



**THE STANHOPE ARMS DEVELOPMENT  
DUNFORD BRIDGE  
S36 4TF**



DEEP IN RURAL SURROUNDINGS AND YET A HIGHLY COMMUTABLE LOCATION WE OFFER THE OPPORTUNITY FOR THE CREATION/CONVERSION OF THIS WELL KNOWN LANDMARK PROPERTY. Offering an amazing development opportunity situated in a stunning much sought after rural location. The building has full planning permission to convert into two substantial, luxury homes in the heart of this popular village location and having the convenience of local transport links with Manchester, Sheffield and Huddersfield.

BEST & FINAL OFFERS IN WRITING TO OUR HOLMFIRTH OFFICE BY FRIDAY 4TH SEPTEMBER.

**Offers over £300,000**

Fairfield House, Hollowgate, Holmfirth, HD9 2DG  
Tel: 01484689689

Huddersfield	Wakefield	Barnsley	Holmfirth	Penistone	Kirkburton
Tel: 01484 651878	Tel: 01924 361631	Tel: 01226 731730	Tel: 01484 689689	Tel: 01226 762400	Tel: 01484 603399

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





## PLOTS

The two plots have been created from the existing dwelling formally the Stanhope Arms. The site is superbly placed for commuting to Manchester, Sheffield and the Holme Valley with fantastic road networks surrounding the sites rural setting. The high quality site will enjoy a good degree of privacy from the existing trees and shrubberies but still have a very open aspect with fantastic rural views and gardens.



### PLEASE NOTE

Not to scale. All boundaries are approximate and for illustrative purposes only.

