



26 Victoria Street , Holmfirth, HD9 7DE

A stunning, stylish and simply beautiful detached family home set in the most incredible rural setting. Built by the award winning Kingsman Homes in a former farmyard development, the hamlet of eight luxury properties are surrounded by vast countryside. Royd Moor Grange is situated between Holmfirth and Penistone with fast links to the commuter cities of Sheffield, Manchester and Leeds.

Meadow View has been creatively designed to suit the modern family with four luxury kingsize bedrooms, all with walk in wardrobes and two with ensuite shower rooms plus a contemporary Porcelanosa bathroom. The open plan living dining kitchen flows the full width of the property with floor to ceiling bi-folds to access both of the landscaped gardens. With separate formal lounge featuring solid fuel stove, versatile study/family room, downstairs WC and utility room as standard - amazing rural views from every window!

Underfloor heating throughout with air source heat pump, solar panels, detached double garage, EV charger, beautifully designed gardens and off road parking. Hi-spec quality fixtures and fittings throughout plus option for upgrades.

£1,000,000

26 Victoria Street

, Holmfirth, HD9 7DE



- FOUR LUXURY KINGSIZE BEDROOMED DETACHED FAMILY HOME
- SOLAR PANELS, AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING THROUGHOUT
- TWO RECEPTION ROOMS AND OPEN PLAN LIVING/DINING KITCHEN
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING
- TWO BEDROOMS WITH ENSUITE AND FAMILY BATHROOM
- AVAILABLE TO VIEW NOW

Technical Details/Specification

Entrance

14'10" x 7'9" (4.53 x 2.38)

Study

14'1" x 10'2" (4.31 x 3.12)

WC/Cloakroom

Lounge

19'8" x 24'4" (6.01 x 7.43)

Open Plan Living/Dining Kitchen

kitchen 19'3" x 17'10" dining 15'1" x 10'8" snug 1 (kitchen 5.89 x 5.44 dining 4.62 x 3.27 snug 4.38 x)

Utility

6'1" x 8'8" (1.86 x 2.66)

First Floor Landing

Master Bedroom

16'4" x 15'5" (4.98 x 4.70)

Master Ensuite

8'9" x 6'7" (2.68 x 2.03)

Bedroom 2

15'2" x 14'1" (4.63 x 4.31)

Ensuite 2

8'3" x 5'2" (2.52 x 1.6m)

Bedroom 3

15'2" x 13'9" (4.63 x 4.21m)

Bedroom 4

17'10" x 12'1" (5.44 x 3.70m)

Family Bathroom

Garage and Parking

Gardens

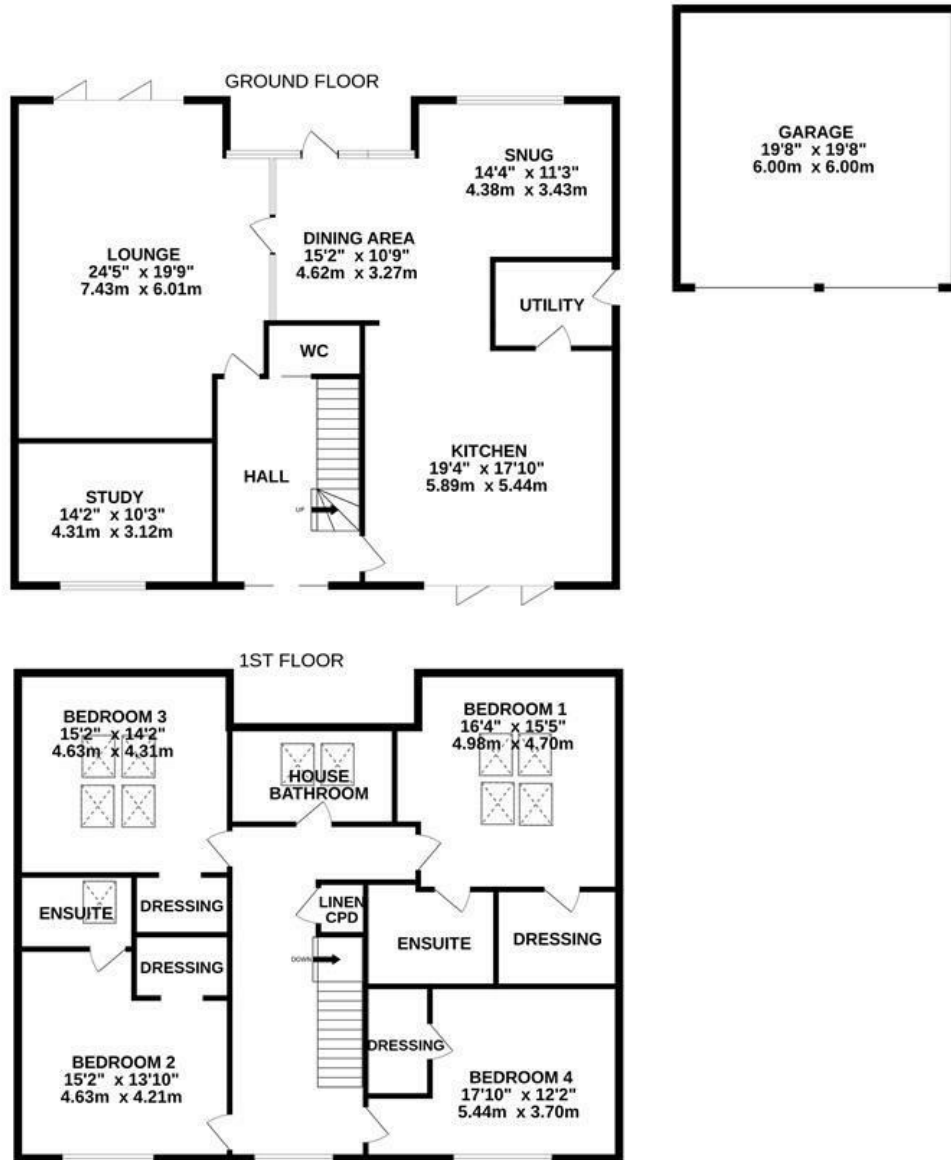


Directions

From Holmfirth either head out towards New Mill and up towards the Sovereign, taking a right before the main junction onto Piper Wells Lane, at 5 lanes end take a left and immediate right onto Dearne Dike Lane which naturally turns into Broadstone Lane and then Spicer House Lane, taking a left at the end of the road onto Royd Moor Lane where the development can be found on the right hand side (7.7 miles). Or head out of Holmfirth up Dunford Road, through Hade Edge, passed The Fox House and onto Bents Road. Straight over at the cross roads onto Lee Lane to Millhouse Green, taking a left onto Royd Lane and a right onto Royd Moor Lane where the development can be found on the right hand side (9.4 miles).



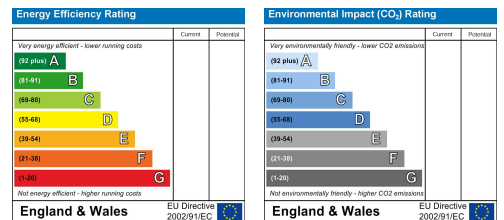
Floor Plan



PLOT 6

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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