



Strines House Farm
Strines Moor Road | Hepworth | Holmfirth | West Yorkshire | HD9 1RX

 FINE & COUNTRY

STEP INSIDE

Strines House Farm

Strines House Farm enjoys a privileged position on the outskirts of Holmfirth, surrounded by open countryside, rolling hills and the far reaching vistas that define this much loved corner of West Yorkshire. Holmfirth has long been favoured for its scenic walking routes, bridleways and wide range of outdoor pursuits, offering a rural lifestyle enriched by nature yet supported by a thriving local community. Its geographical setting also makes it remarkably well connected, with Manchester, Sheffield and Leeds all within comfortable commuting distance—ideal for those seeking tranquillity without sacrificing accessibility.

Set within approximately seven acres, this beautifully presented four bedroom detached farmhouse is approached via a sweeping gated driveway that leads to generous garaging, a ménage and three stables—perfect for equestrian buyers or those looking for a home with space and versatility. The interior combines character with contemporary comfort, featuring a spacious open plan dining kitchen flowing into a large orangery, a welcoming sitting room, a music room offering versatility for use, a dedicated home office, utility room and two ground floor WCs. Upstairs, four well proportioned double bedrooms each enjoy their own luxury en suite bathroom, creating a sense of boutique style refinement throughout.

Strines House Farm offers an exceptional blend of rural living, modern convenience and lifestyle appeal—an idyllic retreat with all the advantages of a prime Holmfirth setting.

GROUND FLOOR

The main entrance opens into an impressive entrance hall, where full height ceilings and a striking mezzanine landing create an immediate sense of scale and architectural interest. Beautiful oak flooring flows throughout the hall and continues seamlessly into the sitting room and home office, enhancing the warmth and character of the space. A ground floor WC is positioned just off the hall for convenience.

Double doors draw you into the wonderful open plan living dining kitchen—an exceptional space designed

for both everyday living and entertaining. The kitchen is fitted with elegant cabinetry offering a range of base and wall units, complemented by quality integrated appliances. At its heart sits a Falcon range cooker with a five ring gas hob, creating a focal point for keen cooks and family gatherings alike. A central island provides additional storage and casual seating, making it a natural hub for relaxed conversation.

The dining area integrates perfectly with the kitchen, offering a generous setting for sociable, more formal dining. An eye catching stone fireplace with a gas stove style fire adds charm and warmth, anchoring the room with a sense of rustic elegance. Bi fold doors open from the kitchen into the orangery, a stunning extension of the living space with underfloor heating and engineered oak flooring. Flooded with natural light, the orangery enjoys a beautiful outlook across the gardens and private land beyond, with direct access to the patio areas for seamless indoor outdoor living.

The formal sitting room is a superbly proportioned reception space, styled in keeping with the character of the original farmhouse. Oak flooring, exposed beams and a stone fireplace housing a multi fuel stove create a cosy yet refined atmosphere. Arched windows frame views to both the front and rear, allowing natural light to move through the room throughout the day.

A dedicated home office provides a quiet and private environment for home working, benefitting from the same high quality finishes found throughout the ground floor.

A secondary entrance from the driveway leads into a practical hallway laid with stone flooring. This entrance offers direct access to the kitchen and the utility/laundry room, providing excellent storage and a useful route to the rear garden—ideal for busy households or those returning from outdoor pursuits. This side of the property also includes an additional WC, internal access to the garage, and stairs rising to a versatile snug/bedroom 5, offering further flexible living space.





SELLER INSIGHT

“ This truly magnificent, stone built, property stands within its own extensive grounds and is located in the small village of Hepworth close to the attractive town of Holmfirth, on the edge of the Peak District National Park. The location is ideally positioned approximately equidistant between Manchester, Leeds and Sheffield offering both rural tranquillity and convenient access to major towns.

Parts of the property date back to the 1850s, and its current owners have lived here for the past 23 years, during which time it has been a much loved family home. When searching for their new home all those years ago, as soon as they stepped over the threshold, they immediately sensed that this was the one. It was the spacious property they desired, but it required considerable care and attention. Nevertheless, it offered an immediate sense of warmth and welcome and they moved to live here 23 years ago.

