



Hopefield House
462 Dunford Road | Hade Edge | Holmfirth | HD9 2RT

FINE & COUNTRY

HOPEFIELD HOUSE



Located in a highly sought after rural village on the outskirts of Holmfirth, which featured in The Sunday Times Best Places to Live guide 2023, and set within privately enclosed $\frac{3}{4}$ of an acre, tree lined grounds, a delightful Victorian detached home, believed to date back to circa. 1870, sympathetically restored and extended with retained period features throughout and a stunning outlook from all rooms.



The property incorporates a beautiful open plan, recently renovated living kitchen, the dining area opening directly onto a flagged terrace. There are two traditional reception rooms overlooking the gardens, a double home office / playroom and a fourth ground floor double bedroom / annexe. To the first floor there are three double bedrooms and two bathrooms. The property enjoys South facing gardens, commands stunning views over surrounding scenery and benefits from extensive garaging and a home gym. The property's location provides immediate access into glorious open countryside, resulting in an idyllic outdoors lifestyle. Local services are in abundance and include highly regarded schools. Holmfirth is easily accessible, as are surrounding commercial centres.

KEY FEATURES

Ground Floor

A traditionally styled composite double glazed entrance door, installed in 2022, sits in an ornamental carved stone surround and opens into a centrally positioned Reception Hall, offering an impressive introduction to the home with retained period features on display, including deep skirting boards and ornate coving to the ceiling. There are two formal reception rooms to either side of the reception.

The lounge enjoys a double aspect position; windows set to stone mullioned surrounds commanding a delightful outlook over the gardens whilst retained period features include a stunning fireplace to the chimney breast with a marble inset and hearth, which is home to a living flame effect electric fire.

The sitting room enjoys a high ceiling height, a theme which continues throughout, has windows set to stone mullioned surrounds enjoying views over the grounds, retained period features including deep skirting boards and ornate coving to the ceiling. To the chimney breast an oak fireplace has an inset wood burning stove which sits on a raised hearth.

An open plan living kitchen forms the heart of the home, is exceptional from all viewpoints and presents a sociable entertaining space, incorporating a kitchen, dining area and lounge. The room is flooded with a tremendous amount of natural light, a bank of Skylight windows being complimented further by arch topped windows to three aspects and two sets of sliding doors opening directly onto a stone paved terrace which invites the outdoors inside. The recently renovated kitchen itself is presented with a bespoke range of furniture, with Quartz work surfaces incorporating a Belfast sink with traditionally styled mixer taps over. A central island 2.7metres long has a Quartz surface, which extends to a four-seater breakfast bar. A complement of appliances includes a dishwasher, microwave, a larder style fridge and a larder style freezer. There is space for a wine fridge and a chimney breast offers the opportunity for an Aga style stove.

The playroom offers versatile accommodation, currently used as a twin home office with a glazed aspect ensuring good levels of natural light. Access is gained to the fourth bedroom/annexe, which enjoys double proportions and gains access through to a generous boot room/utility.

The boot room/utility has furniture with a work surface incorporating a stainless-steel sink unit. There is plumbing for a washing machine and a personal door opening to the side aspect of the home. This versatile space, along with the fourth bedroom, has great potential to be used as a self-contained annexe with kitchenette and en-suite or an Airbnb let.

The property also benefits from a cellar with an existing stone staircase providing potential for development into a further family room or home cinema / games room.



















KEY FEATURES

First Floor

A large landing window directly commands stunning long distance views towards the Pennines and there is a useful airing/storage cupboard.

The principal bedroom suite enjoys a double aspect position, offers exceptional proportions with windows to two elevations set within ornate stone mullioned surrounds; the front commanding stunning views over the grounds, with a glimpse of surrounding countryside through the trees. An En-suite shower room is presented with a four-piece suite and has an arched top frosted window.

To the remainder of the first floor there are two additional double bedrooms; a front facing room with windows set to stone mullioned surrounds, enjoying an outlook over the grounds. The rear facing room offers generous proportions and has a window to the side aspect.

The family bathroom, whilst ready for modernisation, offers generous space and is presented with a three-piece suite, has tiling to the walls and a frosted effect window.













KEY FEATURES

Externally

The property is set within grounds approaching three quarters of an acre. A tree lined driveway is accessed via electronically operated Wrought Iron gates and extends to a courtyard which provides off road parking for several vehicles and gives access to the garages.

To the immediate rear, enjoying a West facing aspect a flagged terrace steps up to a raised area currently home to three greenhouses. An enclosed block paved terrace provides a delightful seating area, enclosed within a tree lined surround with stone walled boundaries and an ornamental pond. A covered walkway gains access to the main gardens extending to the south and east aspects of the home.

The gardens are well established and span the East and South aspects of the home, are privately enclosed within a hedge and tree lined border. A stone flagged terrace to the front of the house is accompanied by a flower bed with central stone steps which lead down to a lawned garden. A flagged terrace off the living kitchen, steps down to an additional garden, which in the main is laid to lawn, with established shaped borders. A central paved walkway extends to overlook a generous pond.

Garages and Outbuildings

A stone built Tandem double garage, provides off road parking for several vehicles, has power, lighting and an electronically operated up and over entrance door. An additional garage is currently used as a home gym, once again has power, lighting, an up and over entrance door and an internal personal door to the main garage.

There is an outdoor garden/fuel store, and an external W.C. which is presented with a two-piece suite. External access also to the cellar.







HOLMFIRTH

Holmfirth is a charming town located in the Holme Valley; only 4 miles from The Peak District National Park boasting a wonderful community spirit and surrounded by glorious open countryside. Whilst boasting this most idyllic of semi rural settings the area is highly commutable surrounded by major commercial centres.