### CURRENT EAST ELEVATION



### CURRENT SOUTH ELEVATION



**CURRENT WEST ELEVATION**



**CURRENT NORTH ELEVATION**





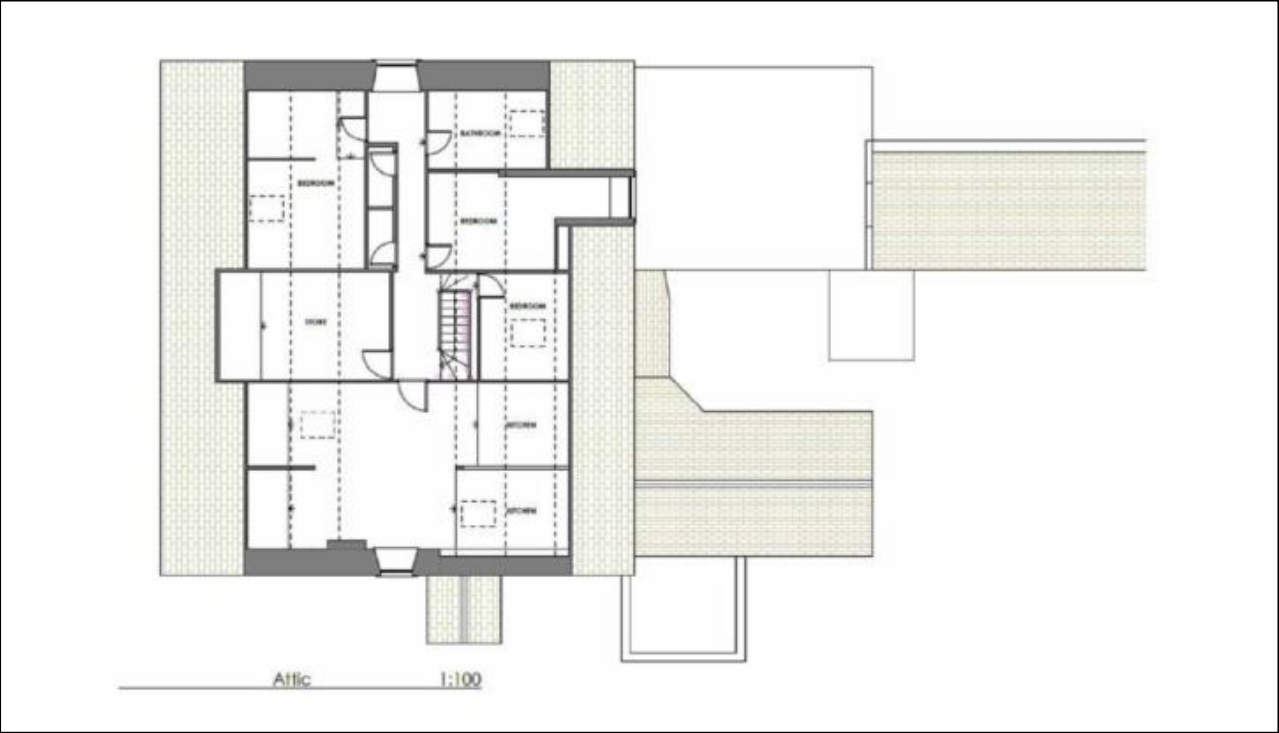
**CURRENT GROUND FLOOR LAYOUT**



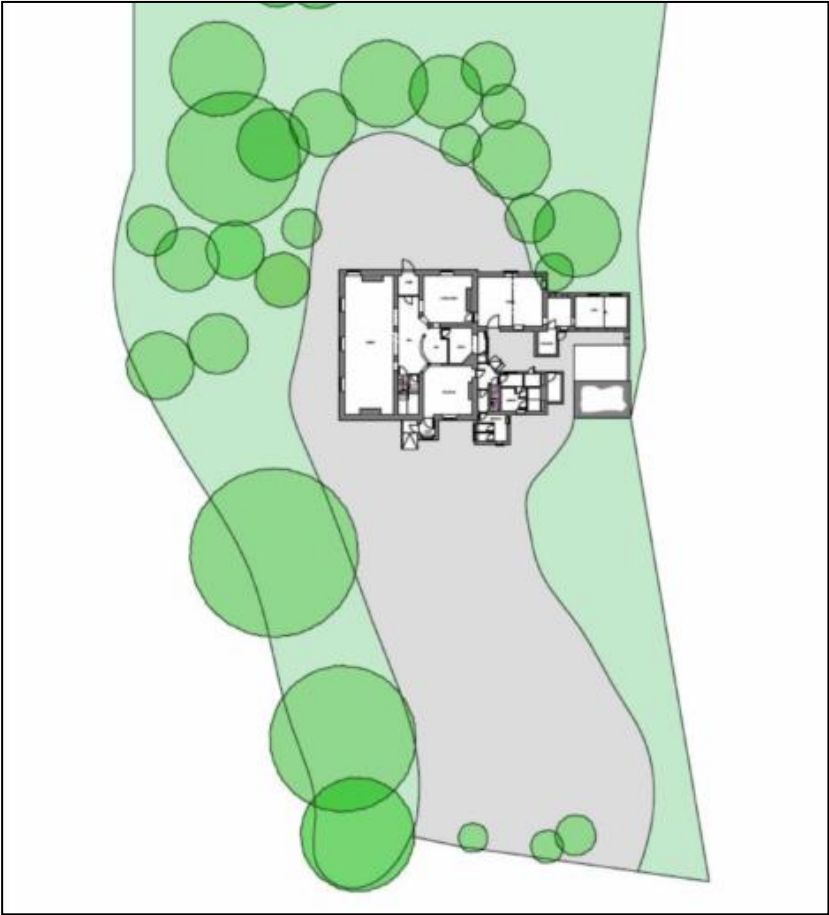
**CURRENT FIRST FLOOR LAYOUT**



## CURRENT