



YORKSHIRE'S
FINEST
HOMES COLLECTION



Dunford Road, Hade Edge,

Offers In Region Of
£825,000

- Spacious and stylish family home
- Open-plan dining kitchen and snug, ideal for family living
 - High-spec kitchen
- Flexible office/playroom space with annexe potential
 - Principal bedroom with en-suite
- Large garden perfect for children and entertaining



Hopefield House is an exceptional home rich in traditional charm, thoughtfully enhanced with elegant modern finishes. The accommodation includes a stunning extended kitchen diner with snug, three additional reception rooms, playroom and utility room.

The principal suite features an en-suite bathroom, alongside two further generously proportioned double bedrooms and a stylish family bathroom. The property is enveloped by sweeping gardens, with a large garage discreetly positioned within mature hedging, offering idyllic countryside living and access to beautiful surrounding walks.



Entrance

A beautiful wide wooden front door opens into a fabulous entrance hallway, immediately setting the tone for this stunning family home. The hallway features wide, sweeping stairs, rich warm tones and a striking coved ceiling, creating a welcoming first impression.

Reception Rooms

The property enjoys two generous reception rooms, perfect for sitting, relaxing and entertaining. Both rooms benefit from high ceilings, elegant décor and an abundance of natural light.

Dining Kitchen

At the heart of the home is a spectacular open-plan dining kitchen with snug — a truly magical family space. The kitchen is centred around a large island, perfect for pre-dinner drinks and everyday living. Integrated appliances, including a fridge, freezer and dishwasher, are neatly positioned within the main kitchen units, and stylish butler sink complete the space, all finished to a high specification.

The dining area boasts impressive high, sloping ceilings and patio doors opening onto the garden, creating a bright and welcoming space ideal for entertaining. The adjoining snug provides a cosy place to relax with a book or enjoy quality family time.

Annexe/ Office /Bedroom

A versatile office, currently used as a home workspace, features high ceilings, attractive décor and patio doors opening onto the patio area. From here, an additional door leads to a playroom or bedroom, while another provides access to the utility/boot room and WC. This flexible layout offers excellent potential for conversion into a self-contained annex, if desired.

The Principal Bedroom

The principal bedroom is a spacious double room with fitted wall and base units, double-glazed windows and





plenty of natural light, offering stunning views over the garden and beyond. An archway leads to the en-suite bathroom, comprising a freestanding bath, wash basin and low-level WC.

Bedroom and Bathroom

There are two further double bedrooms, both beautifully styled. Serving this floor is a fabulous family bathroom featuring a deep sunken bath with shower over, wash basin and WC.

Externally, the property is surrounded by magnificent grounds, including lush lawned areas, a pond, mature trees and hedging, making it ideal for summer parties and children's play. To the rear is a large patio area, perfect for barbecuing, which leads to an exceptionally spacious garage.



