



Applegate
Properties



- Semi detached barn conversion
- Extensive accommodation
- Over four floors
- Flexible accommodation

Marble Hall, Lamma Well Road, Holmfirth, HD9 2SN

Guide Price: £850,000 - £875,000

Stunning and substantial four bedroom semi detached barn conversion with large gardens, outbuildings and enviable valley views on edge of popular Holmfirth.



PROPERTY DESCRIPTION

Nestled on the edge of the popular town of Holmfirth, this stunning stone period semi-detached barn conversion occupies an elevated position with breathtaking views across the valley. Set within almost half an acre of beautifully landscaped gardens and outbuildings, this property seamlessly blends historic charm with modern comfort. Exposed beams and stonework accentuate the rich heritage of the building, while expansive windows flood the interior with natural light.

The spacious entrance hallway welcomes you with an arched barn window, leading to a variety of well-appointed rooms. The ground floor features a convenient WC, a boiler room, and a versatile snug or office space. The large sitting room boasts a feature fireplace, creating a cozy yet grand atmosphere. Adjacent is the formal dining room, which opens onto a charming courtyard garden. Additionally, there is a guest bedroom with an en suite, providing comfortable accommodation for visitors.

Descending to the lower ground floor, you'll find a spacious farmhouse-style dining kitchen equipped with folding doors that open up to the garden, ideal for both everyday living and entertaining. This level also includes a utility room and a rear lobby for extra storage and convenience. The first floor offers a galleried landing that leads to four beautifully appointed bedrooms. The principal bedroom is a standout feature with its stunning open-plan en suite and dressing area, complete with stairs leading to a useful attic room.

Externally, the property is equally impressive, sitting on nearly half an acre of land. There is generous private parking and an open stone barn store for additional storage. The gardens are meticulously maintained, with formal patio areas and tiered lawns that provide ample space for outdoor activities and family life.

EPC: C

Tenure: Freehold

Council Tax: D

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.







Approx Gross Internal Area
288 sq m / 3095 sq ft



Lower Ground Floor
Approx 43 sq m / 466 sq ft



Ground Floor
Approx 115 sq m / 1240 sq ft



First Floor
Approx 112 sq m / 1209 sq ft



Second Floor
Approx 17 sq m / 180 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED