

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Dobb Top Road, Holmbridge, Holmfirth, HD9 2QP

Offers Over £675,000

4 2 3







- TRULY INDIVIDUAL FOUR-BEDROOM SPLIT-LEVEL HOME
- BREATHTAKING OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- DRAMATIC DOUBLE-HEIGHT LOUNGE WITH FLOOR-TO-CEILING GLAZING
- YOUR VERY OWN FULLY EQUIPPED PRIVATE CINEMA ROOM
- PRIVATE HOME GYM / VERSATILE GARDEN BUILDING & GENEROUS PARKING
- SPECTACULAR PANORAMIC VIEWS ACROSS THE HOLME VALLEY
- VAULTED CEILINGS, EXPOSED TIMBER BEAMS & GALLERIED DINING AREA
- LUXURIOUS PRINCIPAL SUITE WITH DRESSING ROOM & WALK-IN WARDROBE
- ELEVATED BALCONIES & DECKING – PERFECT FOR ENTERTAINING
- SOUGHT-AFTER HOLMBRIDGE LOCATION - CLOSE TO HOLMFIRTH & THE PEAK DISTRICT



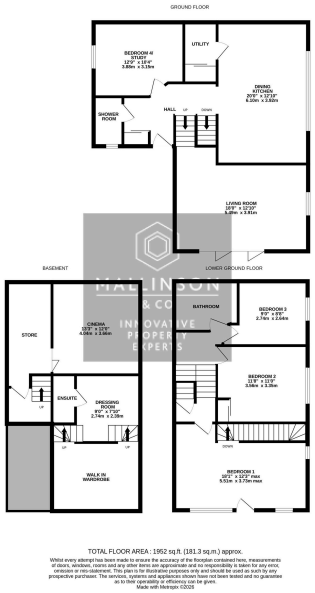






EXCEPTIONAL SPLIT-LEVEL LIVING WITH BREATHTAKING VALLEY VIEWS… BEHIND ITS UNDERSTATED STONE EXTERIOR LIES A TRULY INDIVIDUAL FOUR-BEDROOM HOME, SHOWCASING STRIKING ARCHITECTURE, VAULTED CEILINGS, EXPOSED TIMBER BEAMS AND SPECTACULAR COUNTRYSIDE VIEWS. ARRANGED ACROSS MULTIPLE LEVELS, THE PROPERTY FEATURES AN IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING SPACE WITH DOUBLE-HEIGHT GLAZING, A LUXURIOUS PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM, WALK-IN WARDROBE AND ENSUITE, TOGETHER WITH A FULLY EQUIPPED PRIVATE CINEMA ROOM. OUTSIDE, THERE ARE ELEVATED BALCONIES, SPACIOUS DECKING AREAS, A PURPOSE-BUILT GARDEN BUILDING CURRENTLY BEING FITTED OUT AS A GYM AND OFF-STREET PARKING FOR MULTIPLE VEHICLES. ENJOYING A WONDERFUL POSITION IN HOLMBRIDGE, CLOSE TO HOLMFIRTH, THE PEAK DISTRICT NATIONAL PARK A /ALKS, THIS IS A HOME THAT OFFE LY SPECIAL.

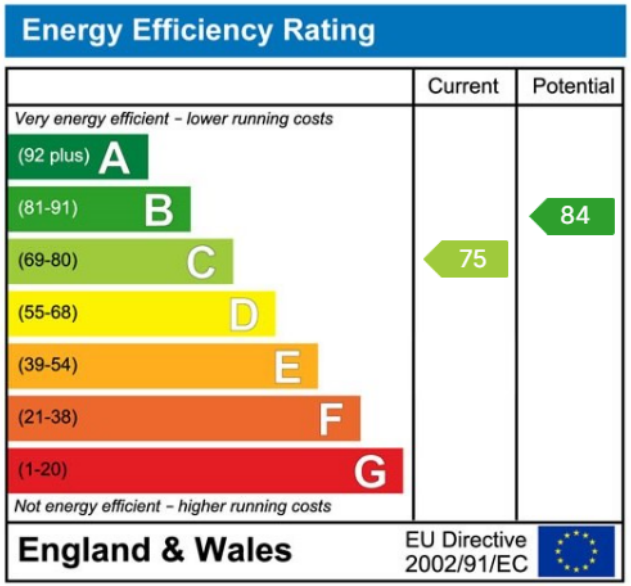




TOTAL FLOOR AREA : 1952 sq.ft. (181.3 sq.m.) approx.

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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Mallinson & Co
Office: 01226 414 150
Email: ben@mallinsonandco.co.uk
Web: www.mallinsonandco.co.uk
Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT