



## Moorside Farm, Brockholes Lane

Brockholes, Holmfirth, HD9 7EB

**£1,400,000**

Hidden in the beautiful countryside between Brockholes and Farnley Tyas this character-filled barn conversion offers privacy, space and character. Surrounded by stunning natural beauty this home has approximately 3 acres including beautiful gardens, landscaped grounds, tennis court, heated swimming pool and garden gym/home office/studio.

The house has an impressive through hallway that shows off the property's heritage with 3 spacious, well-proportioned living areas that are filled with natural light, overlooking the surrounding countryside. The farmhouse dining kitchen has plenty of space for entertaining and is fitted with beautiful Pippy Oak base and wall units with black granite work surfaces. The bedrooms are generously sized with the master bedroom having a large ensuite. All rooms in the house have an abundance of character, with exposed stone walls and beams throughout. There is plenty of off-road parking, an integral double garage, well-maintained, established gardens and a large York stone sun terrace, perfect for entertaining or simply taking in the stunning views.

Brockholes is well-connected, with local amenities, schools, and transport links nearby (the train station is just a short walk away), making it a convenient choice for families and commuters alike. This house is not just a place to live; it is a home where memories can be made and cherished. In summary, this property on Brockholes Lane is a wonderful opportunity for those seeking a large, character-filled house in a beautiful and private location, with luxury features such as a heated pool, tennis court and detached home office/gym/studio. Do not miss the chance to make this beautiful property your new home.

# Moorside Farm, Brockholes Lane

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- CHARACTER-FILLED DETACHED BARN CONVERSION WITH FIVE DOUBLE BEDROOMS SET IN 3 ACRES
- HEATED SWIMMING POOL, ALL WEATHER TENNIS COURT & LARGE DETACHED HOME OFFICE/GYM/STUDIO
- STUNNING LANDSCAPED GROUNDS WITH LARGE SUN TERRACE & INCREDIBLE VIEWS
- AMPLE GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES & INTEGRAL DOUBLE GARAGE
- THREE LARGE WELL-PROPORTIONED RECEPTION ROOMS, GALLERIED LANDING & IMPRESSIVE ENTRANCE HALLWAY
- NO VENDOR CHAIN - VIEWING BY APPOINTMENT

## Entrance Hallway

38'5" x 9'2" (11.71m x 2.79m)

## Cloakroom

9'5" x 7'2" (2.87m x 2.18m)

## Living Room

20'2" x 16'0" (6.15m x 4.88m)

## Dining Room

16'10" x 12'2" (5.13m x 3.71m)

## Snug/Family Room

16'3" x 15'1" (4.95m x 4.60m)

## Dining Kitchen

16'8" x 16'1" (5.08m x 4.90m)

## Integral Double Garage

20'7" x 16'11" (6.27m x 5.16m)

## First Floor Landing

## Master Bedroom

21'1" x 16'8" (6.43m x 5.08m)

## Ensuite Bathroom

11'6" x 8'7" (3.51m x 2.62m)

## Bedroom 2

16'8" x 13'1" (5.08m x 3.99m)

## Bedroom 3

16'0" x 10'9" (4.88m x 3.28m)

## Bedroom 4

16'0" x 12'4" (4.88m x 3.76m)

## Bedroom 5

16'10" x 12'3" (5.13m x 3.73m)

## Family Bathroom

12'11" x 7'10" (3.94m x 2.39m)

## Loft

## Grounds

## Heated Pool and Pool Room

## Tennis Court

## Home Gym/Office/Studio

31'5" x 16'10" (9.58m x 5.13m)

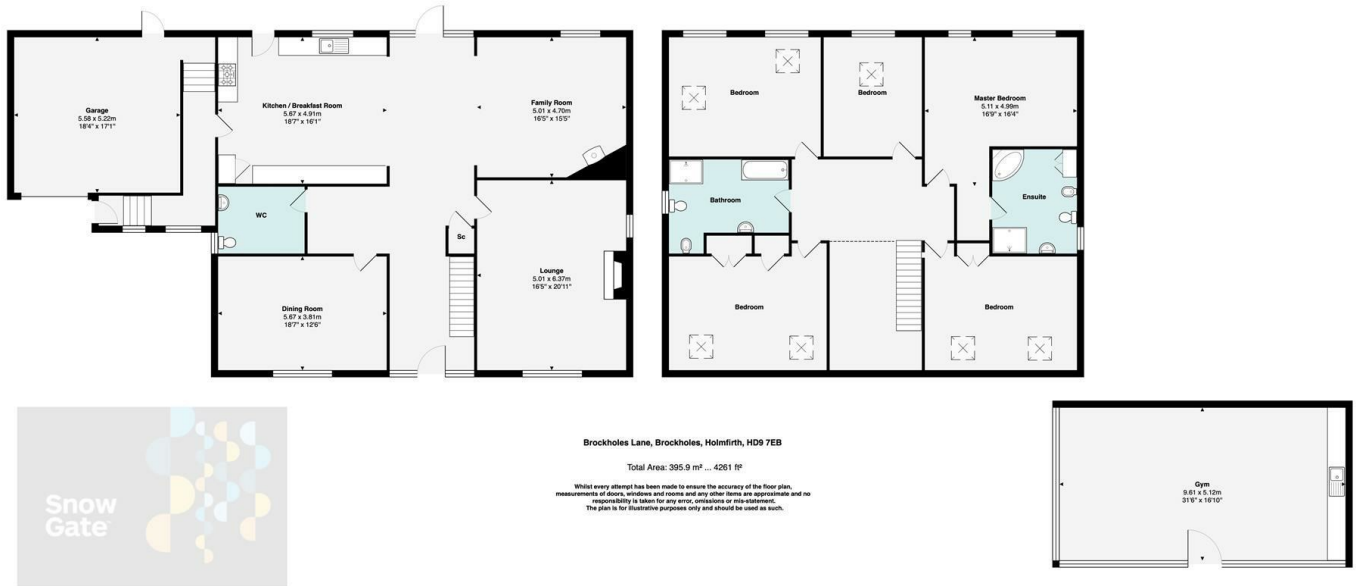


## Directions

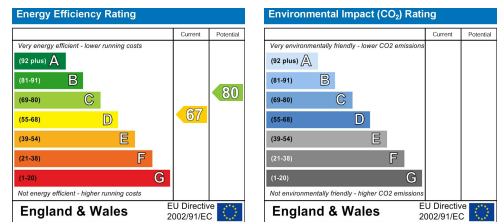
From New Mill Road in Brockholes, head along Brockholes Lane towards Farnley Tyas. Just after the railway bridge the property can be found on the right hand side.



# Floor Plan



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.



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**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