



HOLME LANE FARM

Holme Lane





At Holme Lane Farm you'll find a magnificent property standing before you, holding a 220-year history, which has been given a whole new lease of life.





The entrance to the property is situated beyond an attractive walled boundary and through the electric gates you'll arrive onto the sweeping courtyard which has ample parking for up to half a dozen vehicles. Surrounding you are the three beautiful limestone buildings that make up the entirety of the residence. To your left are the original barns, straight ahead is the main house and to the right stands the annexe – each oozing in kerb appeal with their own individual quirks. Whilst retaining the original character has been front of mind during each renovation stage, the property benefits from brand new fixtures for practicality including UPVC Georgian style windows, full CCTV system and thermal solar & PV system to truly futureproof the house for years to come.

The current owners have overseen quite a passion project carrying out major renovations to create an incredible family home. This has literally been years in the making and has involved meticulously keeping the heritage at the heart of the design. This completely unique and whimsical farmhouse is a tale of two halves comprising not just one home but two – the original five-bedroom farmhouse and a three bedroom-annexe barn conversion. Alongside the luxury living areas, you'll also have an expansive stable block, outbuildings complete with planning permission and almost 10 acres of outdoor space to enjoy. Nestled within the rural hamlet of Holme, families seeking a private retreat, an abundance of character and period features need look no further.

Holme Sweet Holme





A Spectacular Welcome

As you enter via the double doorway on the patio, a characterful welcome awaits as you step into a grand and spacious reception room – a part of the house which was rebuilt onto the original foundations to keep the same footprint. This space is perfect for welcoming guests and equally handy for socialising.





Food preparation is a dream thanks to the luxury of a programmable AGA taking centre stage in the hearth. Storage space is also aplenty in here with a walk-in pantry and utility room tucked behind internal doors. Dresser-style wall units add to the charming aesthetic and of course no farmhouse kitchen would be complete without a Belfast sink. With a central island and butcher's block to perch around, as well as space for a breakfast table, this is the perfect place for the family to gather over a morning coffee.



Farmhouse Charm

Beyond the hallway and central staircase, you'll find the picture-perfect farmhouse kitchen. Solid oak units painted in sage green and cream are topped with granite worktops which complement the terracotta floor tiles and classic wooden beam running through the centre of the ceiling.



Eccentric Elegance

Continuing with tradition yet with added drama is the stunning formal dining room next door. A real showstopper which is guaranteed to wow – from the striking ceiling beams to the rustic original doors and weathered floorboards underfoot. The wood-burning stove comes into its own in winter and especially at Christmas when spirits are high and hosting is made easy with ample space for an oversized table. Despite the dark features, dual-aspect windows allow the right amount of light in to create the perfect ambience. From here, you can also take the original cottage stairs up to the first floor which were retained for extra character and interest.



“People don’t tend to host great dining experiences these days but when we do it’s always in here and it feels very special.”



Cosy up Side by Side

On the opposite side of the staircase on the ground floor are the adjoining reception rooms which share a central log burner that heats two rooms in one. The larger half is the lounge – a traditional family sitting room complete with high ceilings and picture rail detail. Next door is the snug which is a minimalistic and peaceful hideaway – perfect to read a book or enjoy an evening nightcap. Both have soft carpet underfoot and enjoy views out to the stunning garden.

“The original staircase was kept as a salute to the place.”



A Room with a View

Completing the ground floor of the main house is the magnificent garden room with its impressive apex roof and skylights. Added recently and connecting the home to the farm stable buildings, the unique shape lends itself to hosting and lounging all-year round. With the luxury of underfloor heating and bi-fold doors across two walls, the space is flooded with natural daylight and allows easy access straight out onto the rear patio and garden to enjoy outdoor living.



Modern Meets Traditional

When the current owners rebuilt the entrance reception room, they purposefully added in a first-floor level within the apex of the roof to accommodate a landing and a store room. The landing – illuminated with skylights and featuring traditional style beams as a nod to the property’s heritage – ensures privacy and practicality to access each bedroom without having to pass through from room to room. Across the staircase you’ll also see a gallery landing space offering a peaceful view out to the garden which is accessible via the master and guest bedroom.

