Top House

Top House is a fine example of Mid-Century architecture; a unique three-bedroom house set in a quiet hamlet enclosed by woodland in the Fenay Bridge area of West Yorkshire. The house sits on the doorstep of some of England’s most dramatic landscapes; just a 10-minute drive from the Peak District’s gritstone tors and 30 miles south of the Yorkshire Dales’ most southerly tip.

Internal accommodation is spread across two floors and occupies 1,260 sqft. The structural layout of the house takes precedent from the archetypal qualities of the Case Study buildings; strong geometric forms built of brick, glass and timber and topped with a flat, cantilevered roof. The primary living areas are positioned on the upper floor, utilising the lush and leafy views of the surrounding garden.
The house was designed in the 1960's by the architect Jeff Furnace, an associate of Peter Wormersley and Peter Stead. A sensitive extension added to the front of the house in 2008. Whilst respecting the original intent of the design, the extension transformed the quality of light and the spatial experience of the ground floor, adding an extensive south-facing decked terrace with an additional living space below.

The entrance to the house is positioned beneath the cantilevered flat roof which leads directly through to the undercroft living space, a corner wall of floor-to-ceiling glazed doors framing a view of the garden and allowing light to flow through. A timber staircase leads to the upper living areas; the kitchen directly ahead, with a view out to the tiered back garden. Sliding glass doors lead out from the living room to the terrace, which offers a quiet and secluded space the size of an additional room, outside.

Timber-framed glazing stretches the width of the opposite living room wall, with access out to the rear patio and tiered garden, richly planted with silver birch, ferns, mature shrubbery and wrapped with woodland.

The three bedrooms and a family bathroom are positioned on the opposite side of the plan, with original panelled ceilings intact. The master bedroom is well positioned at the front of the house, with glazing on three sides of the room and excellent views into the treetops. The property sits in a third of an acre of surrounding grounds with a 1960's glass dome greenhouse. A large pond serviced by the neighbouring hills, sits in a sunken position at the edge of the private driveway. There is also a double garage.

Top House offers excellent access to the most exceptional and dramatic stretches of landscape in the north of the country. Entry points to the 370 mile Trans Pennine Trail, linking the Irish and North seas, are accessible in ten minutes by car. The satellite villages offer a great selection of amenities; Slaithewaite has a great community bakery, eight miles west and Honley and Holmfirth offer several film, art and food festivals throughout the year. Yorkshire Sculpture Park and its recently added visitor centre, an architectural feat from Fielden Clagg Bradley, is reachable in 20 minutes. Salts Mill, with its gallery, restaurant and popular design store, The Home, is an hour's drive away.

Direct train lines run from Wakefield, approximately eight miles from the house, to Kings Cross in just over two hours.
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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Approximate Gross Internal Floor Area: 1423 sq ft / 132.2 sq m
Garage Area: 318 sq ft / 29.5 sq m
Total Approximate Gross Internal Floor Area: 1741 sq ft / 161.7 sq m