



The Farmhouse

Victoria Gates | Hill House Road | Holmfirth | , West Yorkshire | HD9 2SY

 FINE & COUNTRY

STEP INSIDE

The Farmhouse

The Farmhouse, Victoria Gates is a beautifully crafted contemporary country home, built in 2024 by Anthony Dearnley Homes and set within an exclusive development of just six individually designed high calibre homes.

Traditional stone architecture and exceptional craftsmanship give the property a timeless presence, while its contemporary interior has been thoughtfully curated for luxurious, effortless living.

Just a mile from the heart of Holmfirth, the home enjoys the perfect balance of village convenience and rural tranquillity, with sweeping valley views, countryside walks from the doorstep and a sense of calm that defines everyday life.

Light filled living spaces, a showpiece open plan kitchen, four generous bedrooms and immaculate gardens all come together to create a home that feels both sophisticated and warmly welcoming — a place designed for modern families who value quality, comfort and connection to the outdoors.

MAIN DESCRIPTION

The Farmhouse has been constructed with meticulous attention to detail using traditional materials and exceptional craftsmanship.

The interior has been curated with sleek contemporary style that feels both luxurious and effortlessly modern.

The property offers an impressive first impression into a spacious entrance hall where clean architectural lines and a glazed balustrade staircase immediately set the contemporary theme.

Discreet storage keeps the space serene, and a cloakroom sits neatly to one side.

At the heart of the home there is a fabulous open plan living dining kitchen that offers a beautifully conceived entertaining space.

Floor to ceiling sliding doors frame sweeping views over the Holme Valley, drawing natural light deep into the room and creating a seamless connection with the gardens.

The kitchen is a masterclass in contemporary design, with sleek cabinetry, integrated appliances and a striking island with a raised breakfast bar creating a sociable connection within the room.

A media wall anchors the living area, offering a beautifully appointed focal point.

Stylish fully glazed double doors lead through to the lounge; a wonderfully proportioned room centred around a feature fireplace with log burning stove.

Windows to both sides and a folding glazed door to the patio make this a space that feels calm, inviting and beautifully connected to the outdoors.

A generous utility room sits just off the kitchen, fitted with matching cabinetry and offering practical access to the garden.

A versatile second reception room offers endless possibilities — a playroom, snug, home office or hobby space.













The first floor is arranged around a bright landing with glazed balustrade, creating a sense of openness and architectural flow and Four double bedrooms provide excellent flexibility for family life.

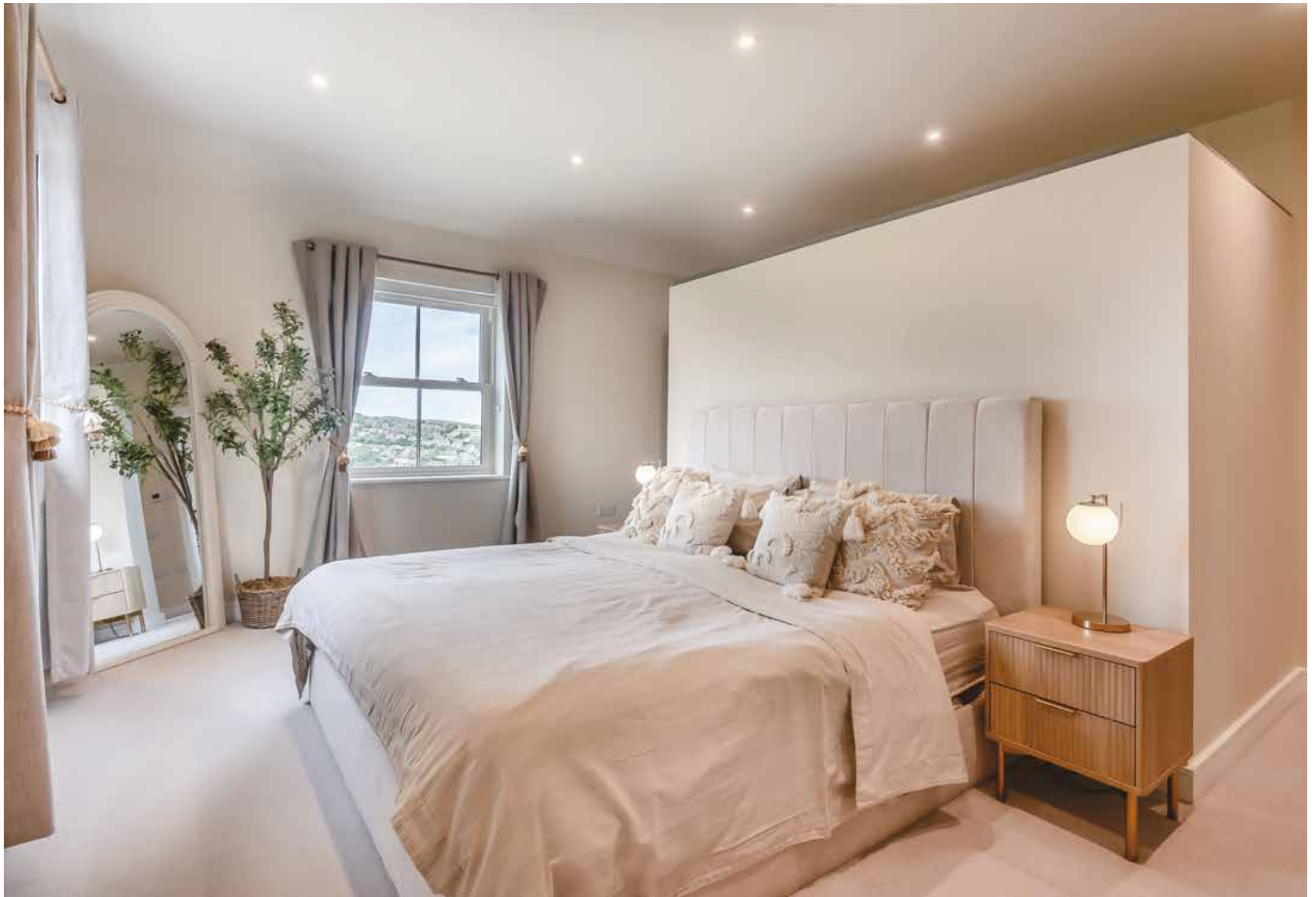
The principal bedroom enjoys far reaching views and features a walk in dressing area alongside a beautifully appointed en suite shower room.

