



**EARNSHAW ESTATES**  
your local agents

# Fox House Farm, Upper Foxhouse Lane, Holmfirth, West Yorkshire, HD9 2TF

Guide Price £1,000,000

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**RARE EQUESTRIAN PROPERTY LOCATED IN HOLMFIRTH. 7 BEDROOM FARMHOUSE AND GUEST HOUSE, 10 ACRES OF LAND, 6 STABLES WITH LARGE ARENA! THIS IS THE ULTIMATE EQUESTRIAN PROPERTY POSITIONED OUT WITHIN THE BEAUTIFUL YORKSHIRE COUNTRYSIDE AND IS WITHIN HACKING DISTANCE OF THE PENNINE TRAILS. GET IN TOUCH WITH EARNSHAW ESTATES FOR MORE INFORMATION TODAY. FULL PROPERTY WALK THROUGH VIDEO AND DRONE FOOTAGE AVAILABLE - PLEASE SEE THE LINK ABOVE.**

**Guide Price £1,000,000 - £1,300,000**

### **LOCATION**

This beautiful property is within hacking distance of the Pennine Trails. Only 4 miles to the centre of Holmfirth which is in the heart of the breathtaking Holme Valley, this picture-postcard town has all the daily amenities and is popular with walkers and wildlife lovers alike.

**\*\*THIS LARGE 5 BEDROOM FARMHOUSE INCLUDES A 2 BEDROOM COTTAGE/ANNEX WITH A BATHROOM AND BRAND NEW KITCHEN\*\***

### **THE FARM HOUSE**

The traditional farm house consists of 5 spacious bedrooms, 5 reception rooms, 3 bathrooms, downstairs toilet, kitchen/diner and utility room.

Kitchen/diner consists of an spectacular AGA, integrated dishwasher, fridge/freezer with ice machine. All kitchen appliances will be staying in the property.

### **THE GUEST HOUSE/ANNEX**

The guest house/annex consists of 2 spacious bedrooms, reception room, bathroom and brand new kitchen. Ideal for a holiday let/ Airbnb.

### **OUTSIDE SPACE/FACILITIES**





- RARE EQUESTRIAN PROPERTY
- GUEST HOUSE/ ANNEX
- 40 X 20m SAND AND RUBBER ARENA
- 0.2KM PRIVATE AND GATED DRIVEWAY
- LOCATED IN HOLMFIRTH WITHIN HD9 POSTCODE
- 7 BEDROOMS IN TOTAL
- 10 ACRES OF GRAZING LAND
- 6 STABLES
- PRIVATE AND PEACEFUL LOCATION WITH BREATHTAKING VIEWS
- CLOSE BY TO CENTRE OF HOLMFIRTH WITH AN ARRAY OF LOCAL AMENITIES



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