



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Bedding Edge Road
Hepworth, Holmfirth



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Offers In Region Of £650,000

AN EXCEPTIONAL FARMHOUSE WITH A WEALTH OF CHARM AND CHARACTER SET IN THE MUCH SOUGHT AFTER HOLMFIRTH VILLAGE OF HEPWORTH IN A SECLUDED BUT NOT REMOTE SETTING WITH STUNNING RURAL VIEWS AND APPROX. 3.5 ACRES OF ITS OWN LAND. A FURTHER 3.5 ACRES OF ADJOINING LAND IS AVAILABLE BY SEPARATE NEGOTIATION. OFFERING AN ENVIABLE COMMUTER LOCATION WITH HUDDERSFIELD 10 MILES, LEEDS 26, MANCHESTER 26, SHEFFIELD 19 APPROXIMATELY.

There are a wide variety of good schools in the area, both public and private, which offer good opportunities for children of all ages and surprisingly easy bus routes close to Upper Nabb Farm.



Whilst the whole property is exceptional internally, the main living area is one of the property's main highlights with its open high pitched ceiling with large exposed beams and trusses. The brick fireplace rises to the ceiling and the stove is a great feature for the winter months, although the under-floor heating provides sufficient warmth. The upper level is encased by oak and glass balustrades and there is a large barn door window. Within this one space, there is a sitting area, lower level snug and library, upper level TV room, study and bathroom. This enables the whole family the opportunity to relax, play games, study, read and watch films all within one area. It also makes an excellent venue for large parties. The full extent of the accommodation is revealed in our floor plan.

The Farmhouse is a large home which is also quite eco-friendly to run. There is an array of solar panels on the garage roof, these connect to a range of air-source heat pumps which power the central heating and hot water systems.

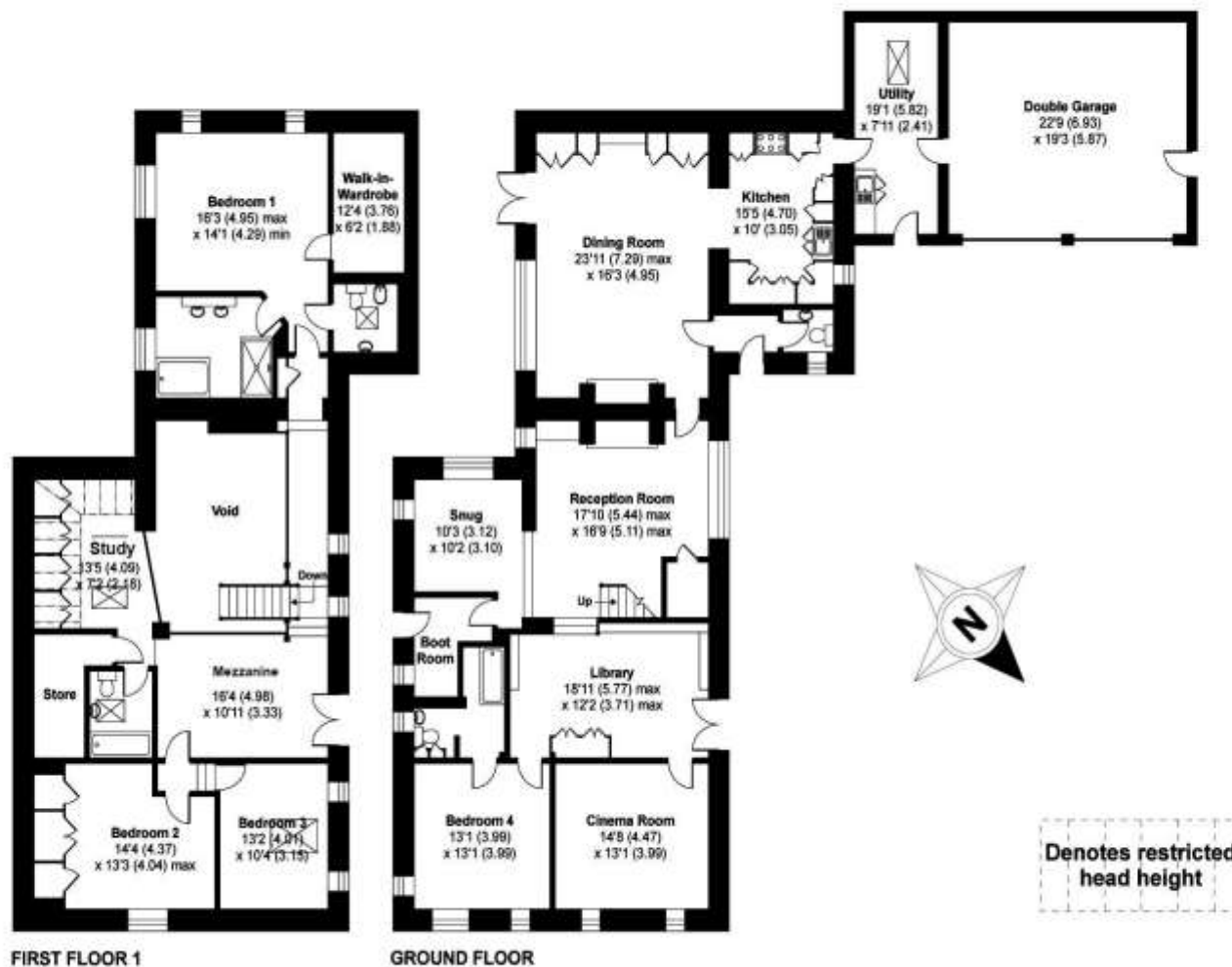
The extensive flat and mainly southerly facing gardens wrap around the farmhouse to three sides and are mainly laid to lawn at present, creating easy to maintain open areas for the family to sit outside and play during the summer months. If you have green fingers, there is plenty of scope to make a detailed landscaped garden within the dry stone walled boundaries. The grazing and scrub land extend away from the garden which makes up approx. 3.5 acres in total with a further 3.25 acres { approx. } available by separate negotiation. This additional land is mostly flat grazing land which provides good amenity space and a picturesque pond. These could be used for livestock grazing and possibly rearing fish.