Previous owners had already extended the property but during their time here, the owners have continued to enhance and enlarge the house, carefully refining its layout and increasing its size. The result is this truly magnificent family home. Every improvement has been undertaken with the utmost care to enrich its comfort, convenience and luxury, whilst respecting the property's historic character and original features. There are so many of its special qualities to enjoy, one being the minstrel gallery. Accommodation throughout the house is generous, with each room possessing its own individuality and purpose, responding gracefully to its setting within the home.

At the heart of the house lies the family kitchen/dining area which leads into a delightful orangery that, in turn, opens out onto the garden. This magical space is perfect for entertaining, particularly on warm, sunny, days when guests can spill out into the garden to enjoy the surroundings.

The owners have given as much attention and care to the grounds and gardens as they have to the interior of their home. There are four separate areas designed for relaxation, al fresco dining and socialising with friends and family. The house, alongside its beautiful grounds, provides an idyllic setting for entertaining on any scale. On one memorable occasion, a marquee in the grounds hosted more than 200 guests, while on another special celebration, the owners arranged a special dining event with a private chef cooking a delightful meal, held in the dining room.

Situated close to Hepworth and neighbouring villages, the property also benefits from easy access to schools, shopping, sports and leisure activities. Transport links are trouble free and, also, offer many opportunities to explore this exceptional part of the country..

After loving every moment of their life here, the owners have decided that it is time for their next adventure. However, they know that whoever is fortunate enough to live here will experience an exceptional and enviable quality of life.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Strines House Farm

FIRST FLOOR

The mezzanine landing, with its impressive vantage point over the entrance hall, leads to four beautifully appointed double bedrooms, each designed to offer comfort, privacy and a sense of refined luxury.

The master suite is a standout feature of the home, combining character with contemporary elegance. Newly fitted, high quality wardrobes provide excellent storage and introduce a modern aesthetic that complements the dedicated dressing area. Exposed beams add warmth and authenticity, creating a subtle nod to the farmhouse's heritage. The luxury en suite bathroom is finished to an exceptional standard, comprising a modern suite with a jacuzzi bath, separate shower, WC and a stylish vanity unit with inset sink.

There are three further double bedrooms, all generous in size and thoughtfully designed with an outlook to the rear aspect taking advantage of the gardens and views beyond. Each benefit from its own en suite shower room, ensuring every occupant enjoys a boutique style level of comfort and convenience.







STEP OUTSIDE

Strines House Farm

Strines House Farm is approached through automated gates that open onto a sweeping driveway, creating an immediate sense of arrival and privacy. The driveway curves gracefully towards a generous turnabout, offering ample parking for several vehicles and setting the tone for the space and tranquillity that define the property.

The grounds extend to approximately seven acres in total, incorporating well maintained grazing land ideal for equestrian use or hobby farming. A professionally constructed ménage provides excellent riding and training facilities, while the private landscaped gardens offer a peaceful retreat closer to the house. At the heart of the gardens lies a stunning wildlife pond, thoughtfully designed to encourage biodiversity and attracting an abundance of wildlife throughout the year. This natural feature enhances the sense of serenity and connection to the surrounding countryside.

The equestrian facilities include two large stables and a smaller third stable/tack room, all positioned for convenience and ease of use. These facilities, combined with the acreage and ménage, make the property perfectly suited to horse owners or those seeking a rural lifestyle with practical outdoor amenities.

A double garage sits adjacent to the house and benefits from internal access, adding further practicality and secure storage. The overall setting is one of privacy, space and natural beauty—an exceptional outdoor environment that complements the elegance and comfort of the farmhouse itself.