ATTIC LAYOUT



## CURRENT SITE PLAN



**PROPOSED WEST ELEVATION**



**PROPOSED NORTH ELEVATION**





## PROPOSED SOUTH ELEVATION



## PROPOSED EAST ELEVATION



## PROPOSED GARAGE ELEVATION



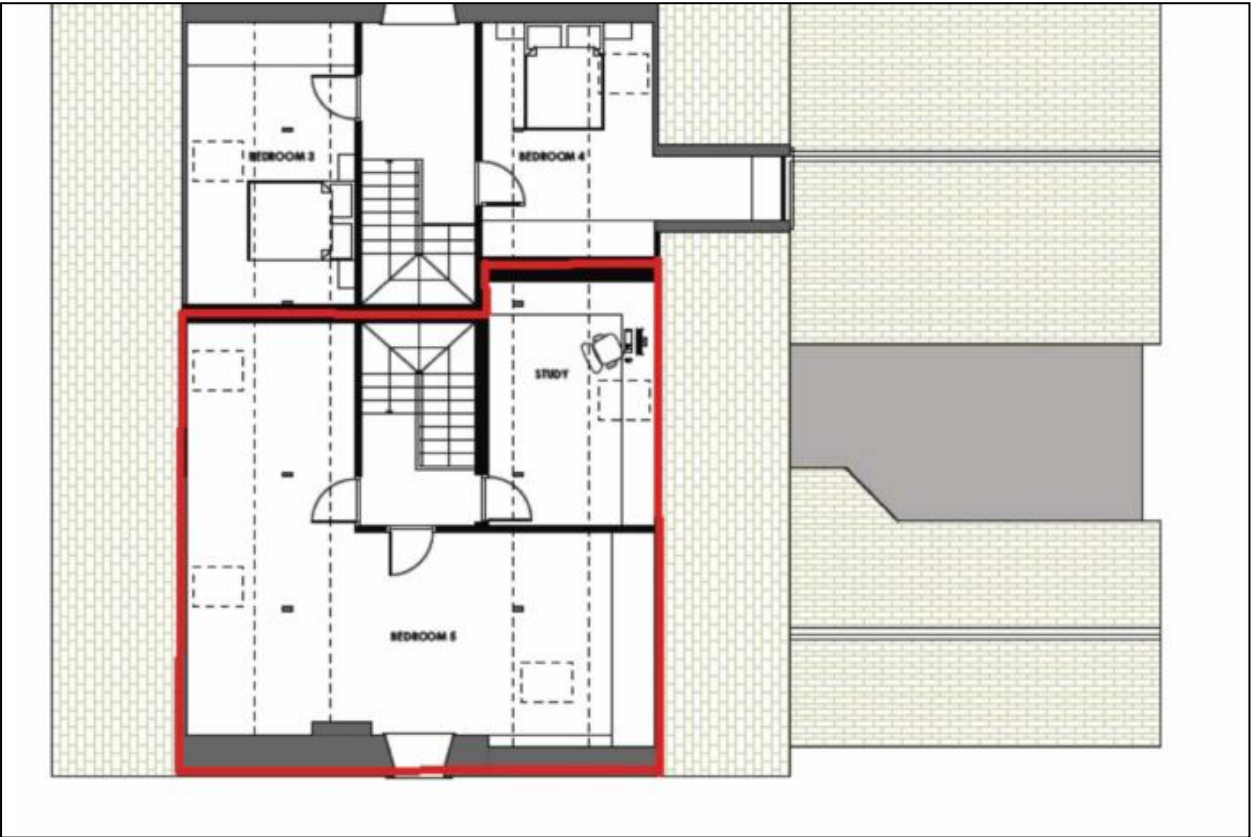
## HOPE HOUSE PROPOSED FLOORPLAN - GROUND FLOOR



