



## Vale View, Royd Moor Grange, Thurlstone, Sheffield, S36 7RD

**£980,000**

Vale View is a stunning four-bedroom detached family home that offers a unique opportunity to reside in a beautifully designed property within a rare rural development nestled in the picturesque countryside of Thurlstone. This exceptional home is part of an exclusive collection of just eight luxury houses, thoughtfully crafted by the award-winning Kingsman Homes, set against the backdrop of unspoilt greenbelt land.

The cleverly designed property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. The four generously sized kingsize bedrooms ensure comfort for the entire family, while the three modern bathrooms are stylish and spacious with high quality fixtures and fittings. The property also includes an integral double garage, providing secure parking and huge driveway for ample off road parking.

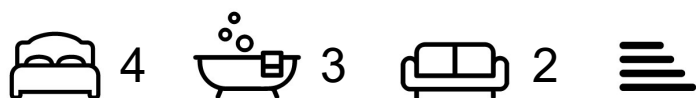
One of the standout features of this home is the underfloor heating throughout, complemented by energy-efficient air source heat pumps and solar panels, ensuring a warm and inviting atmosphere all year round. The property has provision for electric gates aside the impressive stone pillar driveway entrance.

Residents will be captivated by the breathtaking views that surround Vale View, making it a perfect retreat for those seeking a peaceful lifestyle amidst nature. This home not only offers luxurious living but also the rare chance to be part of a thoughtfully developed community that respects the beauty of its rural surroundings.

The property is ideally situated for access to several local villages for their amenities, great schools, train stations and easy commutes to further a field.

# Vale View, Royd Moor Grange, Royd Moor Road

Thurlstone, Sheffield, S36 7RD



- DETACHED FOUR KINGSIZE BEDROOM FAMILY HOME
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- AMAZING RURAL LOCATION WITH STUNNING VIEWS
- UNDERFLOOR HEATING, SOLAR PANELS AND AIR SOURCE HEAT PUMP
- INTEGRAL DOUBLE GARAGE AND OFF ROAD PARKING
- AVAILABLE TO VIEW BY APPOINTMENT

## Technical Details/Specification

### Entrance

### Study

12'4" x 9'11" (3.78 x 3.03)

### WC/Cloakroom

9'3" x 6'9" (2.83 x 2.06m)

### Bootroom

9'3" x 6'0" (2.83 x 1.84m)

### Lounge

17'1" x 20'8" (5.22 x 6.31m)

### Living/Dining Kitchen

kitchen/dining 24'11" x 15'10" snug 18'0" x 8'3" (kitchen/dining 7.6 x 4.85m snug 5.49 x 2.52m)

### Utility Room

### First Floor Landing

### Master Bedroom

19'7" x 16'6" (5.98 x 5.04m)

### Master Dressing Room

7'9" x 7'7" (2.37 x 2.33m)

### Master Ensuite

8'11" x 8'8" (2.74 x 2.65m)

### Bedroom 2

13'5" x 8'11" (4.09 x 2.74m)

### Bedroom 3

15'6" x 14'9" (4.74 x 4.5m)

### Ensuite

10'8" x 6'2" (3.27 x 1.90m)

### Bedroom 4

15'11" x 12'4" (4.86 x 3.76m)

### Family Bathroom

10'9" x 10'7" (3.28 x 3.23m)

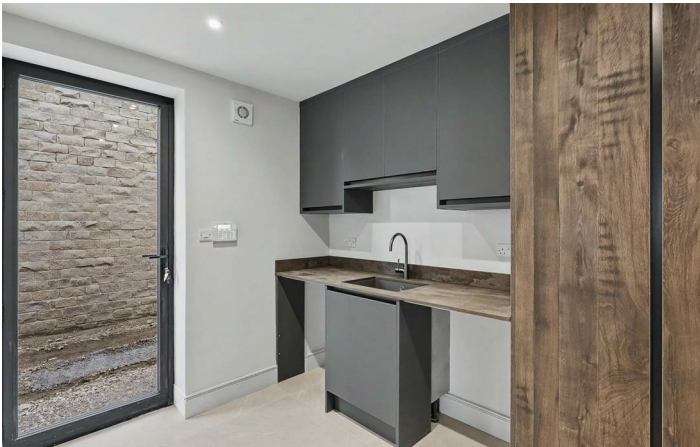
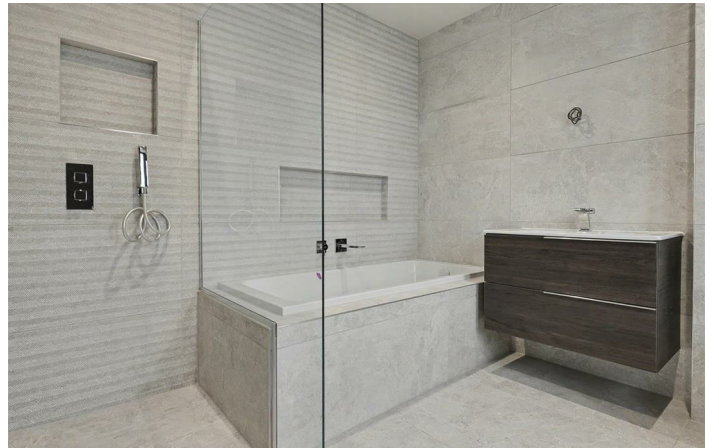
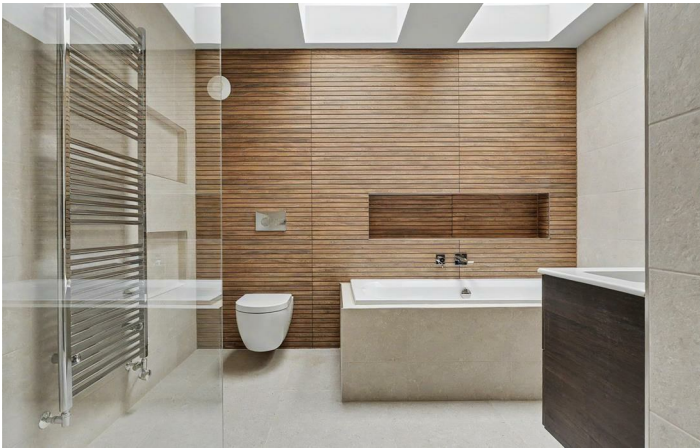
### Integral Double Garage and Parking

