



High View
51 Binns Lane | Holmfirth | West Yorkshire | HD9 3JU

STEP INSIDE

High View

High View is a remarkable detached residence offering a versatile five-bedroom layout arranged over three thoughtfully designed floors, with expansive living spaces and far-reaching views. The ground floor configuration lends itself beautifully to independent living — ideal for extended family or long-stay guests — with private bedroom accommodation and dedicated amenities.

Positioned in an elevated and highly sought-after setting just above Holmfirth, this immaculate home combines contemporary architecture with flexible, family-friendly design. Local amenities are within easy walking distance, adding everyday convenience to its tranquil location.

Finished to an exceptional standard throughout, the property features sleek modern fixtures and fittings, underfloor heating to the lower and upper ground floors, and secure gated parking. An integral garage and enclosed landscaped gardens complete the offering, creating a home that is as practical as it is stylish.

INSIDE

The ground floor offers a wonderfully self-contained arrangement, ideal for an independent relative, visiting guests, or growing teens seeking their own space. A stylish en suite double bedroom is paired with a versatile second room — equally suited as a fourth bedroom, playroom, or peaceful home office. Practical touches include a guest WC, a well-appointed utility room, and extensive built-in storage. Internal access to the integral garage adds day-to-day ease, while the sweeping central staircase rises as a sculptural showpiece, elegantly anchoring the home and connecting each level with architectural flair.

The second floor is dedicated to relaxed, contemporary living, with a stunning open-plan layout that seamlessly blends cooking, dining, and entertaining. The sleek, modern kitchen is beautifully appointed with an extensive range of integrated units and appliances, centred around a sociable island with breakfast seating. Elegant herringbone timber flooring adds warmth and texture, while there's ample space for a full family dining table — all flowing out to a decked terrace, perfect for al fresco gatherings.

The spacious sitting room is a true highlight, featuring bi-fold doors to the rear terrace and linking this room with the kitchen, and dual-aspect windows to the front, flood the space with natural light. A cosy living flame stove style fire creates an inviting focal point, complemented by bespoke cabinetry offering stylish, built-in storage.

A compact yet private study is also tucked away on this level, ideal for home working without disconnecting from the heart of the home. A guest WC completes the floor.

The third floor is dedicated to restful retreat, offering three beautifully proportioned double bedrooms — each with its own private en-suite. Whether for family, guests, or luxurious personal use, this floor delivers comfort, privacy, and a sense of quiet elevation above the vibrant living spaces below.











STEP OUTSIDE

High View

OUTSIDE

The property enjoys a generous plot, with thoughtfully designed outdoor spaces that balance sociability and seclusion. To the front, a low-maintenance garden creates an inviting setting for entertaining, while the rear garden offers a peaceful retreat — laid to lawn and framed by mature trees and hedging for excellent privacy. A wide driveway provides ample off-road parking and leads to a single integral garage, ensuring both practicality and ease.

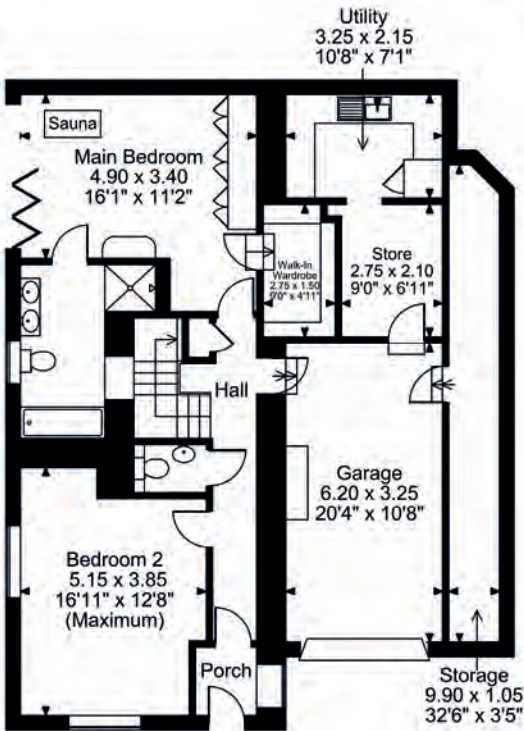
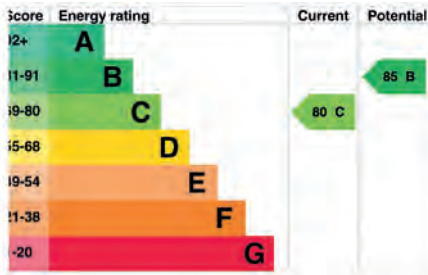
ADDITIONAL INFORMATION

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

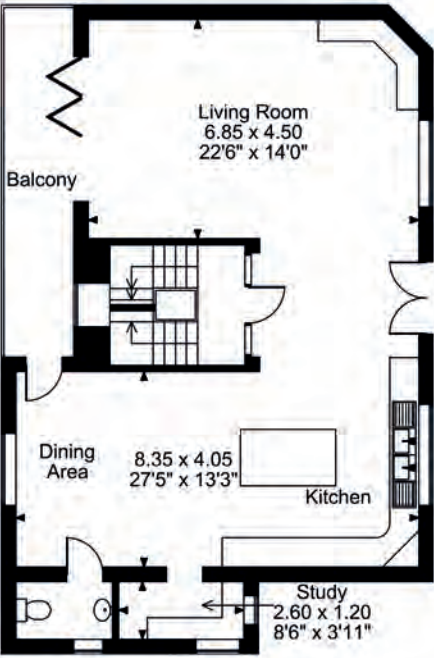
OIEO £850,000



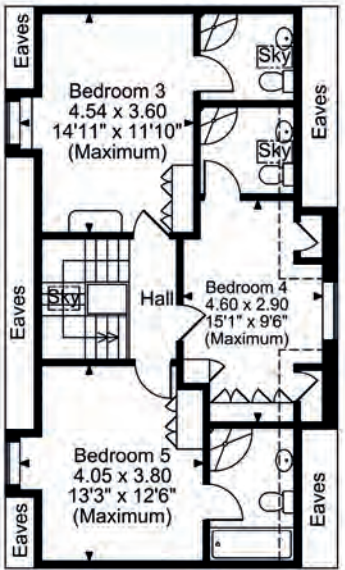
High View Binns Lane, Holmfirth
Approximate Gross Internal Area
Main House = 2283 Sq Ft/212 Sq M
Garage/ Utility = 485 Sq Ft/45 Sq M
Total = 2768 Sq Ft/257 Sq M



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667586/SS

FINE & COUNTRY



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. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 24.11.2025



follow Fine & Country on



Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