The second bedroom is another substantial double, positioned beside the house bathroom and enjoying private access via an interconnecting door — ideal as a guest suite.

Bedrooms three and four share a stylish wet room en suite, making this floor exceptionally well planned for families or visiting guests.

Throughout the home, high quality fixtures, aluminium framed double glazing and underfloor heating to both levels ensure comfort and efficiency.











STEP OUTSIDE

The Farmhouse

Externally, Victoria Gates is just as impressive.

A remote controlled electric gate opens to a smart driveway leading to the attached garage, while a second resin laid driveway provides additional parking.

Lawned gardens wrap around the property, offering space for children to play and adults to unwind.

Paved patios are perfectly positioned to capture the breathtaking views over Holmfirth.

In conclusion The Farmhouse is a home shaped with care and intention, where contemporary comfort blends seamlessly with rural tranquillity.

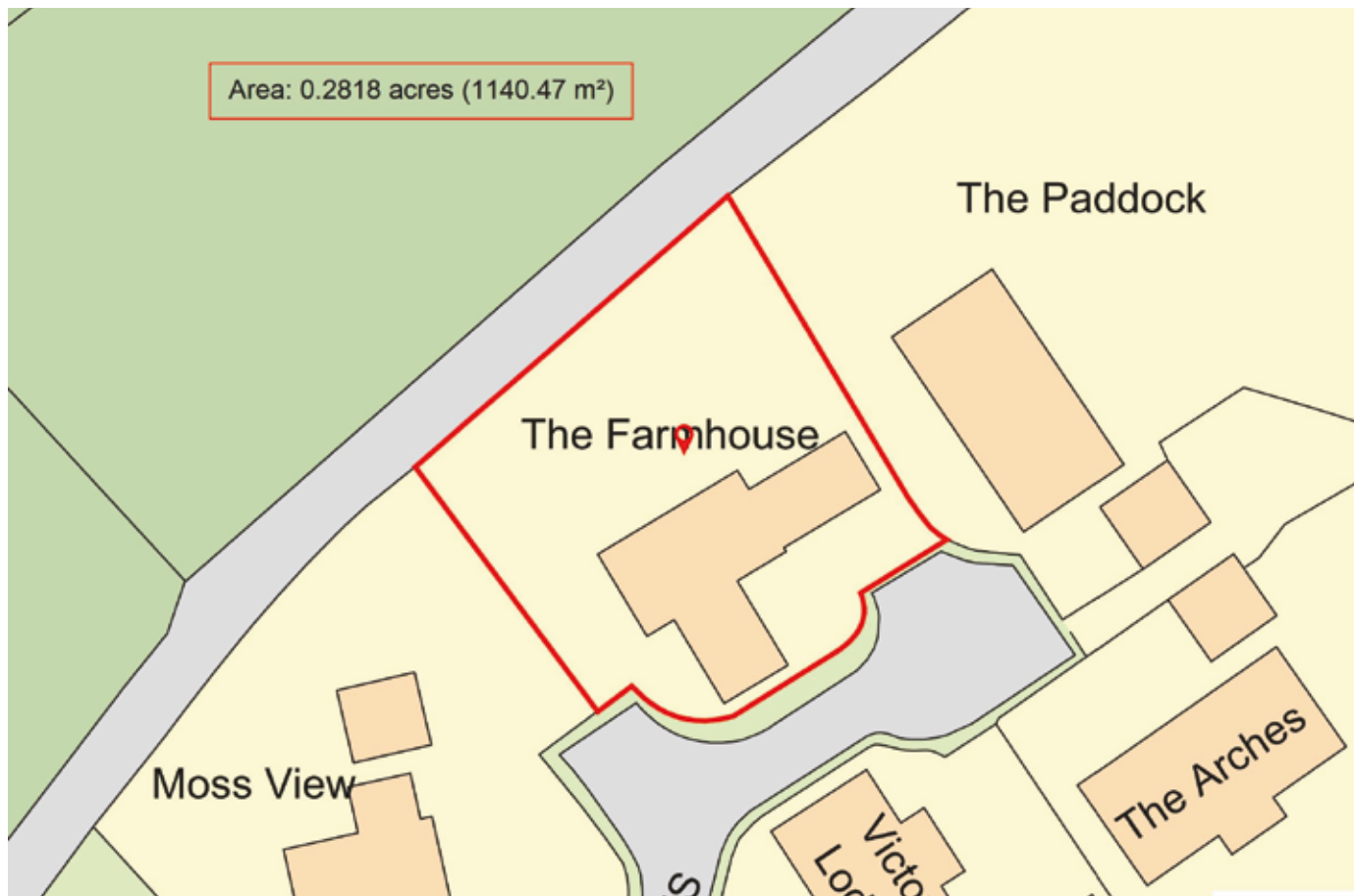
Every detail has been thoughtfully considered, creating a living environment that feels both luxurious and deeply relaxed.

Its position is one of its greatest pleasures — a setting defined by panoramic valley views and the gentle calm of the surrounding countryside, yet just a mile from the vibrant heart of Holmfirth.

Independent shops, cafés, restaurants and cultural spots are close enough to enjoy with ease, while the landscape wraps around the home, offering walking routes and open scenery from the doorstep.

It is a place that invites a lifestyle centred on comfort, connection and the outdoors; a modern country home designed for living beautifully.

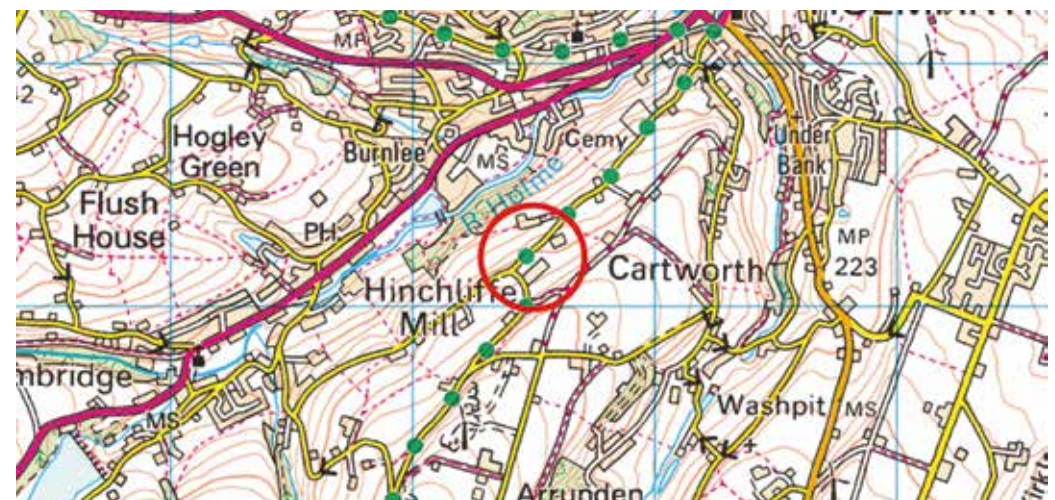




INFORMATION

The property is Freehold and is within Kirklees Council in council tax band G. It is connected to mains services including electricity, water and sewerage. There is no connection to Gas at Victoria gates. It has an EPC rating of B.

