



Point Break
21 Coldhill Lane | New Mill | Holmfirth | West Yorkshire | HD9 7JX

FINE & COUNTRY

STEP INSIDE

Point Break

INTRODUCTION

Nestled on the picturesque outskirts of Holmfirth, this stunning five-bedroom detached family home offers an exceptional blend of elegance, space, and modern living. Built to exacting standards by a highly reputable local builder in 2022 and 1 of just 4 properties within a small development. The home boasts generous living spaces, thoughtfully designed to accommodate both family life and entertaining, with an effortless flow between rooms.

Located in the charming village of New Mill, this property enjoys the perfect balance of countryside tranquillity and convenient access to local amenities, schools, and transport links.

DESCRIPTION

From the moment you arrive, the oak and glass entrance porch sets the tone for the craftsmanship and style that define this remarkable property.

Step inside to discover a beautifully designed cloakroom with bench seating, oak flooring and rich timber panelling, adding warmth and character to the entrance.

Double doors open onto the first-floor landing with and open staircase to the ground floor and access to bedroom 5. There is a Jack and Jill ensuite shower room which has a step-in shower cubicle and glass screen, sink with vanity unit storage and a WC. This is complete with quality porcelain tiling to the walls and flooring and has a floor to ceiling picture window with an outlook of an open field to the side aspect.

When arriving at the ground floor you'll be drawn towards the fabulous views which can be admired through the floor to ceiling windows and bi-fold doors that open out to the large patio balcony, which also leads down to the lawned garden.

The stunning open plan dining kitchen is a masterpiece of design and craftsmanship, offering

both style and practicality. Featuring bespoke, hand-painted cabinetry, every detail has been carefully considered to create a space that is as beautiful as it is functional.

The Silestone work surfaces provide a sleek and durable finish, complementing the cleverly designed storage solutions, including pan drawers, cupboards, and double trifold cupboards, one of which discreetly house a breakfast station.

A twin larder fridge and dual-zone wine larder ensure ample space for fresh ingredients and fine wines, while the Falcon range oven with induction hob offers professional-grade cooking capabilities. Completing the space is a built-in dishwasher, seamlessly integrated for convenience.

This exceptional kitchen is more than just a place to cook—it's a space to entertain, there is ample space for a family dining table and it has a built-in bench seat. This is a true centrepiece of the home, designed for modern family living.

The large floor to ceiling windows are fitted with quality bespoke window shutters and there are French doors leading out to the balcony terrace creating an extension to this fabulous entertaining space.

Open to the kitchen there is a sitting room blended by the oak flooring to both areas. Enjoying a corner aspect with views to the front and side elevation and bi-fold doors opening onto the balcony terrace. A modern log burner adds an inviting feature.

Designed for relaxation and entertainment, the stylish second sitting room / cinema room offers the perfect retreat for cosy nights. Whether you're looking for a dedicated space to unwind with family or a private home cinema experience, this beautifully appointed room delivers on both comfort and functionality.





The spacious utility room offers practicality without compromising on style, it offers a generous amount of storage, ensuring a clutter-free and efficient space.

Finished with sleek gloss cabinetry with porcelain tiles to the walls and oak flooring providing a durable and elegant finish. Whether used for laundry, additional kitchen storage, or household organisation, this well-appointed utility room is both functional and beautifully designed.

A quirky built in bar area completes this ground floor level.

The lower ground floor offers four generous double bedrooms, each finished to an exceptional standard and is a perfect blend of luxury, practicality, and contemporary design. The flooring throughout exudes quality, with limestone flooring and underfloor heating providing warmth and elegance, while bedroom 2 boasts stunning oak flooring.

The main bedroom is a true sanctuary, featuring a bedroom area with hand-painted timber panelling, creating a refined and inviting atmosphere. A walk-in dressing room offers ample storage, leading to a luxurious ensuite bathroom, complete with a step-in shower cubicle with a sleek glass screen, a modern double-ended bath, a sink with vanity unit, and a WC, all finished to an impeccable standard.

