



Snow Gate™

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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 en-suites 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
- 15 ACRES OF EXTRA LAND BY SEPARATE NEGOTIATION
- ROUND CLOSE FARM (1750 SQUARE FEET)
- ROUND CLOSE BARN (3 BEDROOM FAMILY HOME - 1300 SQUARE FEET)
- 2000 SQUARE FEET OF OUTBUILDINGS AND A TRIPLE GARAGE
- 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

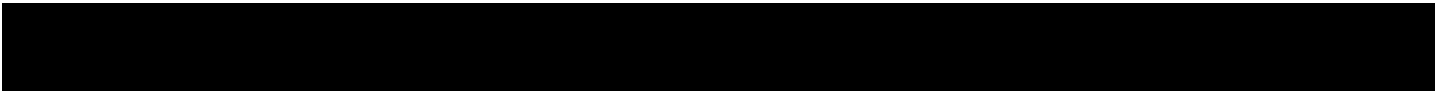
Mistle
37'11" x 16'4" (11.56m x 4.98m)

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

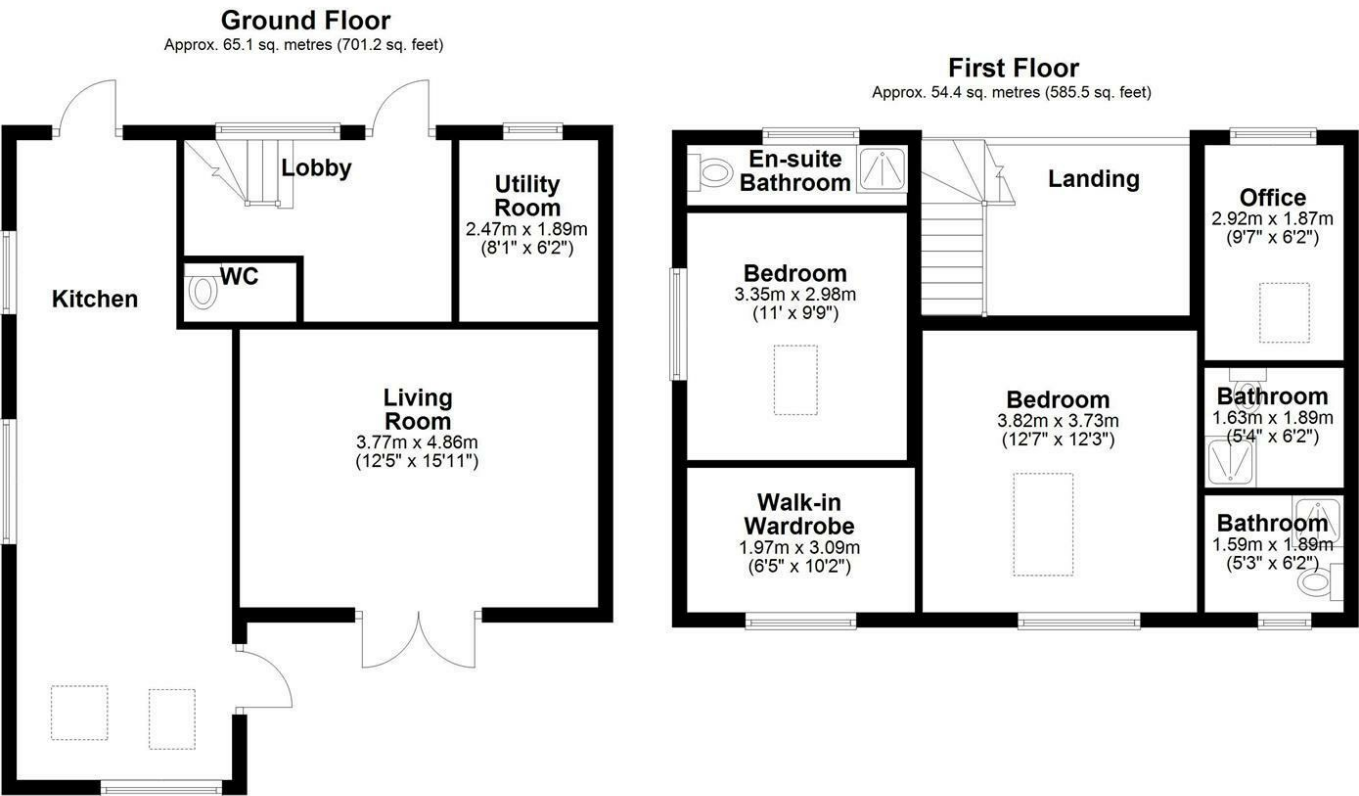
Grazing



Directions



Floor Plan



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