



  
Kingsman  
Homes



## Moorland Lea, Royd Moor Road

Thurlstone, Sheffield, S36 7RD

**£1,050,000**

**AVAILABLE NOW** - It is extremely rare for rural hillside dairy farms, like this, in the unspoilt greenbelt to be developed into housing. After nearly three years in planning the award winning Kingsman Homes have broken new ground and are able to launch this farmyard development of just eight luxury homes built around the existing farmhouse. Each individually designed property is privately gated and has its own character.

Moorland Lea is a truly exceptional five bedroom detached farmhouse (over 2500 square feet plus integral garage over 400 square feet) built off the foundations of an earlier dwelling blending traditional with contemporary set in approximately an acre of grounds on this stunning hillside (a further 4.5 acres available by separate negotiation). The unspoilt views the property enjoy need to be seen to be believed and the layout has been cleverly designed to ensure all the rooms take full advantage of the setting. The well respected Kingsman Homes have finished the home with their signature attention to detail both internally and externally in the first release on this ground breaking rural courtyard development.

# Moorland Lea, Royd Moor Road

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- CONTEMPORARY/TRADITIONAL FIVE BEDROOM DETACHED FARMHOUSE
- PORCELANOSA BATHROOMS AND KITCHEN WITH BRANDED APPLIANCES
- FABULOUS UNSPOILT VIEWS TO THE HORIZON
- SET IN AN ACRE OF GROUNDS/GRAZING WITH MORE LAND AVAILABLE
- GATED PRIVATE DRIVEWAY AND INTEGRAL DOUBLE GARAGE
- AVAILABLE NOW WITH NO VENDOR CHAIN

## Brief Description

Approached via a private driveway with traditional stone walling there is plenty of off road parking, behind electric gates, as well as the integral double garage. There are gardens to three sides with paved areas designed around the position of the sun. At the bottom of the huge lawned garden is an enclosed paddock with the option to purchase an additional 4.5 acres if more than an acre is required.

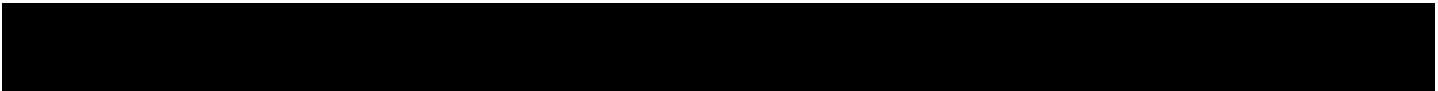
The front door opens into the very spacious hallway with doors to the cloakroom/WC and two pairs of double glass doors to the lounge and living/dining kitchen respectively. Stairs climb to the galleried first floor landing. The lounge has side and rear windows with beautiful views, media wall and bespoke shelving. The huge living/dining kitchen is flooded with light from front and rear windows and bi-folding doors to the garden. The kitchen is fitted with a stylish Porcelanosa range of units with integral branded appliances. A door opens to the back kitchen/utility which gives access to the integral double garage and fifth bedroom with ensuite.

To the first floor are four kingsize bedrooms and a family bathroom, two to the front and two to the rear, master with ensuite and dressing area. The bathrooms are fitted with high quality Porcelanosa tiling and sanitary ware. The guest bedroom above the garage has an ensuite shower room and plenty of eaves storage.

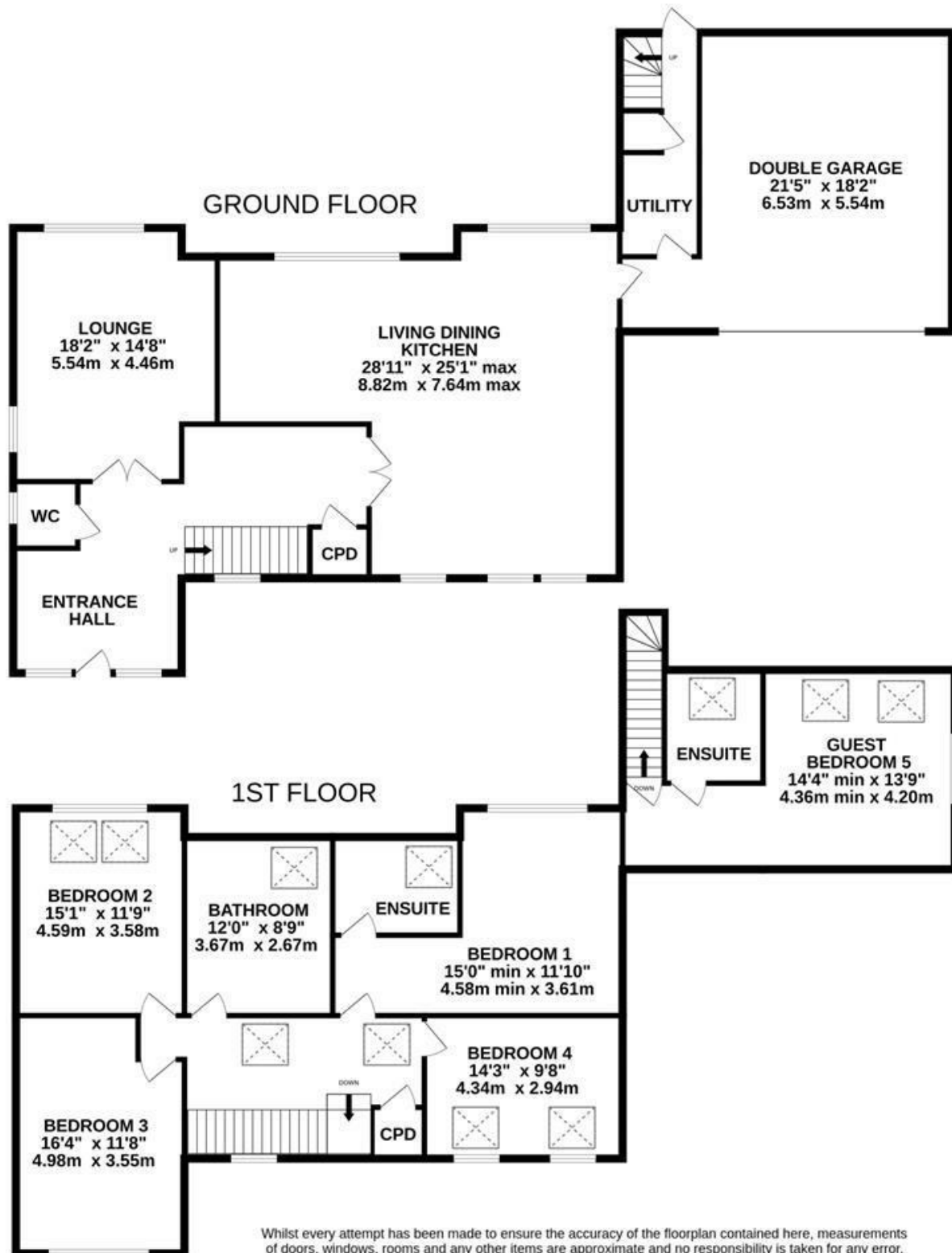


## Directions

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



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.  
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