For directions use what3words : ventures.decently.thundered



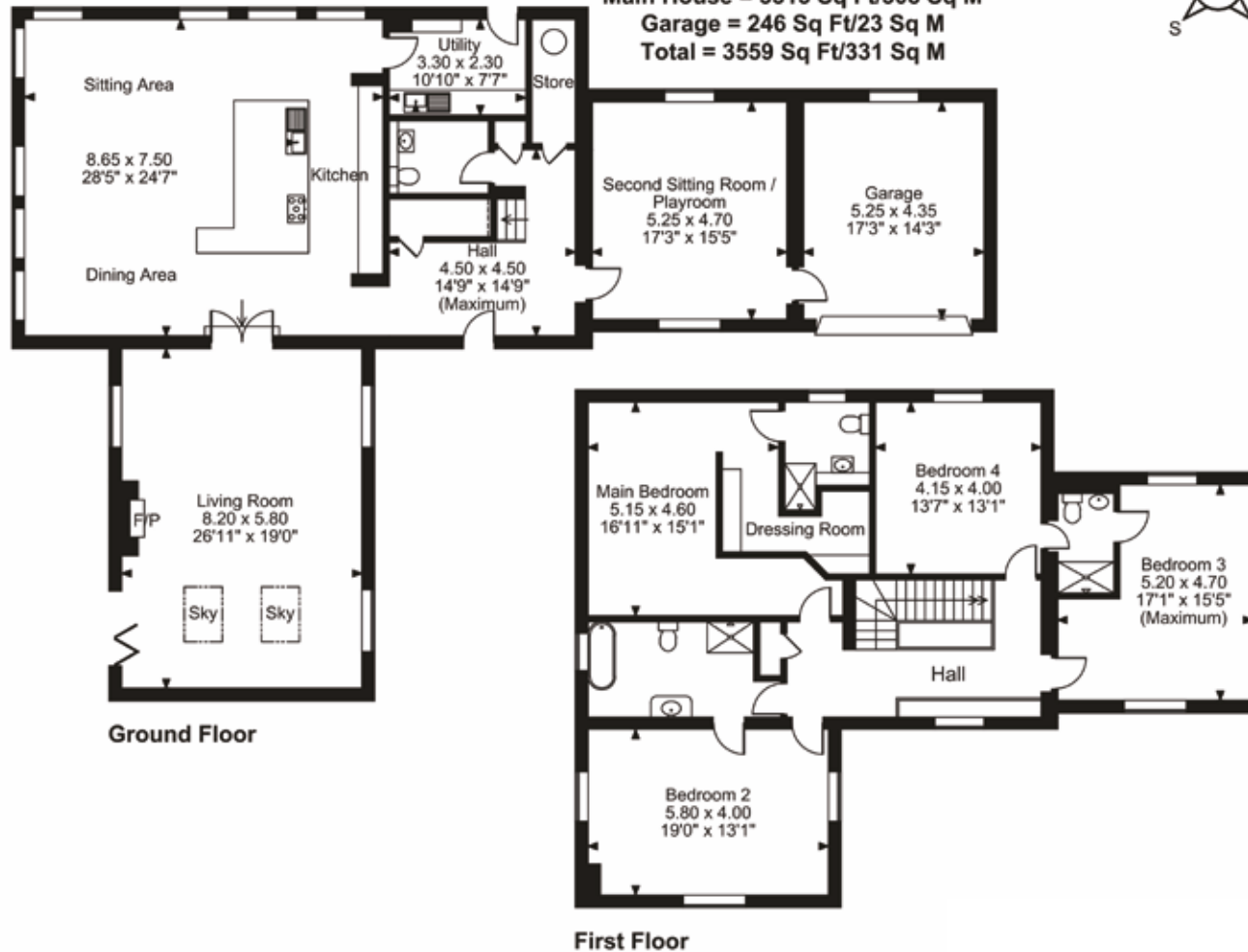
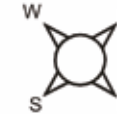
The Farmhouse Victoria Gates, Hill House Road, Holmfirth

Approximate Gross Internal Area

Main House = 3313 Sq Ft/308 Sq M

Garage = 246 Sq Ft/23 Sq M

Total = 3559 Sq Ft/331 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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