



## Dunford Road

### Hade Edge, Holmfirth, HD9 2SZ

A superb opportunity to purchase these two family properties, Round Close Barn and Round Close Farm, in this stunning hill top location surrounded by open farmland and 2.5 acres of grazing with limitless development opportunity and the option to purchase a further 15 acres by separate negotiation.

To the front of the property are outbuildings including triple garage, mistle (600 square feet) and barn (1300 square feet). The land surrounds the houses which enjoy absolutely stunning local views.

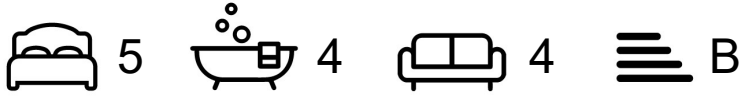
Round Close Barn briefly comprises entrance hallway, downstairs WC, home office, lounge, dining kitchen and larder/store. To the first floor are three bedrooms, all with ensuites and the master with a large walk in wardrobe.

Round Close Farm is a weather tight shell/blank canvas of approximately 1700 square feet which has five ground floor rooms and a first floor of 575 square feet ideal for bedrooms and bathroom. There is plenty of off road parking and a large garden as well as the grazing.

Offers Over £850,000

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- TWO FAMILY HOMES, OUTBUILDINGS AND 2.5 ACRES OF GRAZING
- ROUND CLOSE BARN (3 BEDROOM FAMILY HOME - 1300 SQUARE FEET)
- 15 ACRES OF EXTRA LAND BY SEPARATE NEGOTIATION
- 2000 SQUARE FEET OF OUTBUILDINGS AND A TRIPLE GARAGE
- ROUND CLOSE FARM (1750 SQUARE FEET)
- HUGE AMOUNT OF RE-DEVELOPMENT OPPORTUNITY

## ROUND CLOSE FARM

## ROUND CLOSE BARN

### Entrance Hall

9'5" x 8'10" (2.87m x 2.69m)

### WC/Cloakroom

6'4" x 2'5" (1.93m x 0.74m)

### Home Office/Family Room

8'3" x 6'2" (2.51m x 1.88m)

### Lounge

17'11" x 12'4" (5.46m x 3.76m)

### Breakfast Kitchen

23'3" x 10'0" (7.09m x 3.05m)

### Larder/Store

5'6" x 4'6" (1.68m x 1.37m)

### First Floor Landing

## Master Bedroom

12'2" x 11'9" (3.71m x 3.58m)

## Dressing Room

10'3" x 6'5" (3.12m x 1.96m)

## Ensuite

8'0" x 6'6" (2.44m x 1.98m)

## Bedroom 2

10'11" x 10'3" (3.33m x 3.12m)

## Mezzanine Floor

10'3" x 5'6" (3.12m x 1.68m)

## Ensuite

10'2" x 2'6" (3.10m x 0.76m)

## Bedroom 3

9'7" x 6'7" (2.92m x 2.01m)

## Ensuite

## Gardens

## Garage and Parking

## Mistle

37'11" x 16'4" (11.56m x 4.98m)

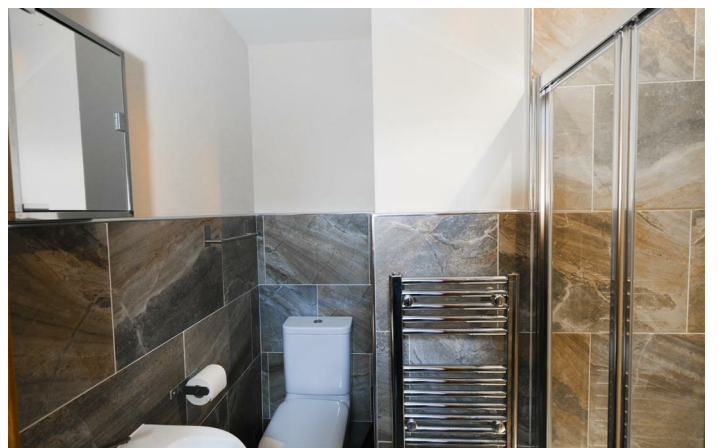
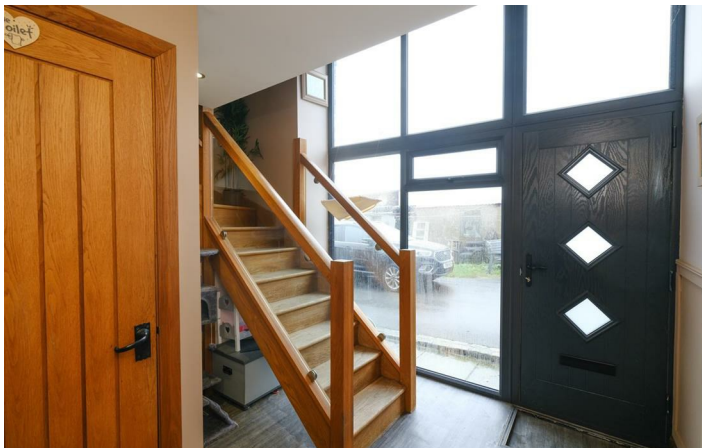
## Barn

