Coldhill Lane, New Mill, Holmfirth, HD9 7JX

Offers Over £1,150,000

6 🛏 | 5 🛁 | 3 🛋

- AWARD WINNING BESPOKE DETACHED

- HIGH SPECIFICATION FIXTURE & FINISH THROUGHOUT
- 3 STUNNING RECEPTION AREAS

- 4 EN SUITE BEDROOMS

- 1/3 ACRE BEAUTIFULLY LANDSCAPED GROUNDS

- 5-6 SPACIOUS BEDROOMS

- TWIN BALCONIES & GARDEN TERRACE WITH FAR REACHING VIEWS
- KITCHEN & UTILITY/ LAUNDRY

- DOUBLE GARAGE & LARGE DRIVE

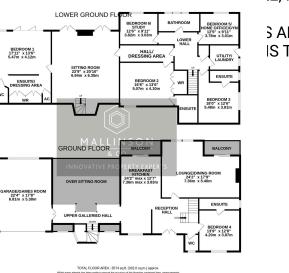- HIGHLY SOUGHT AFTER VILLAGE LOCATION

HIGH MEADOW

AN EXCEPTIONAL, ARCHITECT DESIGNED HOME ... THIS DETACHED AWARD-WINNING EXAMPLE OF CONTEMPORARY LIVING COMBINED WITH NATURAL CHARACTER IS SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS EXTENDING TO APPROXIMATELY ONE THIRD OF AN ACRE. THE PROPERTY ENJOYS A PRIVATE SOUTH FACING ASPECT AND UNINTERRUPTED PANORAMIC VIEWS ACROSS THE HOLME VALLEY. IMMACULATELY PRESENTED AND THOUGHTFULLY DESIGNED, THE PROPERTY PROVIDES GENEROUS AND FLEXIBLE ACCOMMODATION WITH FIVE/SIX DOUBLE BEDROOMS, MULTIPLE RECEPTION SPACES, AND A WEALTH OF BESPOKE FEATURES INCLUDING SMART GLASS, MIRRORED TVS, AND BALCONIES CAPTURING BREATH TAKING SUNSETS. PERFECTLY POSITIONED ON THE EDGE OF BOTH THE HOLME VALLEY AND PEAK DISTRICT NATIONAL PARK, THE HOME OFFERS A RARE BLEND OF TRANQUILLITY AND CON ... . .E, HONLEY, AND PEN... .... SCHOOLI... .... S AND COMMUT... .... IS TRULY UNIQUE H...

LOWER GROUND FLOOR

BEDROOM 1
17'11" x 13'6"
5.47m x 4.12m

BEDROOM 6/ STUDY
12'6" x 9'11"
3.82m x 3.03m

BATHROOM

BEDROOM 5/ HOME OFFICE/GYM
12'5" x 9'11"
3.78m x 3.01m

LOWER HALL

SITTING ROOM
22'9" x 20'10"
6.94m x 6.35m

HALL/ DRESSING AREA

UTILITY/ LAUNDRY

ENSUITE/ DRESSING AREA

BEDROOM 2
16'8" x 13'6"
5.07m x 4.10m

WR

ENSUITE

WC

WR   AC

BEDROOM 3
18'0" x 12'6"
5.48m x 3.81m

ENSUITE

GROUND FLOOR

BALCONY

BALCONY

BREAKFAST KITCHEN
24'2" max x 12'7"
7.36m max x 3.83m

LOUNGE/DINING ROOM
24'2" x 17'9"
7.36m x 5.40m

OVER SITTING ROOM

GARAGE/GAMES ROOM
22'4" x 17'8"
6.81m x 5.38m

ENSUITE

UPPER GALLERIED HALL

RECEPTION HALL

DOWN

BEDROOM 4
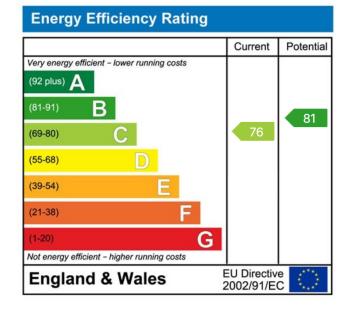13'9" x 12'8"
4.20m x 3.87m

WC

TOTAL FLOOR AREA : 3574 sq.ft. (332.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales   EU Directive 2002/91/EC