**HOPE HOUSE PROPOSED FLOORPLAN - FIRST FLOOR**

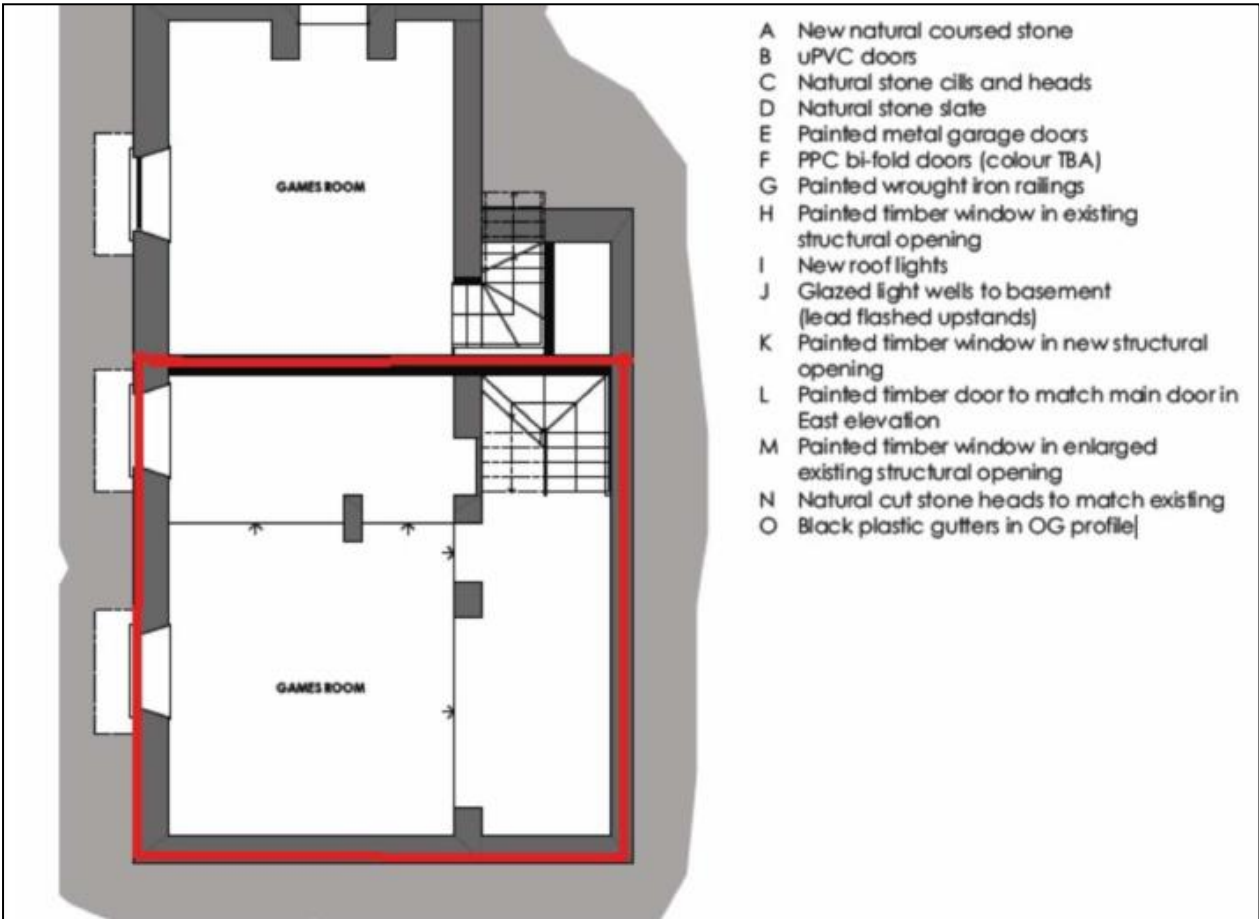


**HOPE HOUSE PROPOSED FLOORPLAN - ATTIC**

