



## Plot 1, Broad Lane

Upperthong, Holmfirth, HD9 3JS

**£875,000**

Situated in the charming village of Upperthong, this new build detached house with 4/5 bedrooms is a true gem waiting to be discovered. With a vast amount of accommodation set over 4 floors (3152sqft plus garage), there is ample space for a growing family to thrive. A rare opportunity to own a piece of tranquillity in a sought-after location.

Built by Kingsman Homes, this property exudes a perfect blend of traditional charm and modern elegance. The bespoke fitted kitchen and bathrooms by Porcelanosa add a touch of luxury to the home, ensuring both style and functionality.

Arriving off Broad Lane through large stone electric gated piers that lead you down a private driveway towards this exclusive enclave of 4 individual stunning homes. The commanding south-facing rear garden offers breathtaking views of the picturesque rolling hills, providing a serene backdrop for everyday living.

With off road parking spaces and integral garage, convenience is at the forefront of this property. The rural feel of the location combined with the proximity to village amenities strikes a perfect balance for those seeking a peaceful yet connected lifestyle.

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- BESPOKE KINGSMAN HOMES DEVELOPMENT
- ACCOMMODATION SET OVER 4 FLOORS
- FOUR INDIVIDUAL STONE BUILT PROPERTIES
- KITCHEN & BATHROOMS BY PORCELANOSA
- GATED ENTRANCE & STUNNING HOLME VALLEY VIEWS
- HIGH SPECIFICATION THROUGHOUT

## Contract Build

## Location

## Lower Ground Floor

### Living Dining Kitchen

25'9" x 18'9" (7.85m x 5.72m)

### Wine Room/Larder Kitchen

8'3" x 8'8" (2.525m x 2.650m)

### Cinema/Study/Snug

16'6" x 12'11" (5.035m x 3.960m)

### WC

6'7" x 3'4" (2.025m x 1.039m)

## Lower Lobby

## Ground Floor

## Entrance Hallway

## Living Room

25'9" x 15'0" (max) (7.850m x 4.575m (max))

## Family Room/Bedroom 5

13'3" x 16'6" (4.050m x 5.035m)

## Utility

12'5" x 9'3" (3.795m x 2.825m)

## WC

## First Floor Landing

## Integral Garage

16'11" x 13'4" (5.175m x 4.075m)

## Master Bedroom Suite

12'8" x 13'3" (3.870m x 4.050m)

## Dressing Room

6'0" x 9'4" (1.850m x 2.850m)

## Ensuite

9'4" x 8'3" (2.850m x 2.545m)

## Bedroom 2

11'8" x 12'1" (3.575m x 3.695m)

## Family Bathroom

12'5" x 6'2" (3.795m x 1.9m )

## Second Floor Landing

## Bedroom 3

9'4" x 16'2" (2.870m x 4.934m)

## Bedroom 4

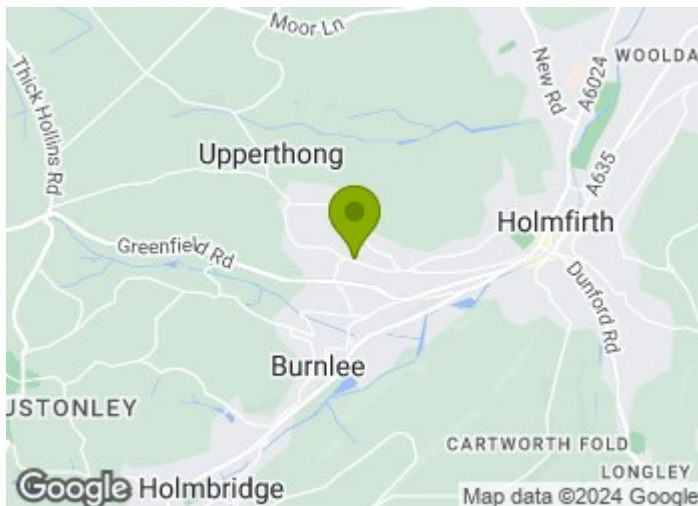
13'9" x 9'3" (4.2m x 2.825m)

