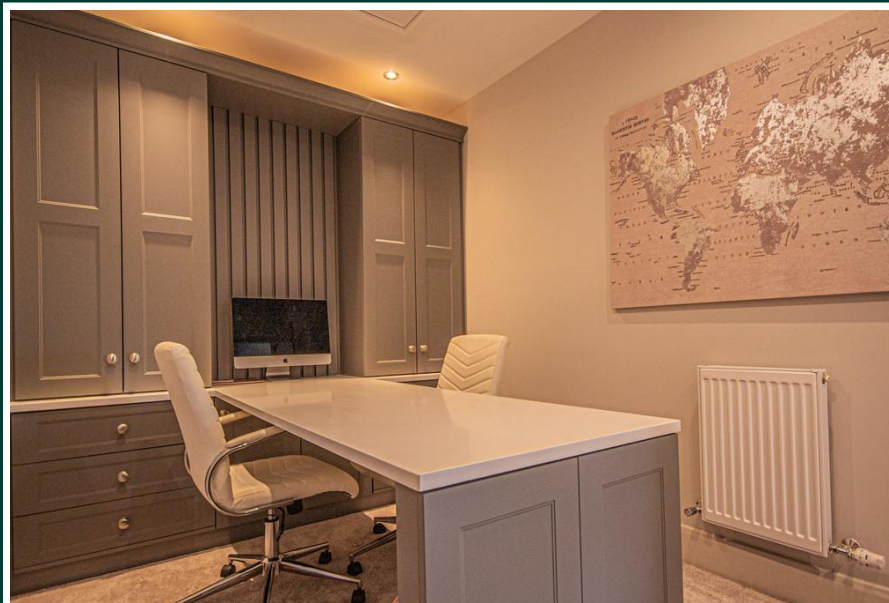
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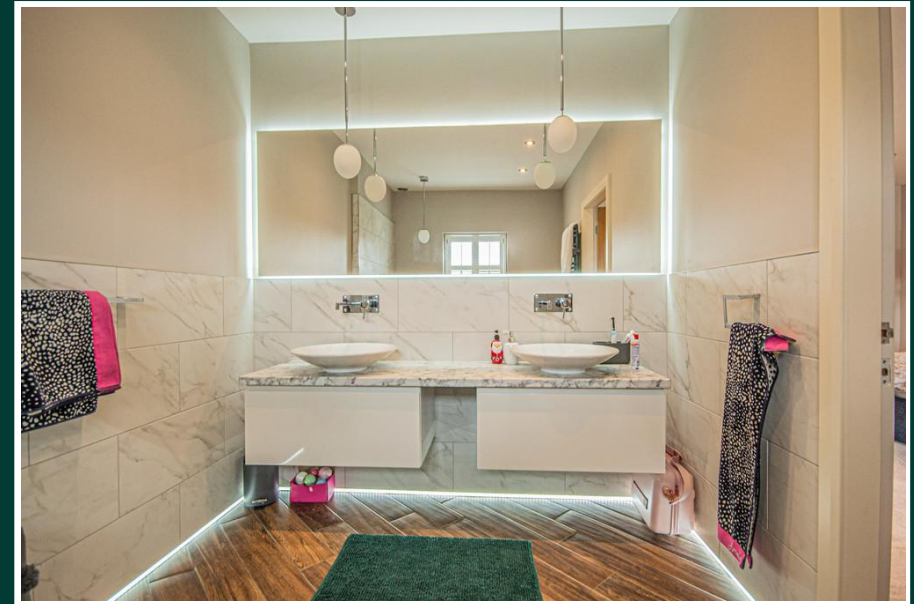


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