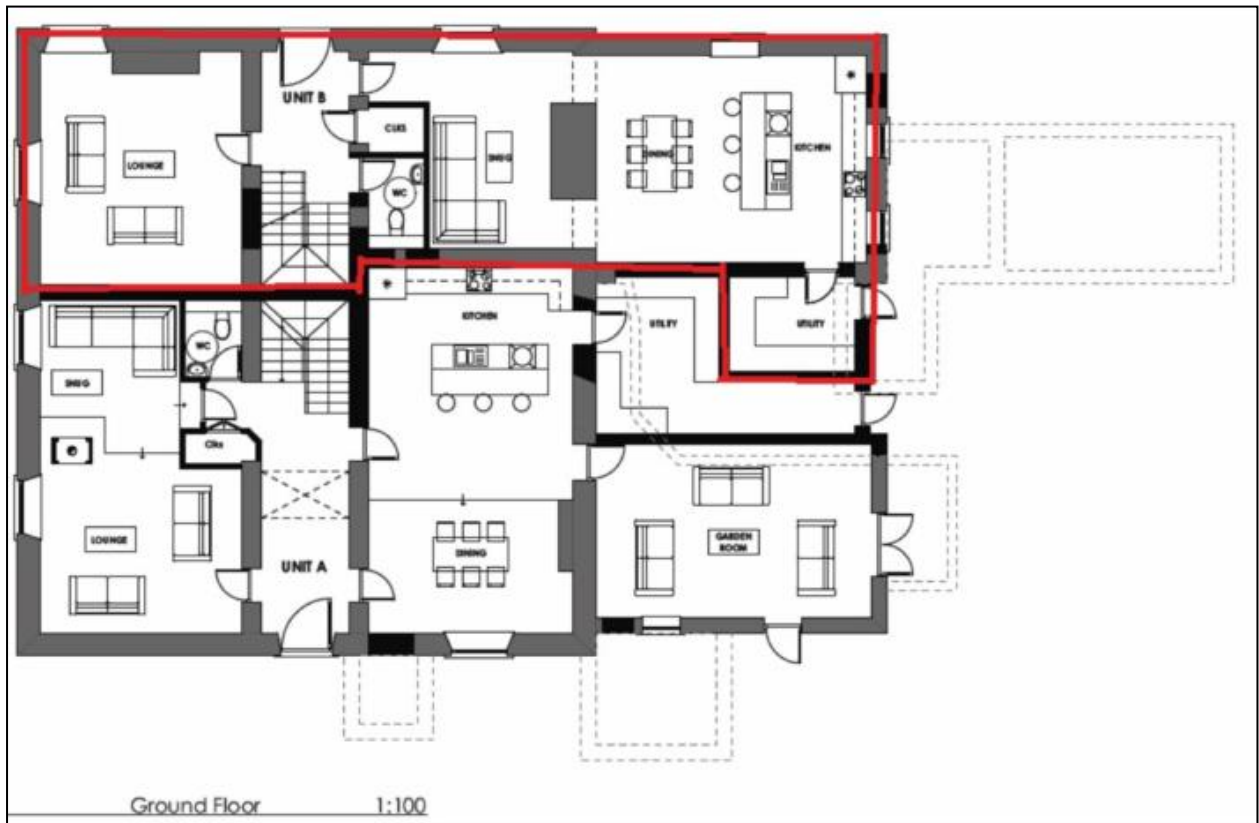




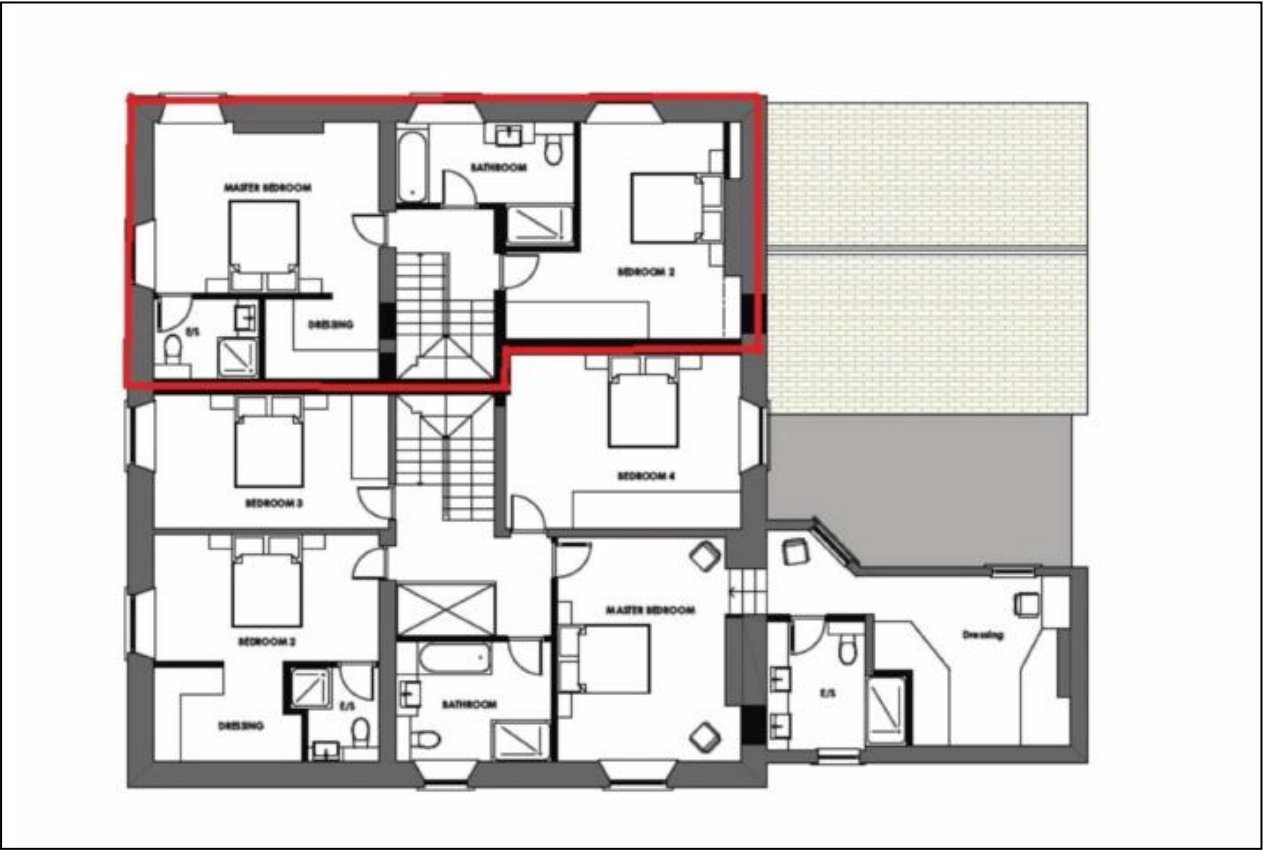
## HOPE HOUSE PROPOSED FLOORPLAN - BASEMENT