## Shower Room

7'0" x 6'2" (2.15m x 1.9m )

## Parking & Gardens

## General Info



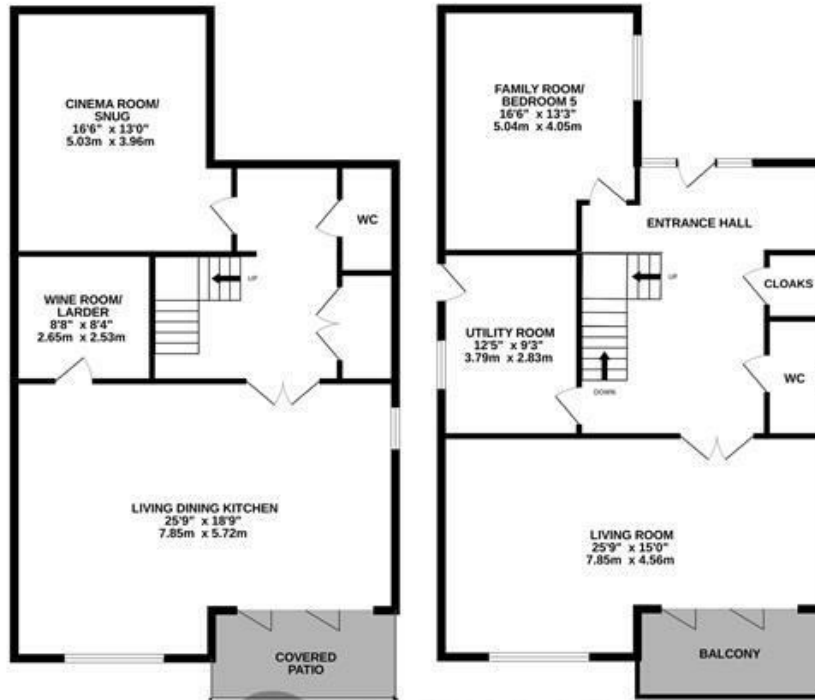
## Directions

From the centre of Holmfirth take the Woodhead Road towards Holmbridge and shortly after bear right onto Upperthong Lane. Approx half a mile take the left fork onto Broad Lane where the entrance to the development can be found on the left hand side shortly before Ashgrove Road.

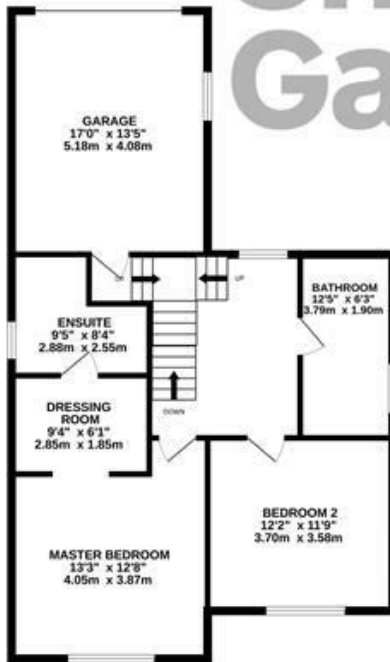


LOWER GROUND FLOOR

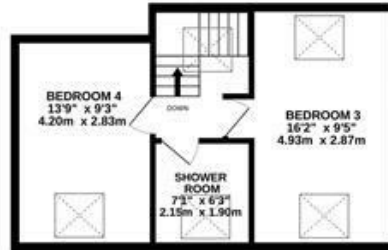
GROUND FLOOR



1ST FLOOR



2ND FLOOR



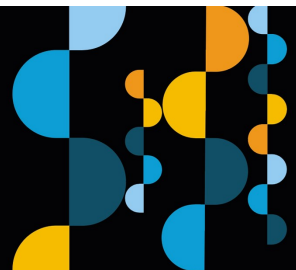
Snow Gate™

PLOT 1

TOTAL FLOOR AREA : 3400sq.ft. (315.9 sq.m.) approx.

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