Bedrooms 3 and 4 enjoy direct access to the outdoors, with bi-fold doors from bedroom 3 and fully glazed doors from bedroom 4, both of which open onto the garden, seamlessly blending indoor and outdoor living. The lobby also features fully glazed doors, enhancing the sense of space and connection to the surrounding landscape.

The family bathroom has a step-in shower cubicle with a glass screen, double ended bath, WC and sink.







STEP OUTSIDE

Oak House

The beautifully landscaped garden offers a perfect blend of elegance and practicality, designed to make the most of its south-westerly aspect, ensuring sunlight throughout the day and into the evening.

A large balcony terrace, accessible from the ground floor, provides an ideal space for outdoor dining and entertaining, offering views over the garden. From here, steps lead down to the expansive lawned garden, thoughtfully arranged across two tiers, providing ample space for relaxation, play, and planting. This exceptional outdoor space is a true extension of the home, perfect for making the most of every season

There is a generous amount of driveway parking with automated gates and stone boundaries to encourage privacy and security.

This leads to the generous size integrated garage which has an automated door and internal access into the entrance hall.

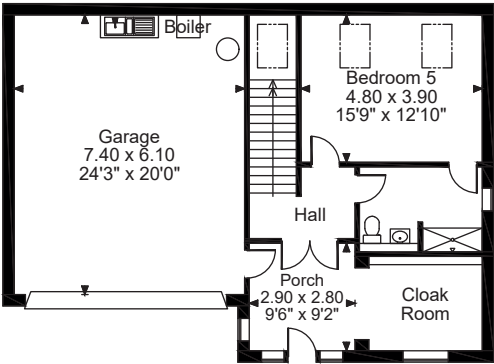
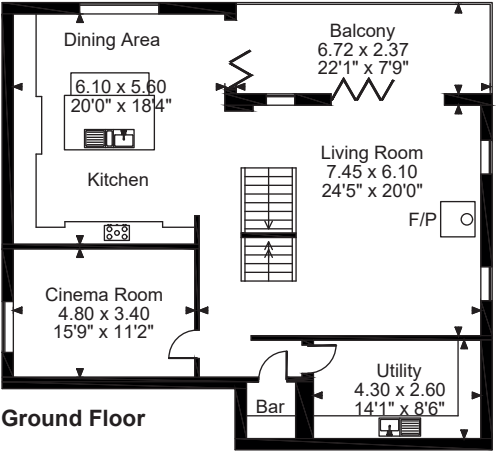
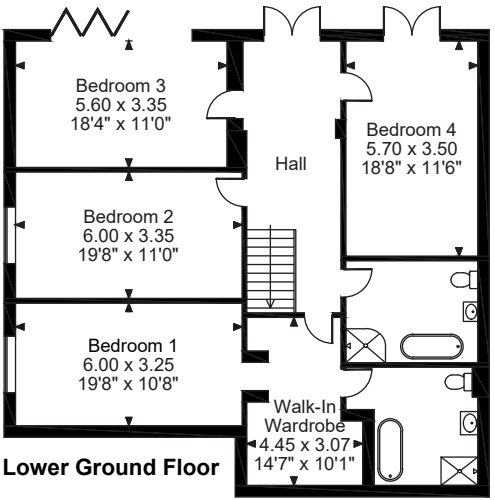
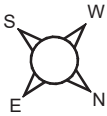
ADDITIONAL INFORMATION

The property is freehold and is within Kirklees council with a council tax band G and EPC rating B. It is connected to mains water, sewerage, gas and electricity.



OIRO £980,000

Point Break, Coldhill Lane, New Mill, Holmfirth
Approximate Gross Internal Area
Main House = 3209 Sq Ft/298 Sq M
Garage = 486 Sq Ft/45 Sq M
Balcony external area = 171 Sq Ft/16 Sq M
Total = 3695 Sq Ft/343 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	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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