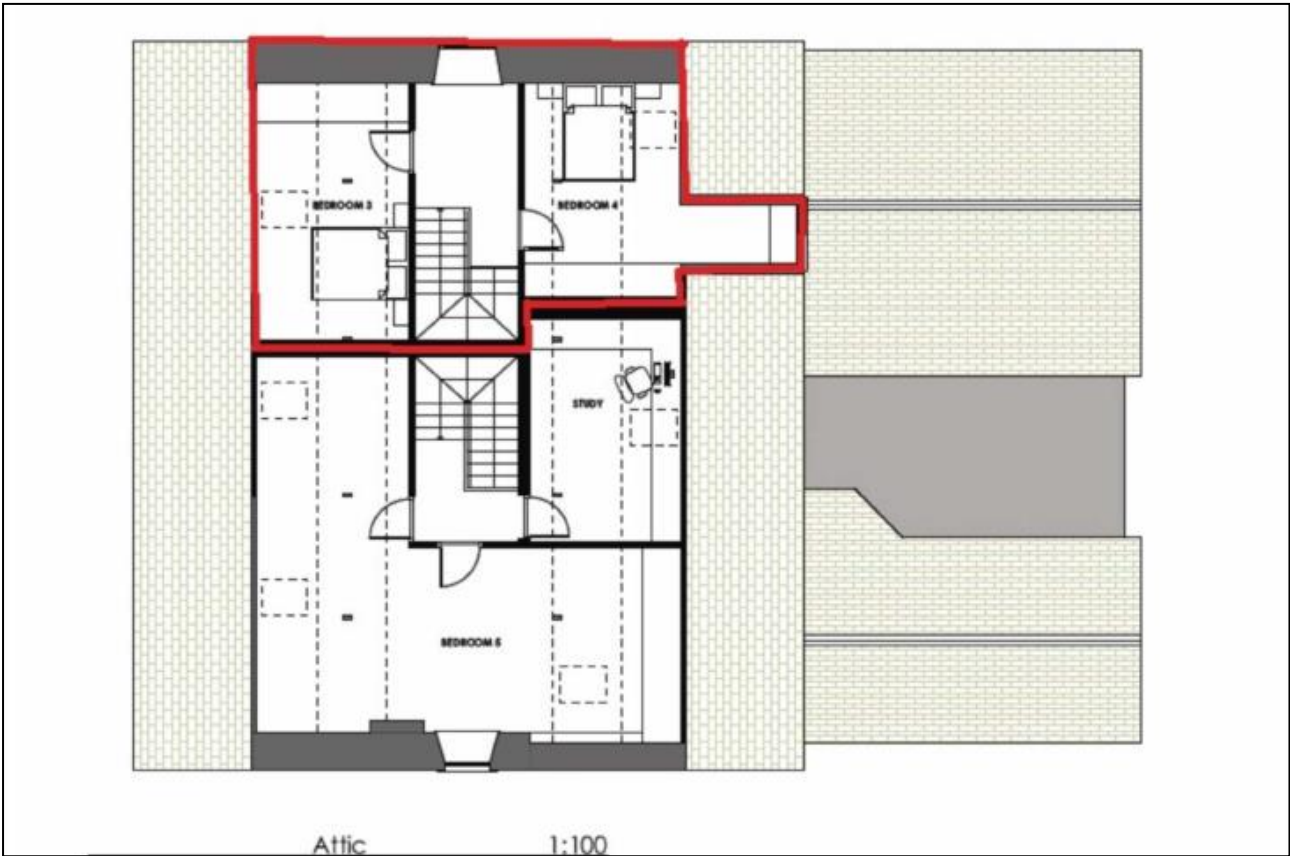
## STANFIELD HOUSE PROPOSED FLOORPLAN - GROUND FLOOR



