YORKSHIRE'S
FINEST
HOMES COLLECTION

Field End Lane, Holmbridge,

Offers In The Region Of

£995,000

Tucked away down a very private drive with stunning far reaching views across the Holme Valley is Stone-Lea, a prestigious detached residence with a detached Swiss chalet style cottage in the gardens which is currently a luxury entertaining area but has scope for an ideal bungalow for dependant relatives or fifth bedroom.

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Internally the property has a resplendent open plan kitchen, dining and sunken living area with a majestic fireplace which opens onto the equally impressive garden room to enjoy the idyllic views. The large sitting room also boasts a striking open fireplace and French doors which open onto the outstanding alfresco dining terrace.

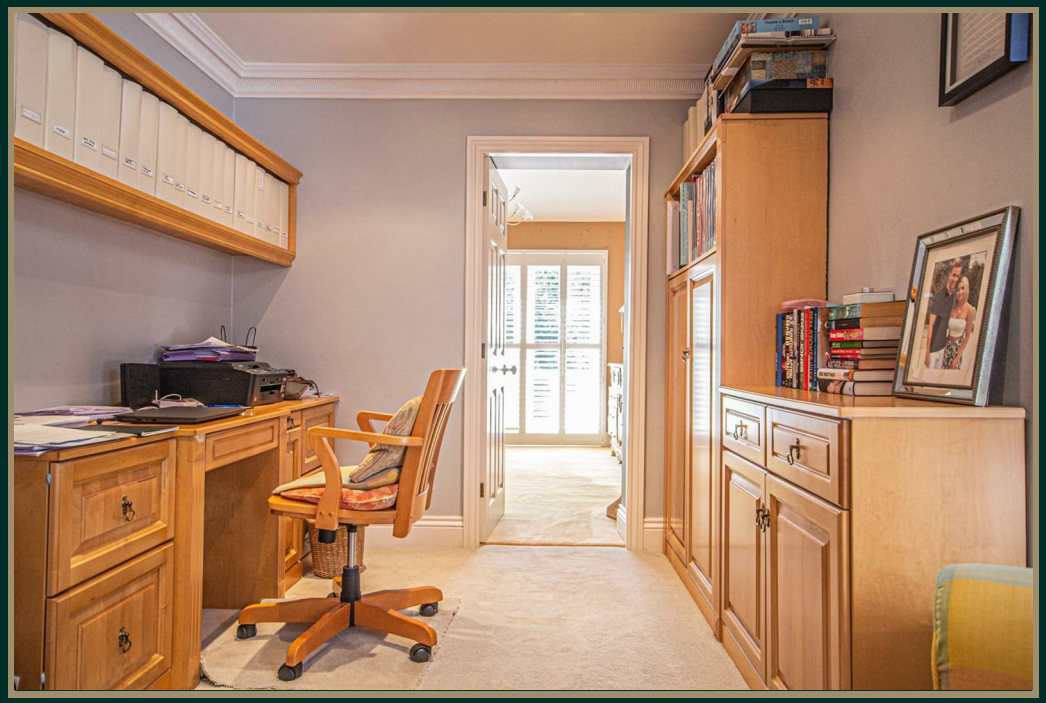
There are four generous bedrooms with the master having exposed beams and a luxury ensuite with a vanity area in addition to having two sets of double patio doors which spill out onto the wonderous balcony and the breath-taking views it hosts. There is a further ensuite to the guest room whilst the house bathroom serves the other two bedrooms. The entertaining room/Swiss Chalet style cottage has its own kitchen and WC making it very versatile in its usage. The expansive patio garden is most appealing and creates a delightful area to dine, relax and entertain whilst taking in the aforementioned views.