One of West Yorkshires most famous market towns: Holmfirth, perhaps best famed for its 'Last of the Summer Wine' scenery and pioneering film making history attracts thousands of tourists each year. This popular 13th Centaury town boast a bus station, and a bustling centre presenting shops from small gift and clothes shops to supermarkets and a farmers' market alongside traditional pubs, bars and restaurants as well as it's very own Vineyard / restaurant, leisure centre and Picturedrome.

The immediate location offers a sought after semi rural setting resulting in the most idyllic of outdoors lifestyles; open countryside and numerous walks being on the doorstep whilst services and amenities are easily accessible within both Honley and Holmfirth. Glorious scenery associated with The National Peak Park can be reached within a short drive, whilst there is exceptionally good access throughout the region. In short, an awe inspiring property, full of period charm and character, retained original features and spacious, versatile family accommodation which will not fail to impress the most discerning of home buyers.





INFORMATION

Additional Information

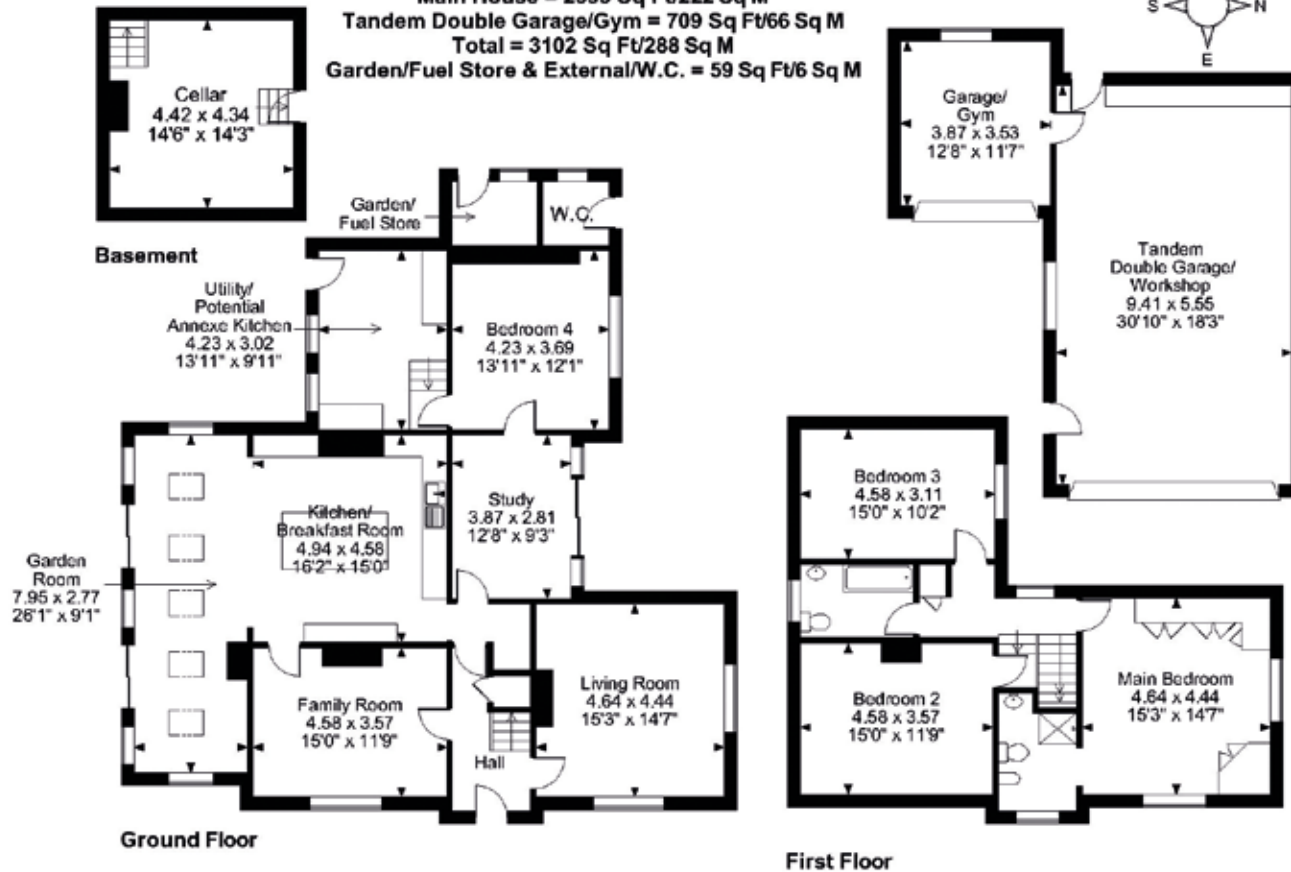
A Freehold property with mains gas, water, electricity and drainage. Fixtures and fittings by separate negotiation. Council Tax band F. The property benefits from several key renovation works carried out in 2022 including new flooring throughout, sympathetic and careful replacement of cast iron gutters, a partial re-wire, a new electrical consumer unit and high efficiency combination boiler with Hive smart heating system.

Directions

From the centre of Holmfirth proceed out of the town centre on Dunford Road and on entering Hade Edge at the Boshow Trout, turn right continuing on Dunford Road, where the property will be found on the right-hand side.



Dunford Road, Holmfirth
Approximate Gross Internal Area
Main House = 2393 Sq Ft/222 Sq M
Tandem Double Garage/Gym = 709 Sq Ft/66 Sq M
Total = 3102 Sq Ft/288 Sq M
Garden/Fuel Store & External/W.C. = 59 Sq Ft/6 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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