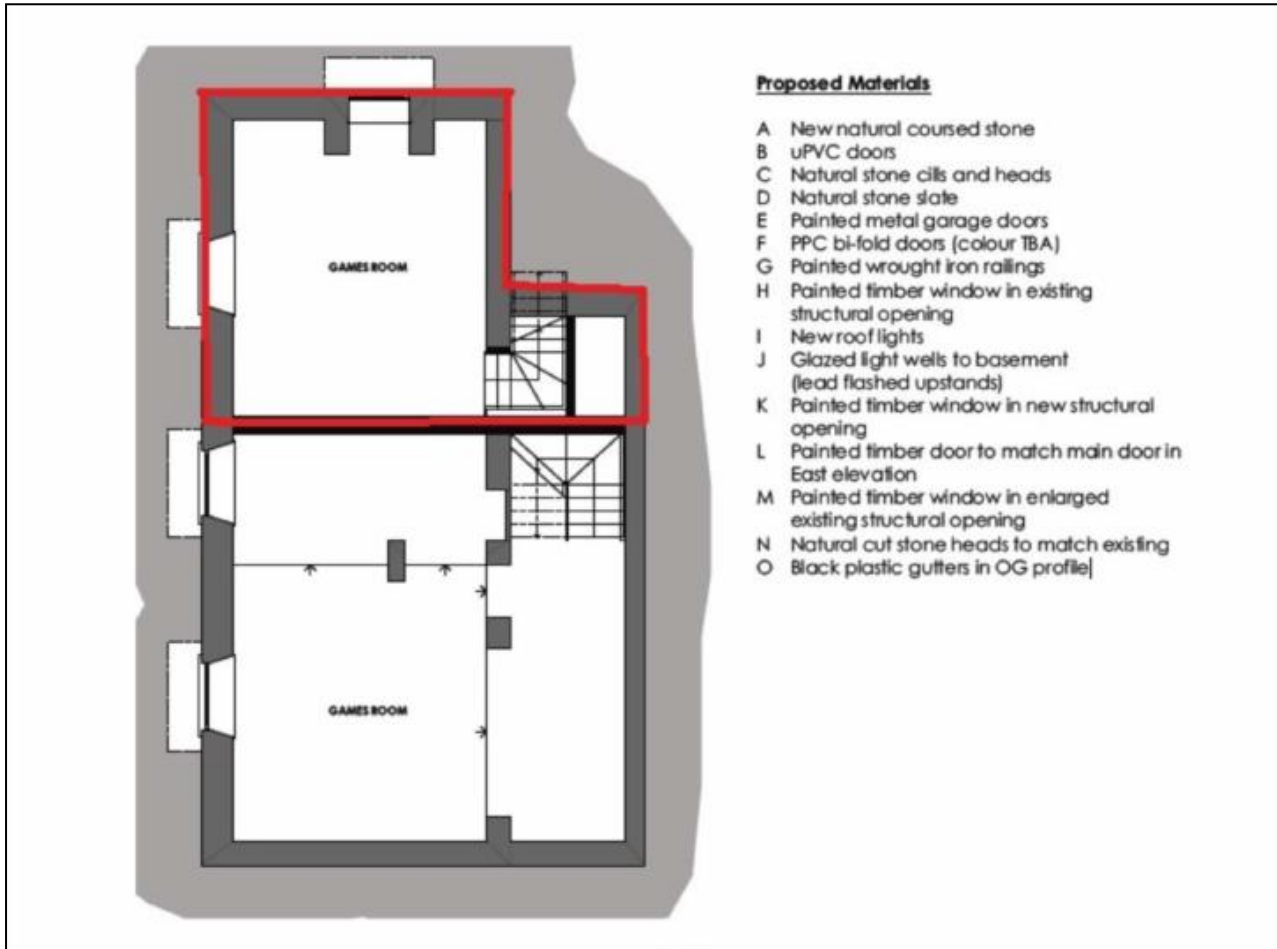
**STANFIELD HOUSE PROPOSED FLOORPLAN - FIRST FLOOR**



**STANFIELD HOUSE PROPOSED FLOORPLAN - ATTIC**



## STANFIELD HOUSE PROPOSED FLOORPLAN - BASEMENT



### NEGOTIATOR

For more information or to view please contact Fiona Campbell in our Holmfirth office on 01484-689689 or alternatively at [fiona.campbell@simonblyth.co.uk](mailto:fiona.campbell@simonblyth.co.uk).

### PLEASE NOTE

Not to scale. All boundaries are approximate and for illustrative purposes only.

