



Snow Gate™

Estate
agency
done
properly




**Kingsman
Homes**



The Paddocks, Royd Moor Road

Thurlstone, Sheffield, S36 7RD

£1,100,000

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.

CONTRACT BUILD OPPORTUNITY: A once in a lifetime opportunity to have a stunning farmhouse style five bedroom home built by the highly regarded Kingsman Homes and live in this incredible rural farm complex tucked away between Holmfirth and Penistone set in beautiful countryside and fast links to the M1. The property sits in over a 1000 square meters of grounds (over a quarter of an acre) surrounded by greenbelt with integral garage, gated driveway and beautiful gardens. **BUY NOW** with staged payments and huge stamp duty savings.

The Paddocks, Royd Moor Road

Thurlstone, Sheffield, S36 7RD



- STUNNING FOUR BEDROOM DETACHED FARMHOUSE STYLE PROPERTY
- LUXURY KITCHEN, BATHROOMS & TILING
- BEAUTIFUL RURAL POSITION WITH A HUGE PLOT BACKING ONTO GREENBELT
- TRADITIONAL AND CONTEMPORARY DESIGN WITH SOLAR PANELS AND AIR SOURCE HEATING
- PRIVATE GATED LOCATION WITH INTEGRAL GARAGE AND PLENTY OF PARKING
- CONTRACT BUILD WITH LARGE SAVINGS ON STAMP DUTY

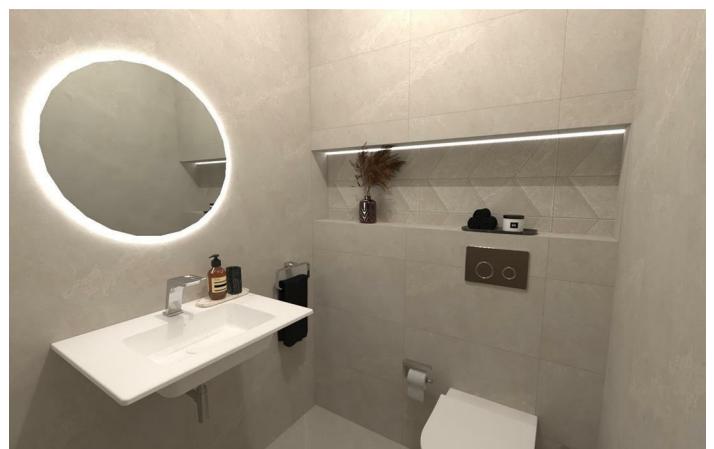
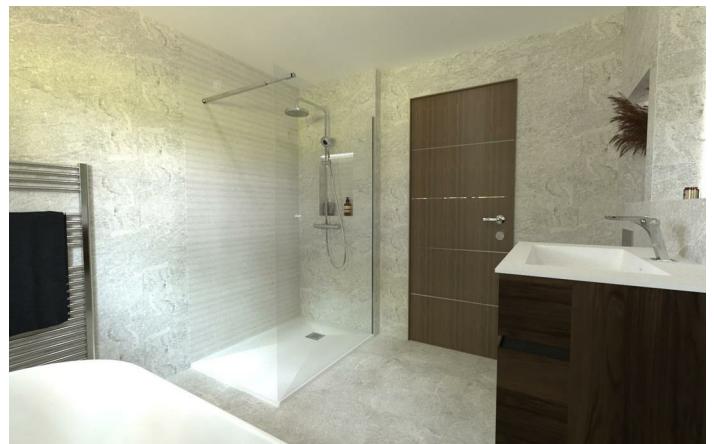
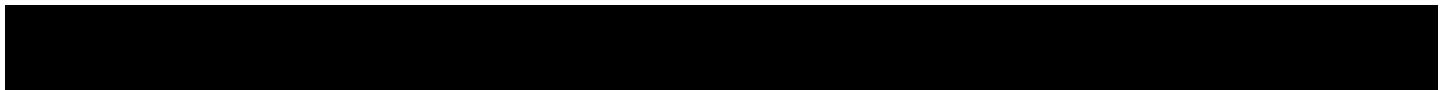
Brief Description

The Paddocks comprises a large entrance hallway with stairs sweeping to the first floor and doors to the integral double garage, study, lounge, WC/cloakroom, utility and living/dining kitchen. From the galleried first floor landing doors open to the master bedroom suite with dressing room and large ensuite, second kingsize bedroom with ensuite and walk in wardrobe and three further double bedrooms. Huge plot and gardens.

