



Moss Edge Farm

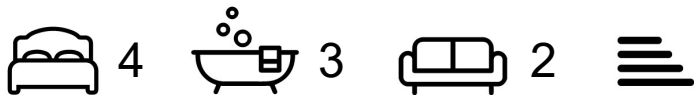
Moss Edge Road, Holmbridge, HD9 2SD

A beautiful period barn currently being converted into an exceptional four double bedroom detached home with superb, unrivalled panoramic aerial views across the Holme Valley. Approached by a private lane of almost a kilometre climbing through natural woodland the barn is one of just five homes in this unique farmstead courtyard setting. The property comes with approximately an acre of garden/paddock with an extra 1.3 acres by negotiation. The accommodation will comprise entrance hallway with floating stairs to the first floor, huge living/dining kitchen, beautiful lounge, spacious utility/bootroom, store and downstairs WC. To the first floor are four double bedrooms, master with ensuite, jack and jill shower room between bedrooms 2 and 3 and a family bathroom. Available now.

£1,000,000

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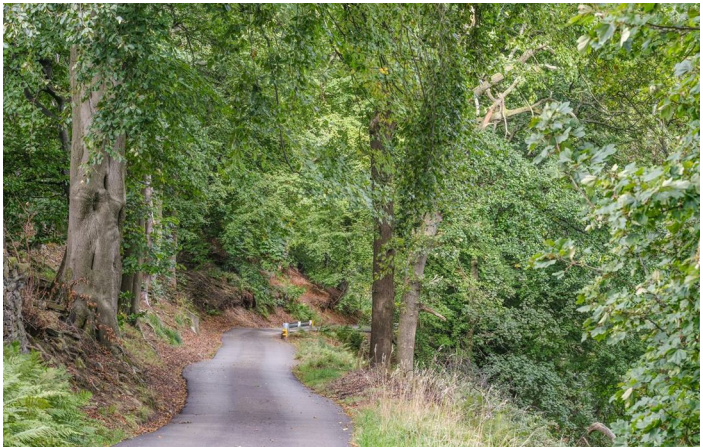
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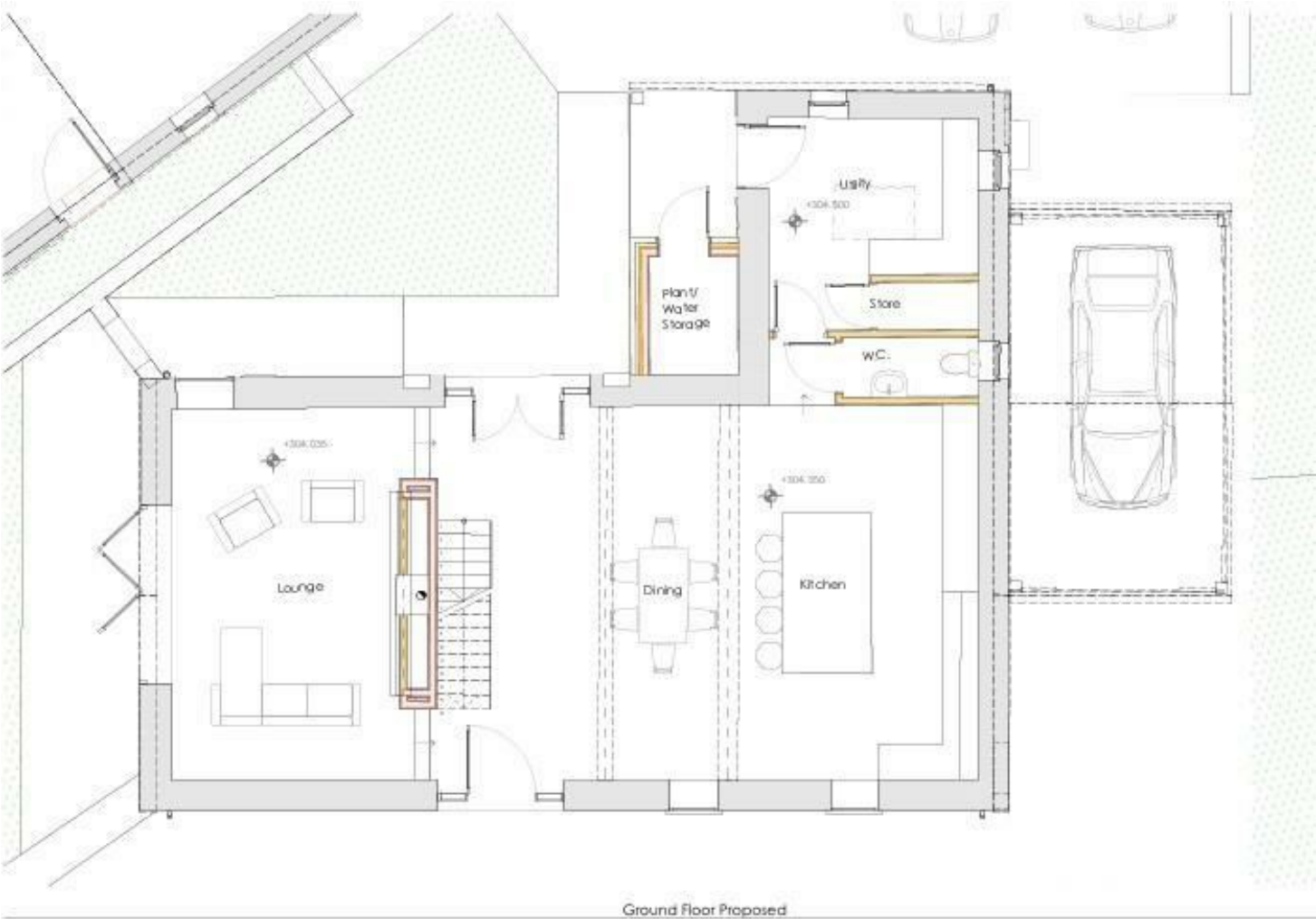
- FOUR DOUBLE BEDROOM BRAND NEW PERIOD BARN CONVERSION
- APPROXIMATELY 2000 SQ FT OF INTERNAL ACCOMMODATION
- SUPERB HILLTOP LOCATION WITH UNBELIEVABLE VIEWS
- HIGH END FINISH THROUGHOUT AND LOADS OF ORIGINAL CHARACTER
- HUGE PLOT OF AN ACRE WITH EXTRA LAND BY NEGOTIATION
- AVAILABLE END SUMMER 2025



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(29-48) F			(29-48) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