The property has solar panels which generate a benefit of approximately £1800- £2000 per annum

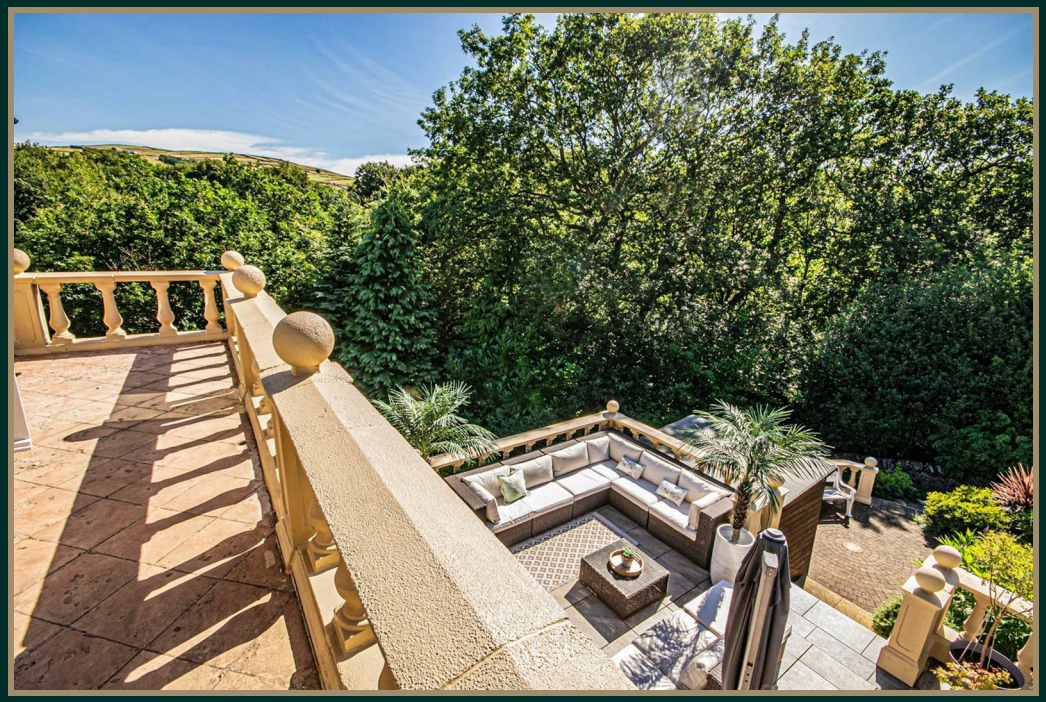
WHAT3WORDS

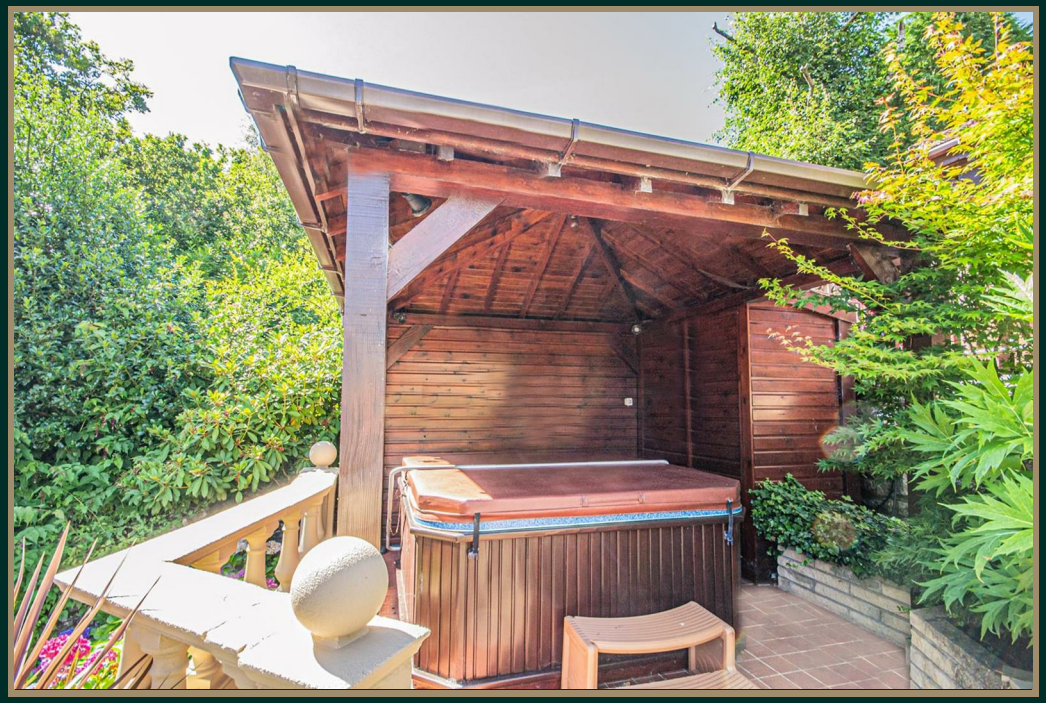
AGENT NOTES
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