The master suite is an ample size complete with original panelled doors leading out and to the en suite which has been completely modernised with traditional style touches. Featuring a large walk-in shower with minimalistic chrome fittings, W/C, chic basin topped vanity unit and traditional column radiator.

“This is a great place to grab a quiet cup of tea in the morning and look out to the fields.”



Timeless Luxury

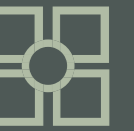
The beautiful family bathroom is a stunning example of a modern classic. Timeless Victorian styling oozes throughout from the freestanding slipper bathtub with brass telephone taps, complementary traditional wash basin and W/C with high-level cistern. The room is perfectly finished with the detail of the original fireplace within the irregular chimney breast, which is one of three on this floor.



Be Our Guest

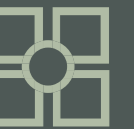


Across the gallery landing, the guest bedroom is another generous double and large enough to rival the master – along with its own en suite. A slick and contemporary wood-panelled design features a fitted bath with overhead shower, modern square hand basin and W/C to ensure your guests feel right at home with comfort and privacy. Bedroom five is also just next door – a modest room with signature tall ceilings as standard and enviable field views.



Doubles as Standard

The final two double bedrooms to conclude the accommodation on this floor stand side by side above the dining room. Bedroom three has a pretty, shabby chic aesthetic with white-washed doors and comes complete with a final en suite. The shower room has been completed to a similar high standard with a slick tiled enclosure, modern wash basin and W/C.



A Whole New Home

When you're taking in the abundance of quirks from every corner of the property as you make your way downstairs, rest assured there's more to see - in the form of a spacious two bedroom annexe barn conversion. Within the apex of the roof upstairs boasting beamed vaulted ceilings is a beautiful double bedroom, with its own private bathroom for the ultimate luxury and a playroom or store with W/C.



A modern shaker-style cottage kitchen has been completed to a high standard with integrated appliances and exposed brick details to continue the characterful charm we've seen so much of with the benefit of a breakfast bar and additional dining area. Next door is a bright and spacious lounge with an open staircase and finally the master bedroom complete with a contemporary marble en-suite shower room and generous walk-in wardrobe. Within the apex of the roof upstairs boasting beamed vaulted ceilings are two beautiful double bedrooms, each with their own private bathroom area for the ultimate luxury.







Incredible Landscape

Rivalling the ample interior footprint, the outdoor space does not come in short supply. Split into multiple zones, the main garden is accessed from the rear bi-fold doors leading out from the farmhouse and here you'll find immaculately kept lawns punctuated with mature trees and topiary hedges, set around a lake full of golden carp. Access and parking will never be an issue thanks to the separate circular driveway leading to a detached triple garage with two electric roller doors away from the main courtyard.





Opposite to the annexe are a series of attractive barn outbuildings ripe for conversion currently used as stores, but a quirky space that would make a perfect home office or an additional living area. Rest assured, planning permission is already in place meaning work can commence immediately if you wish.



Within your approx. 10 acres of private land beyond this, an equestrian lover's paradise awaits complete with two paddocks, menage, tack room and an impressive block of seven Bradmore stables.





Area to Explore

The secluded hamlet of Holme is likely to be a real hit with those seeking a slower pace and rural lifestyle compared to the more vibrant local towns that are within easy reach. With only five homes under your postal code, you really will be able to relax in peace and privacy. Located in South Yorkshire and only a few miles from the North Yorkshire border, you are however not cut off from the amenities you'll need for the family. The nearest supermarket is accessed in less than a 5 minutes drive in the form of a large Asda while Doncaster is also just a short journey away offering an abundance of high-street shops. Parents will be delighted to find a range of outstanding Ofsted-rated primary and secondary schools within the DN5 area. For a lovely meal you may also want to try out the recently re-opened Dario's Italian or Owston Hall which is also home to the local golf course for those who enjoy an afternoon putting. For travel to work, Adwick-le-Street railway station is only a few minutes from your door to allow easy commuting into Leeds and Sheffield, while the A1 is also on hand for those needing to head north or south by car.