### Gardens

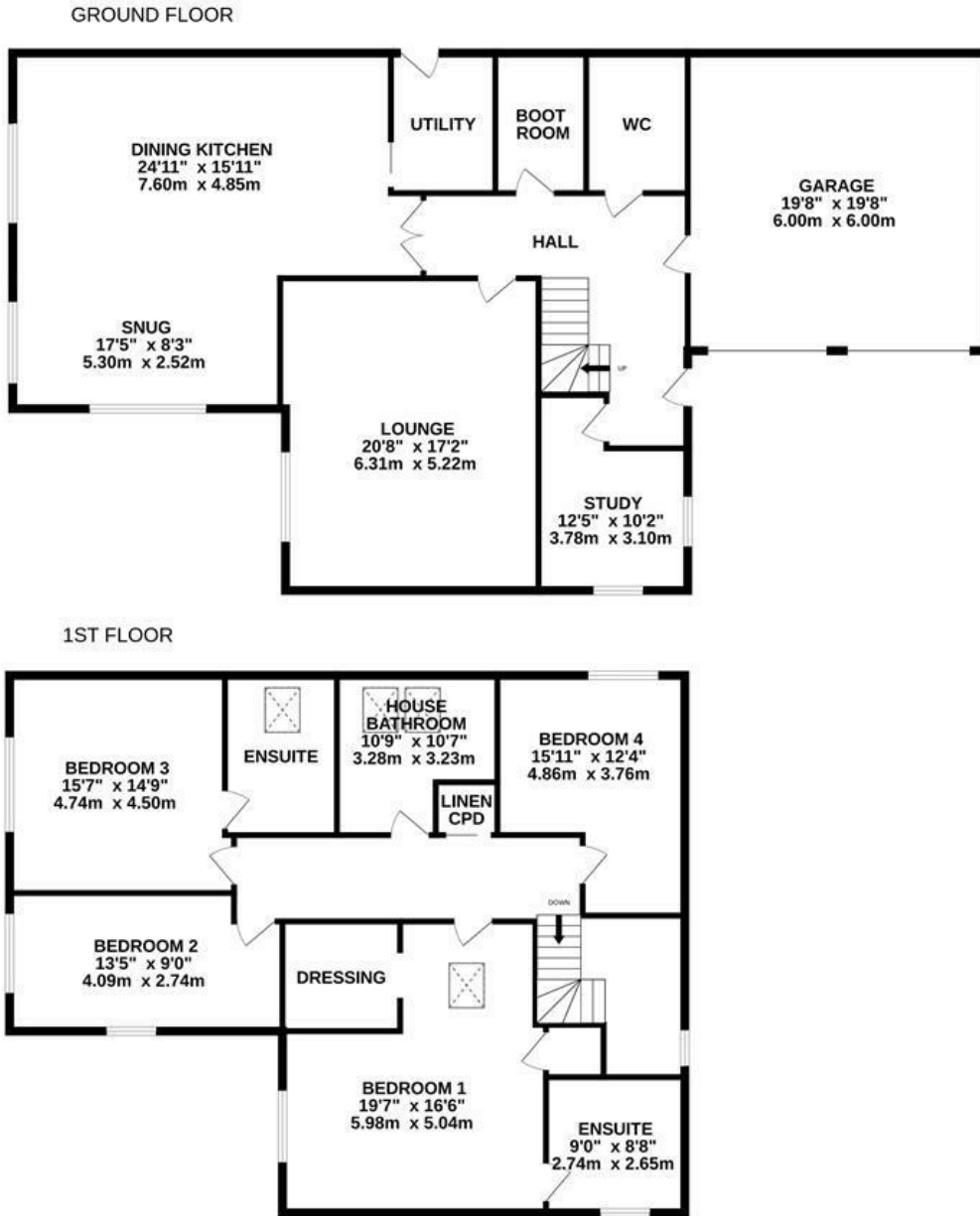


## Directions

From Holmfirth either head out towards New Mill and up towards the Sovereign, taking a right before the main junction onto Piper Wells Lane, at 5 lanes end take a left and immediate right onto Dearne Dike Lane which naturally turns into Broadstone Lane and then Spicer House Lane, taking a left at the end of the road onto Royd Moor Lane where the development can be found on the right hand side (7.7 miles). Or head out of Holmfirth up Dunford Road, through Hade Edge, passed The Fox House and onto Bents Road. Straight over at the cross roads onto Lee Lane to Millhouse Green, taking a left onto Royd Lane and a right onto Royd Moor Lane where the development can be found on the right handside (8.1 miles).



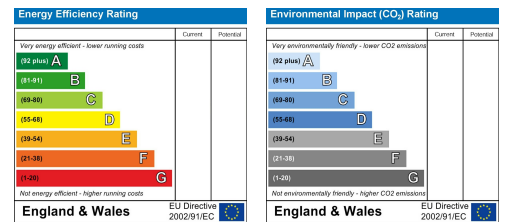
# Floor Plan



PLOT 7

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate  
agency  
done  
properly**

**Snow  
Gate™**

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk