



The Farmhouse, Victoria Gates Hill House Road, Holmfirth, HD9 2SY



SHERIDAN
BAILEY
PROPERTY

Available now with no upward chain. Situated on the prestigious Victoria Gates development in Holmfirth, this luxury, individually designed home benefits from breathtaking, uninterrupted views of the Holme Valley.

Stunning interiors coupled with spacious living arrangements, high levels of natural light, top end technology, private gated driveways and landscaped gardens this property is a must view!

The property briefly comprises, grand reception hall, open plan kitchen & living space, utility, glass double doors to stunning living room, 3rd reception room providing a flexible accommodation option, guest WC, plant room, data room. On the first floor, Master Bedroom ensuite plus walk in wardrobe plus 3 further generously sized double bedrooms and 2 more bathrooms. Externally there are 2 driveways and patio area to the side of the property as well as lawned rear garden to take in those views!

- Individually designed, luxury detached residence
- Gated development of just 6 homes
- NO UPWARD CHAIN
- Commanding, uninterrupted views of Holme Valley
- High specification fixtures and fittings
- Under floor heating

Reception Hall

The splendid Reception Hall, filled with natural light, sets the tone for the rest of this luxury bespoke home. Galleried in design with glass detail, black ash woodwork including balustrade and internal doors. A fully glazed internal door with black ironmongery leads through to the home office/media room. Under the stairs is a useful cloaks/boot space. Underfloor heating through out the whole home.

Open Plan Kitchen / Living

28'6" x 24'8" (8.69m x 7.52m)

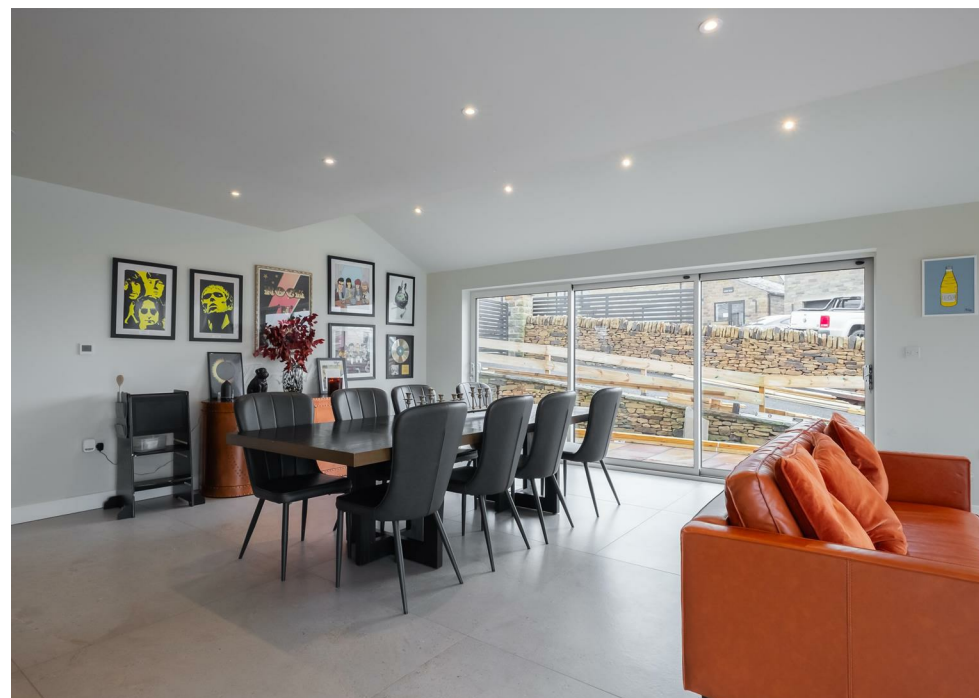
A stunning space, where the outside floods in, virtue of the impressive dual aspect sliding patio doors, where you are immediately immersed by the commanding, uninterrupted views of the Holme Valley. This space has the "wow" factor and is perfect for entertaining or daily family living. One set of sliding doors lead to a more intimate breakfast flagged patio to the side of the property, whilst the other set lead directly to the large rear garden,

predominantly laid to lawn with low level dry stone walling to the countryside beyond.

The bespoke kitchen is designed to a high specification, fitted with a range of high quality wall and base units, blending contemporary design with traditional, natural materials. Integrated appliances include induction hob with island extraction, inset sink unit with instant boiling tap and mixer tap over, Siemens ovens, microwaves and grills, warming drawers, and Bosch fridge/freezer. Fitted pantry style cupboards with mirror-backed detail. There are attractive display units with inset display lighting. The feature island provides ample drawers and storage as well as a breakfast bar area.