INFORMATION

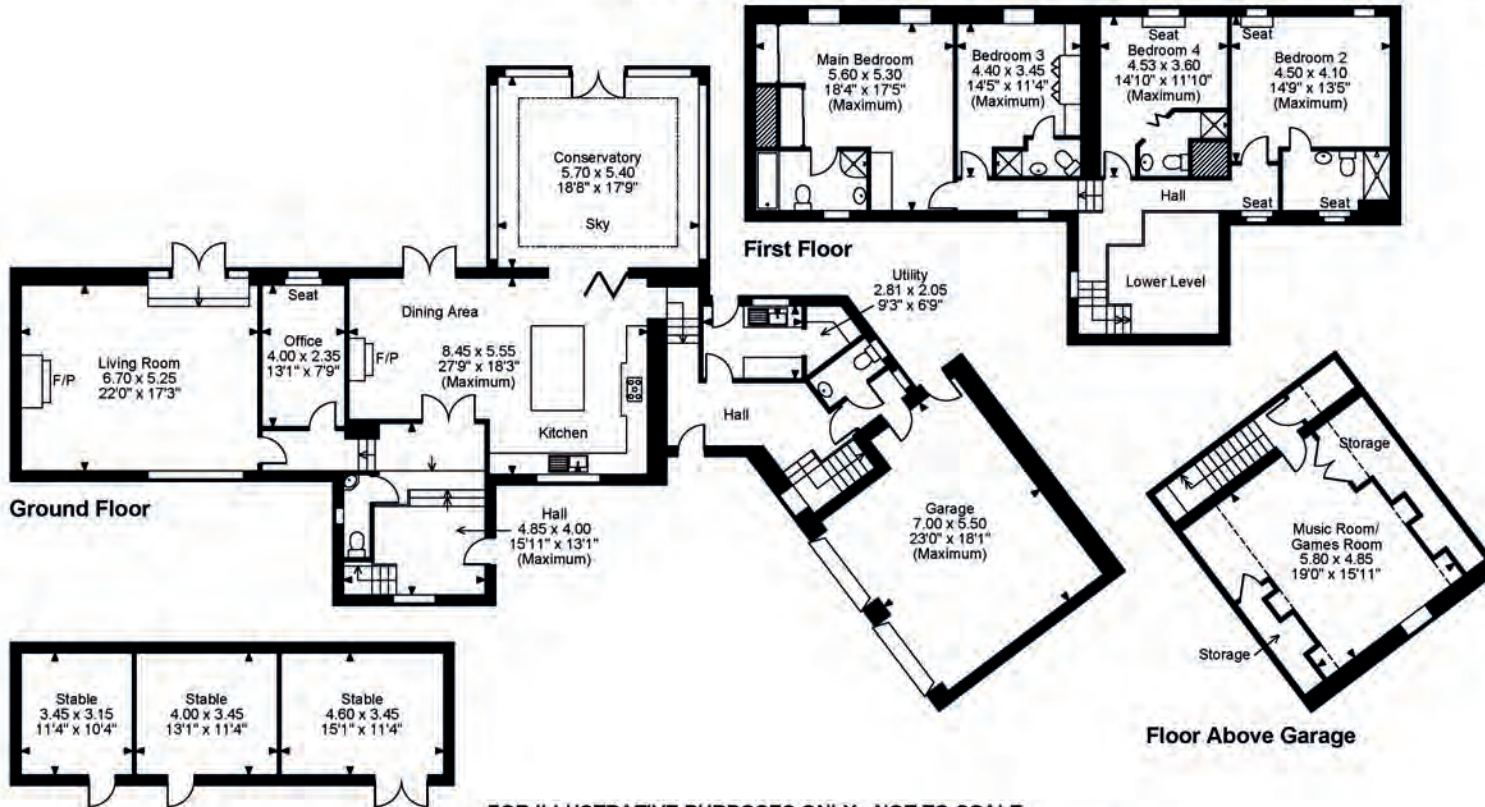
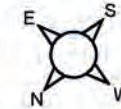
Strines House Farm

The property is freehold and is within Kirklees Council, with a council tax band G. It is connected to mains electricity. It has oil fired central heating plus LPG gas to supply the Falcon Range Cooker in the kitchen and gas fire in the dining room and has a septic tank.

OIRO £1,400,000



Strines House Farm, Strines Moor, Hade Edge, Holmfirth
Approximate Gross Internal Area
Main House = 3217 Sq Ft/299 Sq M
Garage = 388 Sq Ft/36 Sq M
Stables = 444 Sq Ft/41 Sq M
Total = 4049 Sq Ft/376 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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