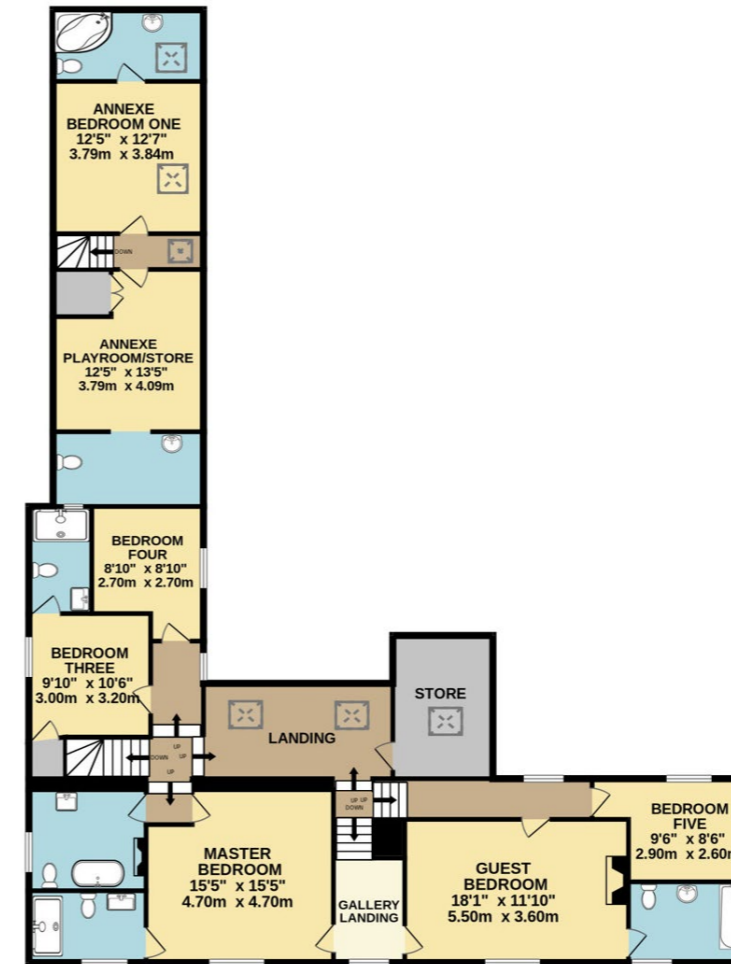


TOTAL FLOOR AREA : 8455sq.ft. (785.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
6522 sq.ft. (605.9 sq.m.) approx.

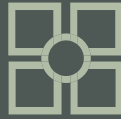


1ST FLOOR
1933 sq.ft. (179.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property Features


- Characterful Five Bedroom Detached Farmhouse
- Original Build Dating Back to 1800's with Complete Renovations Done by Current Owners
- Lounge and Snug Sharing Central Log Burner Leading to Expansive Garden Room
- Country Kitchen with Walk-in Pantry, Utility Room and Separate Formal Dining Room
- Master and Guest Bedrooms Sharing Feature Gallery Landing Area
- Three Modern En-Suites Plus Traditional Three Piece Family Bathroom
- Two Bedroom Annexe Conversion with Dining Kitchen, Lounge and En-Suites to Bedrooms
- Barn Outbuildings with Granted Planning Permission for Conversion to Residential Dwelling - REF 18/00713/FUL
- Expansive Parking with Front Courtyard, Separate Circular Driveway and Detached Triple Garage
- Approx 10 Acres of Land with Immaculate Mature Lawns, Menage, Paddock Space and Barn with Tack Room and Seven Stables
- Freehold Property and Council Tax Band B



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Holme, DN5 0LR

 WHAT3WORDS: [bagpipes.elephant.rooting](https://www.what3words.com/bagpipes.elephant.rooting)

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