Double glass doors lead to the lounge and a black ash internal door leading to the utility room.

The Dining space easily accommodates 10 to 16 seater dining table and chairs with further space for sofas and furniture makes this the perfect family living space







Utility Room

Fitted with matching black ash wall and base units with an integrated freezer, plumbing for a washing machine, provision for a dryer, inset stainless steel sink with mixer tap, a continuation of the tiled floor covering throughout the living kitchen and utility and a contemporary double glazed door with matching black contrasting detail leading out to the exterior of the property.

Living Room

19'0 x 26'11 (5.79m x 8.20m)

Generously sized lounge, again flooded with natural light through the skylights in the full height part ceiling and uPVC double glazed sash windows to the side elevation and bi-fold patio doors leading out to the breakfast patio. A feature of this room is the chimney breast with multi fuel stove.

Reception Room / Play Room / Home Office

15'5 x 17'2 (4.70m x 5.23m)

The third reception space provides flexible accommodation for changing family needs. Currently a play room, this room could also provide a Home Office, Cinema Room or private Dining Room. The choice is yours! Porcelain tiled floor with wall mounted television, LED spotlights, uPVC double glazed windows in a box sash style to the front and rear elevations. Internal door off directly to garage.





Cloakroom / WC

Ground floor, guest WC, Fitted with a concealed, push button low level flush WC, vanity hand wash basin, black graphite sanitary ware. Graphite black heated towel rail. There is a continuation of the floor tiling with matching detail to the wall behind the WC and sink. Fitted mirror with LED trim, extraction, LED spotlights.

Plant Room

Houses the cylinder, underfloor heat pump and other associated utility provisions.

Staircase the 1st Floor Galleried Landing

Master Bedroom/Walk in Wardrobe / Ensuite

10'3 x 16'11 plus walk in wardrobe (3.12m x 5.16m plus walk in wardrobe)
Master bedroom with dual aspect windows with breath taking countryside views to wake up to. Large walk- in wardrobe.

Ensuite wet room comprises, oversized rainfall showerhead plus hand held shower attachment with Rak Ceramics sanitary ware, concealed flush WC with push button flush, heated towel rail in a black anthracite finish, matching vanity hand wash basin with mixer tap over, complementary tiled walls and floor with contrasting herringbone textured tiling in the shower wall





Bedroom 2

18'11 x 13'0 (5.77m x 3.96m)

Generously sized Guest Bedroom with feature pothole window. Contemporary black ash doors leading through to the landing and Jack and Jill bathroom.

House Bathroom / Jack and Jill

Luxury bathroom comprising a free standing, slipper bath with contemporary Rak Ceramic free standing mixer tap and hand held shower attachment over, matching vanity basin with black mixer tap, black LED mirror, matching black anthracite heated towel rail, wet room style walk-in shower with oversized rainfall shower-head plus hand held shower attachment with Rak Ceramics sanitary-ware. Push button flush WC. window in uPVC double glazed construction with privacy glass inset.

Bedroom 3

11'5 x 17'2 (35.18m x 5.23m)

Generously sized bedroom with black ash internal doors to the landing and Jack and Jill en-suite, Dual aspect windows to the front and rear elevations.

Bedroom 4

13'0 x 13'7 (3.96m x 4.14m)

Window to rear elevation and countryside views. Access to Jack and Jill bathroom.







HD9 2SY
Internal - 3450ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



Jack and Jill Ensuite to Bed 3 & 4

Bathroom comprising low-mounted vanity basin with black anthracite composite bowl and mixer tap over, black heated towel rail, concealed black push button flush wc, black sanitary ware, tiled walls and floor with walk-in wet room style shower with a main rainfall shower head and a hand held shower attachment. Rak Ceramic sanitary ware. Feature textured herringbone finish within the tiling to the walls and matched flooring.

External Spaces

Located on the prestigious Victoria Gates development of just six luxury properties, this property commands breath-taking far reaching views on a generous plot with extensive stone flagged patio seating areas adjoining to the large laid to lawn garden to the rear. The property benefits from 2 driveways provide secure off road parking, one which leads directly to the attached double garage behind remotely operated electric gates. The second driveway is also behind remotely operated electric gates. Landscaping includes raised beds, planted pockets and dry stone walling. Double garage, remotely operated. Source of power to property is ground source heat pump.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	