



## 2 Bank End Knoll

Brockholes, Holmfirth, HD9 7BF

**O.I.R.O  
£950,000**

A unique, Grade II listed, character filled four bedroom family home in this exclusive rural position with beautiful views and a large plot of approximately an acre with two stables and a tack room. With lovely walks from the door; the property is located in this private, secluded position whilst being extremely close to all the local amenities with the majority of the accommodation to the ground floor. Briefly comprises entrance, downstairs wc and family bathroom, farmhouse kitchen, utility, double height lounge and dining room. First floor master bedroom, ensuite, dressing room and snug with large attic. There are also three ground floor double bedrooms and an integral double garage. The current owners have secured planning permission to create a large entrance hallway linking the ground floor accommodation and creating an inner sheltered courtyard.

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- BEAUTIFUL CHARACTER FILLED FOUR BEDROOM CHARACTER HOME
- STUNNING DOUBLE HEIGHT LOUNGE/DINING HALL
- FAR REACHING HOLME VALLEY VIEWS
- FLEXIBLE AND SPACIOUS ACCOMMODATION OVER TWO FLOORS
- PLANNING PERMISSION FOR EXTENSIVE REMODEL
- LARGE GARDENS/PLOT OF APPROXIMATELY AN ACRE

## Entrance

## Downstairs WC/Cloakroom

5'10" x 5'10" (1.78m x 1.78m)

## Dining Kitchen

23'7" x 13'4" (7.19m x 4.06m)

## Utility

11'5" x 4'4" (3.48m x 1.32m)

## Integral Garage

20'2" x 14'7" (6.15m x 4.45m)

## Lounge/Dining Room

31'8" x 18'8" (9.65m x 5.69m)

## First Floor Landing/Snug Area

19'3" x 10'1" (5.87m x 3.07m)

## Loft/Attic

8'11" x 7'1" average/approx (2.72m x 2.16m average/approx)

## Master Bedroom

14'0" x 13'2" (4.27m x 4.01m)

## Ensuite

11'7" x 10'1" (3.53m x 3.07m)

## Dressing Room

10'6" x 9'11" (3.20m x 3.02m)

## Ground Floor Bedroom Area

## Bedroom 4

13'2" x 9'4" (4.01m x 2.84m)

## Family Bathroom

9'11" x 5'8" (3.02m x 1.73m)

## Bedroom 2

15'6" x 12'2" (4.72m x 3.71m)

## Bedroom 3

12'3" x 11'1" (3.73m x 3.38m)

## Land and Gardens

## Off Road Parking and Garage

## Planning Permission



## Directions

Bank End Knoll is accessed off Thurstonland Bank and the property can be found on the left hand side.



