



Brynfield
20 Greenhill Bank Road | New Mill | Holmfirth | HD9 1ER

INTRODUCTION

Brynfield is a distinguished fourbedroom detached family home set within an extraordinary two acres of private gardens, mature woodland and an enclosed paddock, creating a lifestyle opportunity of rare privacy and rural charm.

Thought to date back to circa the 1940s, the property has been sensitively enhanced by the current owners, who over the past four years have invested heavily in highquality cosmetic upgrades. Their careful approach ensures the original character and period styling remain beautifully intact, with refined finishing touches that celebrate the home's heritage while elevating its comfort and appeal.

A sweeping gated driveway provides an impressive approach, gradually revealing the property before opening out into a far larger and unexpected expanse of land. Rolling lawns, pockets of woodland and a fully enclosed paddock unfold around the house, forming a private sanctuary that feels wonderfully secluded yet remains within exceptionally close proximity to the amenities of New Mill.

The elevated position affords farreaching views across the village and beyond, a setting that balances tranquillity with convenience in a way seldom found in the Holme Valley.





Inside, a welcoming entrance hall sets the tone for the home, with stairs rising to the first floor and doors leading into the principal reception rooms.

The sitting room is a particularly charming space, thoughtfully divided into two areas by a dual aspect log burner. This creates an inviting open plan arrangement, with a main sitting room that is complemented by a snug and lends itself perfectly to use as a secondary lounge, dining area, children's playroom or home office.

At the opposite end of the house, formal dining room sits adjacent to the kitchen, forming a sociable yet elegant setting for entertaining or everyday family dining.

The kitchen features quality fitted cabinetry, integrated appliances and a useful walkin pantry, while a spacious utility room and a wellappointed WC complete the ground floor.

The first-floor hosts four bedrooms, three of which enjoy the outstanding elevated views over New Mill.

The main bedroom adopts a luxurious suitestyle layout, offering a generous double room served by its own private shower room.

Two further double bedrooms and a smaller single bedroom provide excellent family accommodation, all serviced by a wellpresented house bathroom.







STEP OUTSIDE

The true distinction of Brynfield lies in its land. The twoacre boundary encompasses beautifully maintained gardens, mature woodland and a fully enclosed paddock all of which have private boundaries. Offering endless possibilities for families, hobby farming, outdoor pursuits or simply enjoying the peace and privacy of the setting. The combination of plot size, elevation and proximity to village amenities is exceptionally rare, making Brynfield a unique opportunity within the Holme Valley.

There is a detached double garage.

Brynfield is a home that invites exploration, encourages relaxation and provides a remarkable backdrop for family life. Its blend of period charm, modern comfort and sweeping grounds creates a lifestyle that is increasingly hard to find, offering space, character and exceptional privacy in a location that feels both rural and connected.

Additional information

The property is freehold and within Kirklees Council with a council tax band F. It is connected to mains gas, mains electricity, mains water and mains sewerage.

Please note : There is a covenant on the adjoining land that restricts development until 2032 - further information and a copy of the title deed can be given on request



Greenhill Bank Road New Mill, Holmfirth

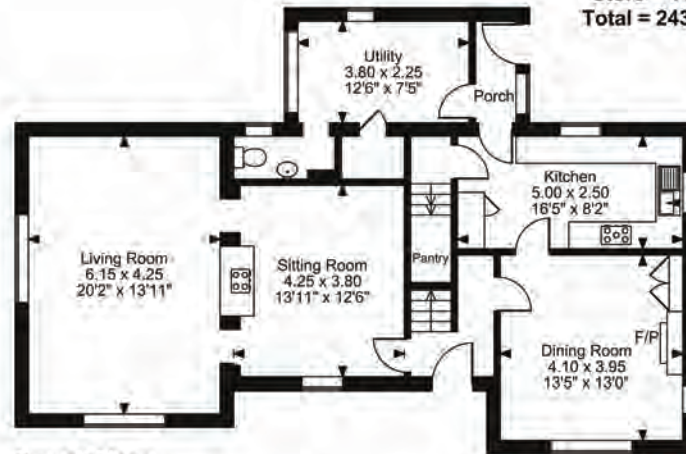
Approximate Gross Internal Area

Main House = 2088 Sq Ft/194 Sq M

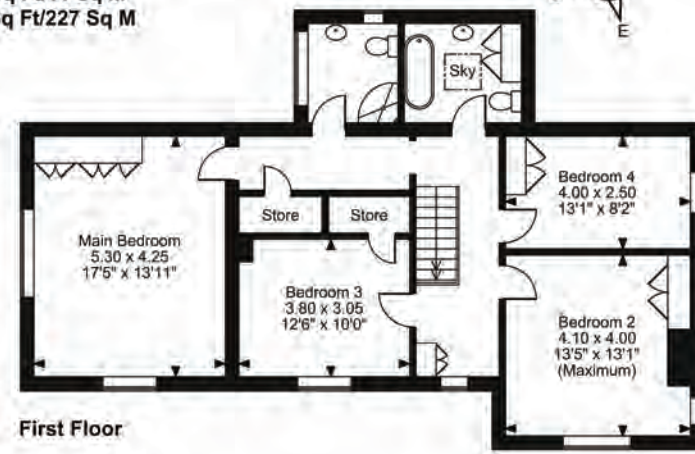
Garage = 235 Sq Ft/22 Sq M

Store = 116 Sq Ft/11 Sq M

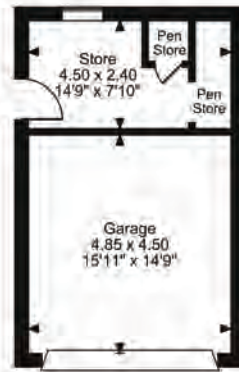
Total = 2439 Sq Ft/227 Sq M



Ground Floor



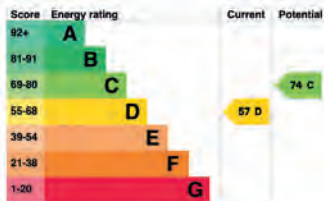
First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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