



Holt Farm
Holt Lane | Holmfirth | HD9 3BW





STEP INSIDE

Holt Farm

Holt Farm is a beautifully presented 4-bedroom semi-detached farmhouse, nestled in a picturesque rural location in Holmfirth, West Yorkshire. Combining the charm of a traditional farmhouse with modern living comforts, this property offers a spacious and flexible layout, ideal for family life. With well-proportioned rooms, stunning views, and a wealth of character features, Holt Farm offers a unique opportunity to acquire a slice of countryside living, while remaining within easy reach of local amenities and transport links.

INSIDE

Entering into a traditional stone entrance porch with stone flag flooring and a bespoke built in oak bench. A beautiful oak door leads into the entrance hallway which has a continuation of the stone flag flooring. This spacious hallway provides an introduction of the traditional style and superior quality found throughout the property including immaculate presentation and features such as traditional oak doors, and oak skirting. From the hallway there is a WC and doors to the dining kitchen, formal dining room, sitting room and study. An oak open staircase leads to the first floor landing.

The stunning oak farmhouse dining kitchen exudes timeless charm and warmth, blending traditional character with modern functionality. The heart of the home, the kitchen is beautifully crafted with rich oak cabinetry, creating a cosy, inviting atmosphere. Spacious and well-designed, it offers plenty of room for both culinary preparation and family dining. There is plenty of space for a family dining table, offering a wonderful area for family meals or entertaining guests.

High-quality appliances are seamlessly integrated into the design, offering the latest in convenience while maintaining the farmhouse feel. Exposed beams add to the rustic appeal, while windows to two aspects allow natural light to flood the room and enjoy an uninterrupted outlook. The generous counter space and ample storage provide both practicality and style, making this kitchen a perfect blend of aesthetics and function.

Off the kitchen there is a utility room which offers plumbing for a washing machine and additional storage.

The formal dining room displays timeless elegance with its exquisite bespoke oak panelling, meticulously crafted to enhance the room's refined environment. The rich oak flooring and exposed beams seamlessly complement the panelling, adding warmth and refinement, in addition to a living flame stove style fire with its traditional stone surround. An original arched window serves as the room's focal point, inviting natural light to cascade across the space while offering a picturesque view beyond making this dining room the perfect setting for formal dining or to be enjoyed as an further reception room.

An additional reception room noted on the floorplan as the home office offers the versatility for other uses such as a playroom or TV room. Enjoying an outlook to the rear of the property, featuring a lovely view that brings the outdoors in.

To the rear of the property there is a spacious sitting room that offers a perfect blend of warmth and elegance, centred around a magnificent stone fireplace that houses a charming log burner, creating a cosy and inviting ambiance. The room is bathed in natural light, with two sets of fully glazed French doors that connect the indoor space to the garden, offering picturesque views and access to the outdoors.

To the first floor there are four bedrooms and three bathrooms. The landing has a large floor to ceiling picture window offering a particularly pleasant outlook and provides an abundance of natural light.

The main bedroom benefits from having a full wall of built in wardrobes.

There are three further bedrooms, two of which benefit from their own en-suite shower rooms, plus a house bathroom.







OUTSIDE

Surrounding the property and leading from the driveway parking there is a paved walkway and large patio areas both to the front and rear of the property.

The well-presented garden is to the rear of the property and offers a generous size lawned garden which has fence and walled boundaries and enjoys uninterrupted views of the open countryside

The property offers plenty of gated driveway parking. There are two blocks of garaging, both constructed of quality stone, complementary to the main house. The main secured garage is of double size proportions and has up and over garage doors. There is also a pedestrian access into the garage. The second block is an open carport that could be utilised for storage or offers the potential to create a second secure garage by fitting doors or the potential for a home office (subject to any necessary consents).

ADDITIONAL INFORMATION

Holt Farm is a freehold property with a Kirklees Council tax band E and EPC rating **. The property timber framed double glazing, mains gas, electricity, water and drainage. Fixtures and fittings by separate negotiation.