36'4" x 36'4" (11.07m x 11.07m)

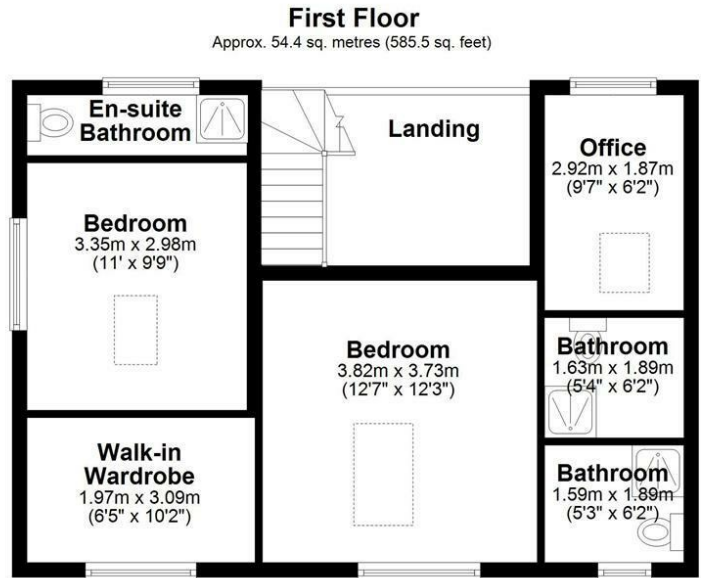
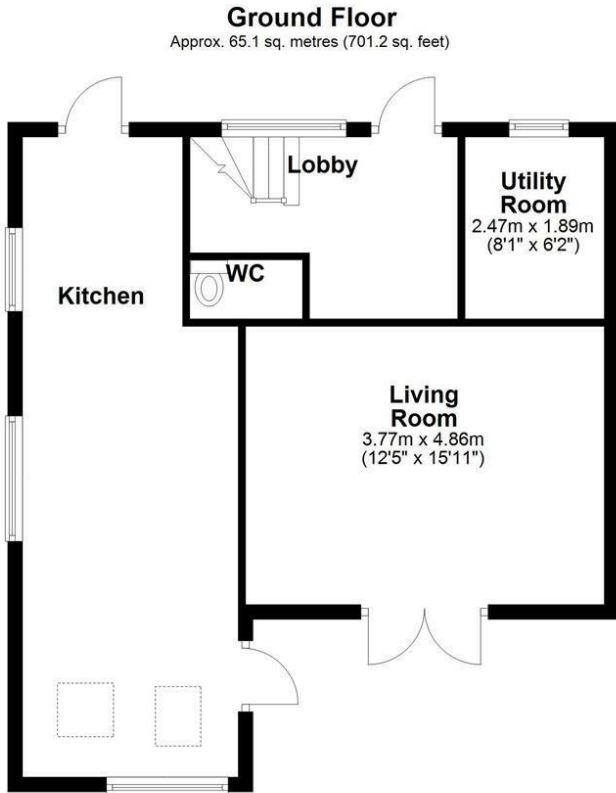
## Grazing



## Directions

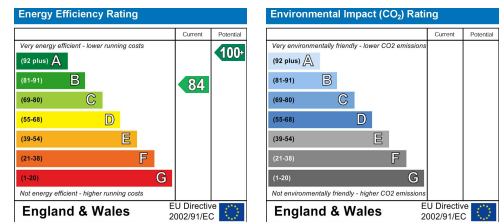


# Floor Plan



Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

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