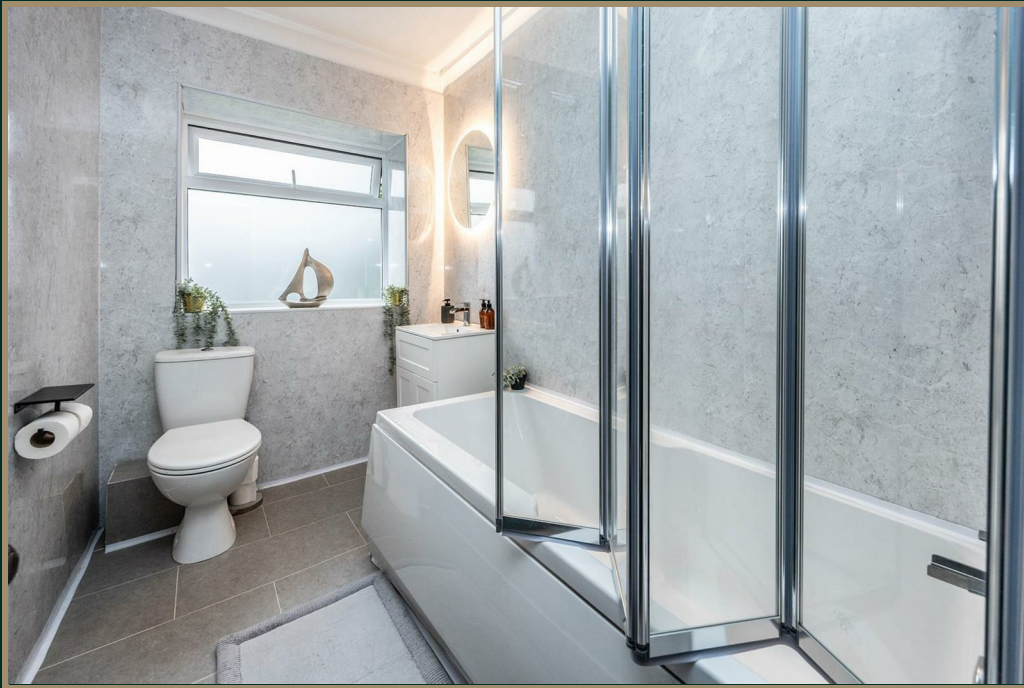








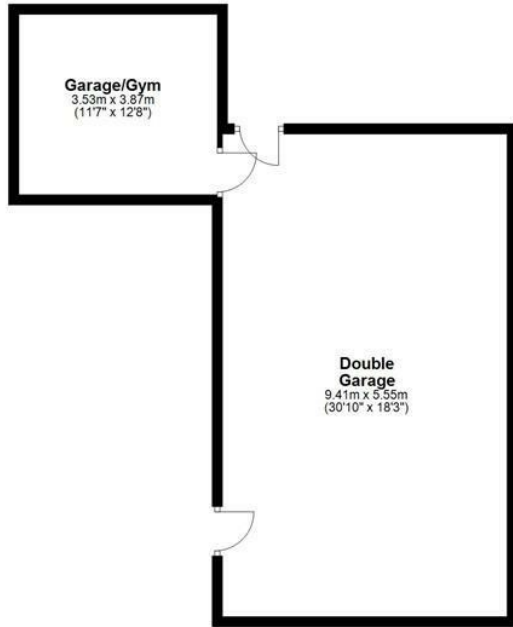




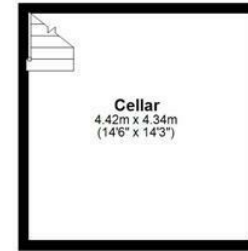




Garage
Approx. 66.0 sq. metres (710.5 sq. feet)



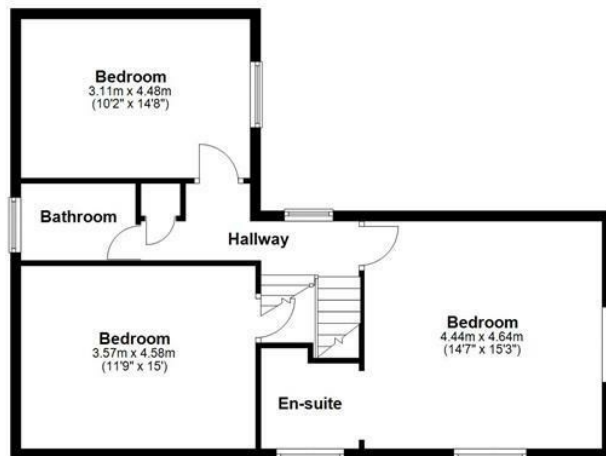
Basement
Approx. 19.2 sq. metres (206.5 sq. feet)



Ground Floor
Approx. 135.1 sq. metres (1454.2 sq. feet)



First Floor
Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 288.3 sq. metres (3103.0 sq. feet)



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To view Dunford Road, Hade Edge, Holmfirth
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