The property enjoys an especially large double garage with integral access which also links the farmhouse to the separate cottage.

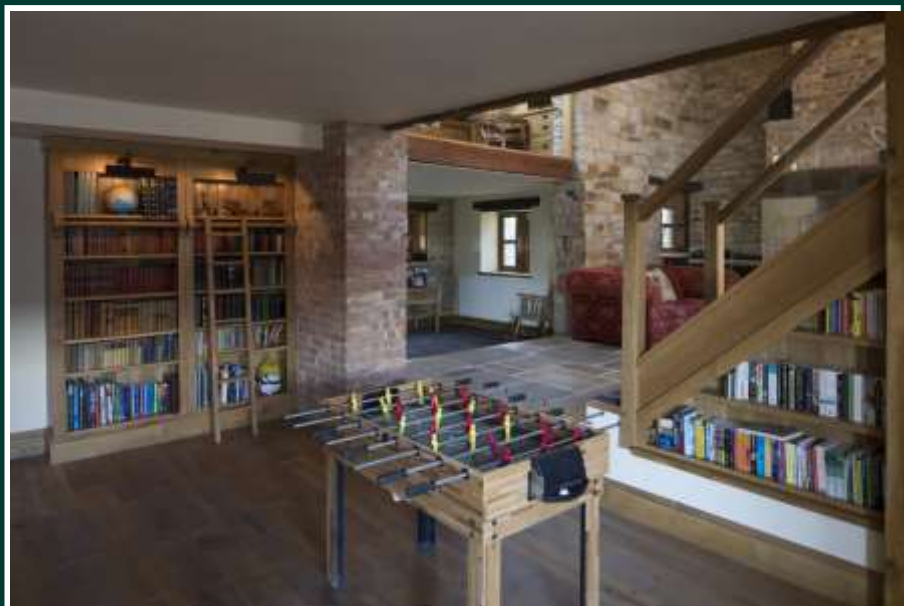
The cottage is also available for sale and comes, itself with approx. 2.5 acres of land. The courtyard that divides the two properties will belong to the Farmhouse.



Bedding Edge Road, Holmfirth, HD9



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

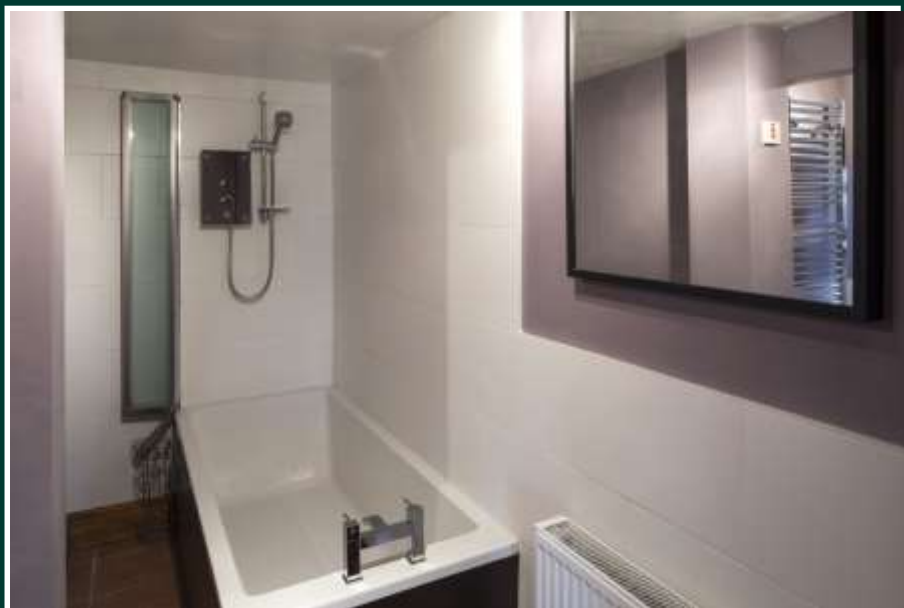


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