Directions

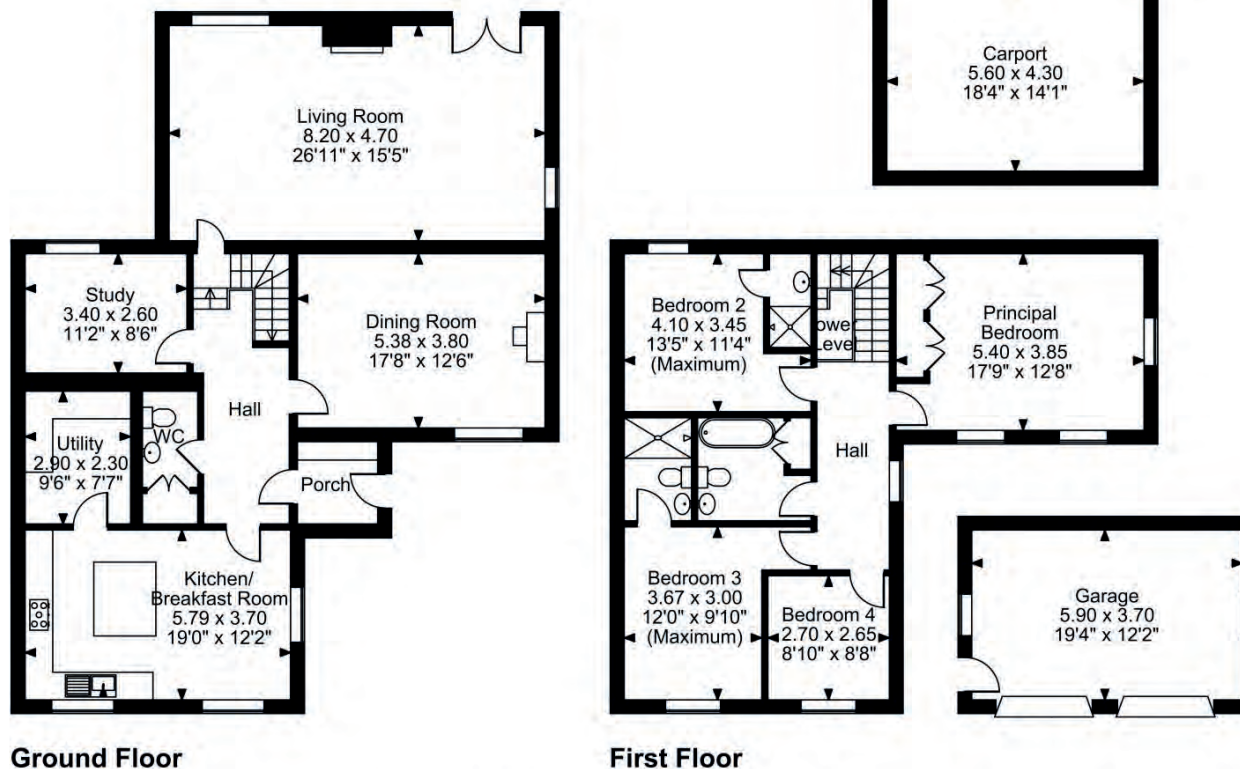
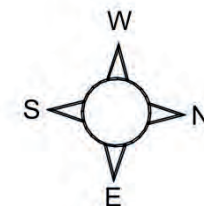
From the centre of Holmfirth take Cooper Lane to join Holt Lane. Turn right at the 'T-junction' past the TV mast. Continue along Holt Lane where you will be directed to the property by a Fine & Country for sale board.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Holt Farm, Holt Lane, Holmfirth
Approximate Gross Internal Area
Main House = 2116 Sq Ft/197 Sq M
Garage/Carport = 494 Sq Ft/46 Sq M
Total = 8118 Sq Ft/755 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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