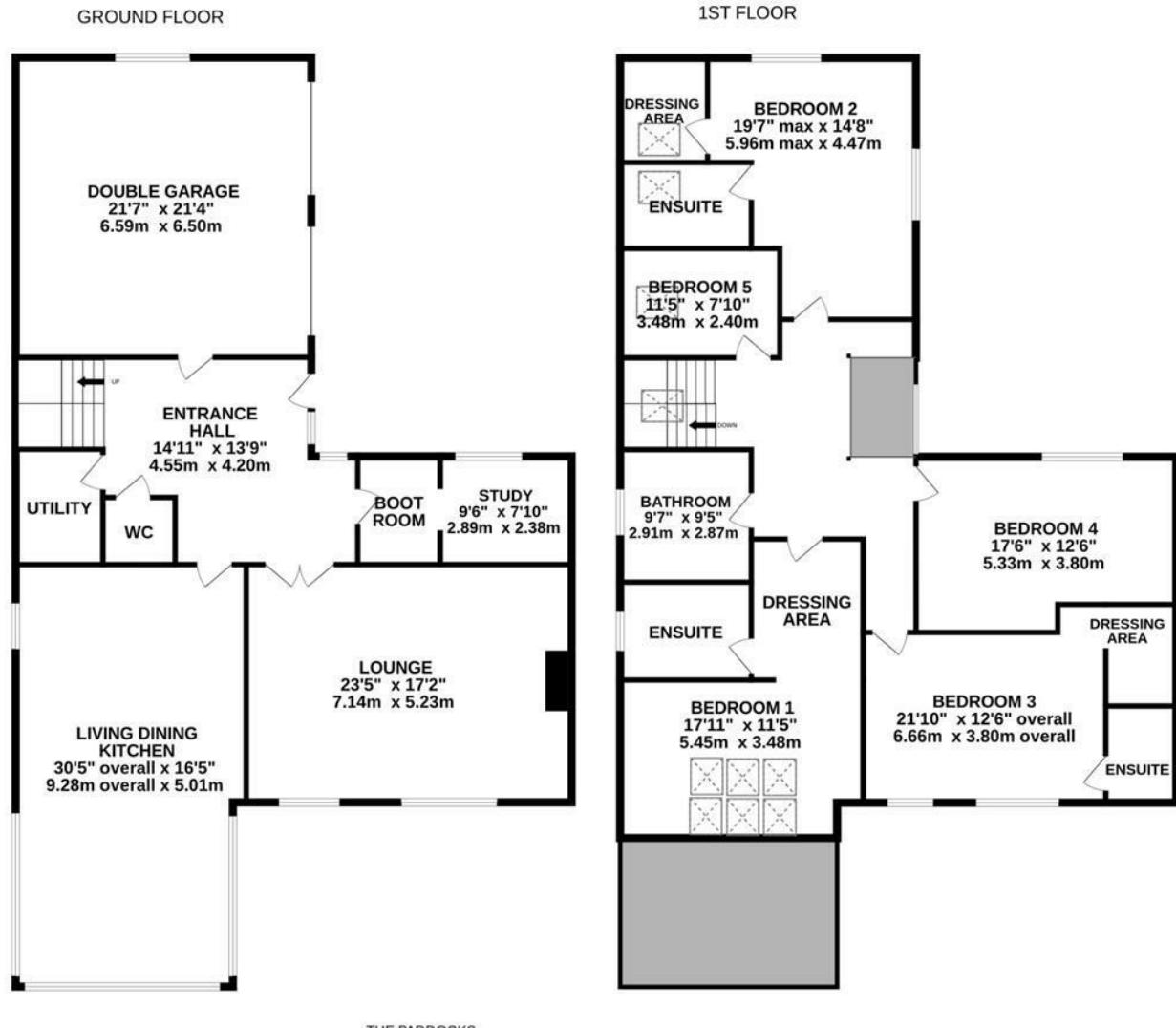


Directions

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 hand side (8.1 miles).

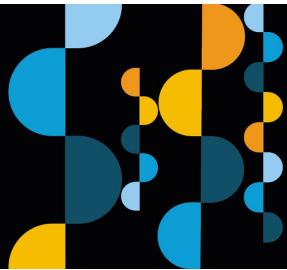


Floor Plan



THE PADDOCKS

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 ©2025



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