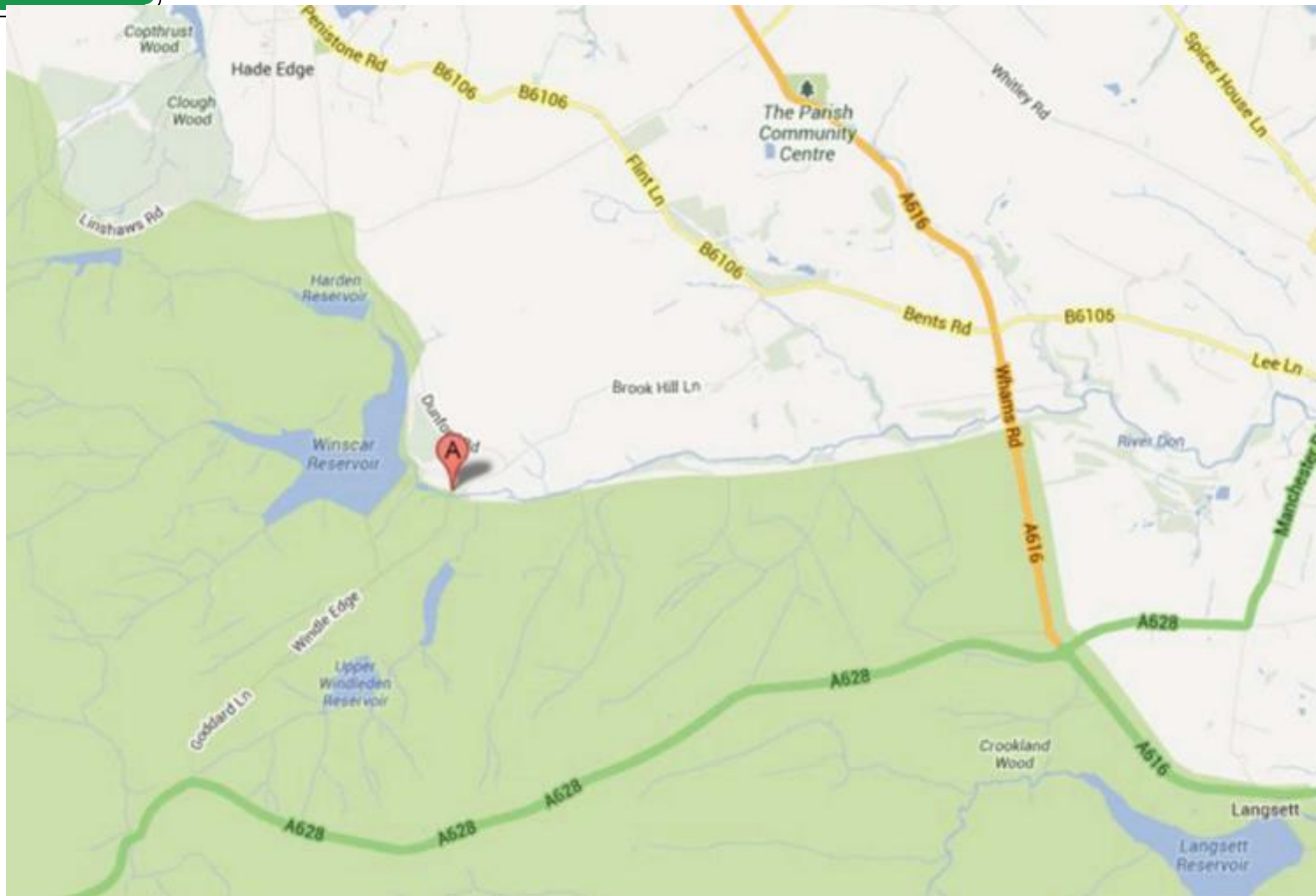
### VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484689689

### DIRECTIONS

From the Holmfirth office follow Dunford Road up the hill continuing into Hade Edge. At the brow of the hill with the Bay Horse public house on your left turn right (still Dunford Road). Proceed down Dunford Road away from Hade Edge and into the rural countryside. Follow the road to the end where it is sign posted left to Penistone and right to Dunford Bridge. Turn right continuing down the hill and round the left hand bend. At the bottom of the dip as the road begins to rise into a hill again the Stanhope Arms can be found on your left.





### **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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### **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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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.

### **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **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 independant 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 - 9:00 am to 5:30 pm Thursday til 7:00 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 07/08/15