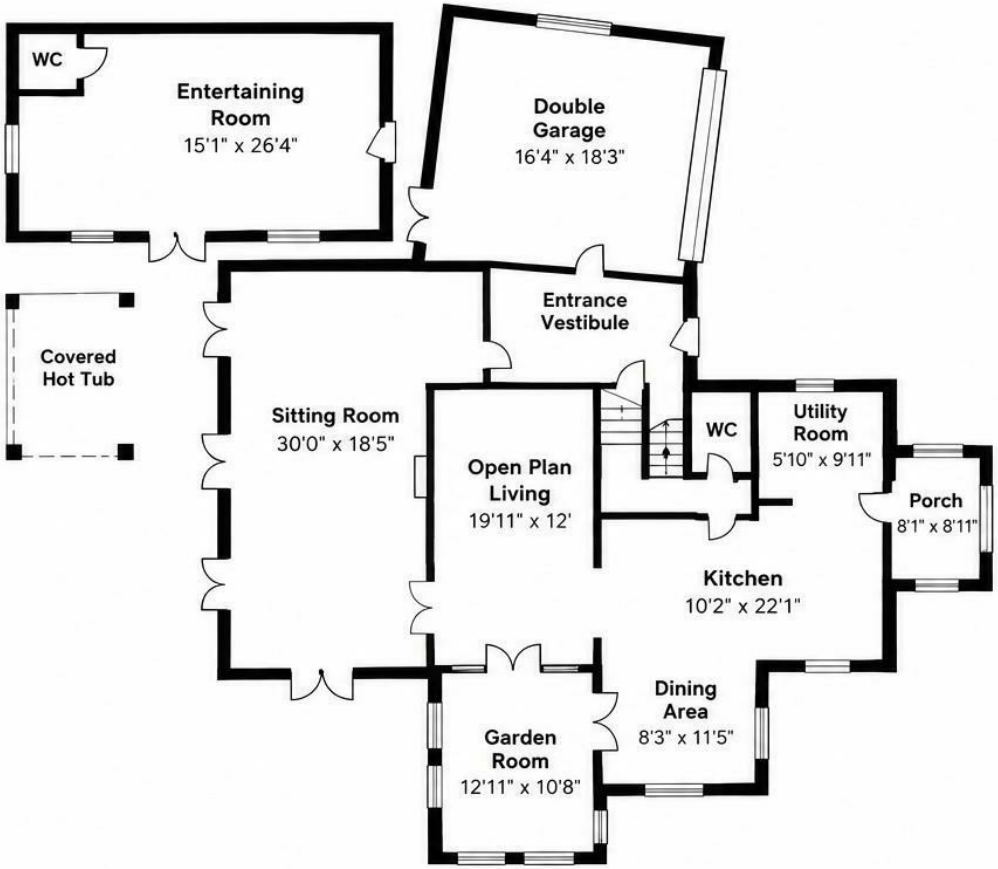


BUDWEISER AVE
WC
SMEG

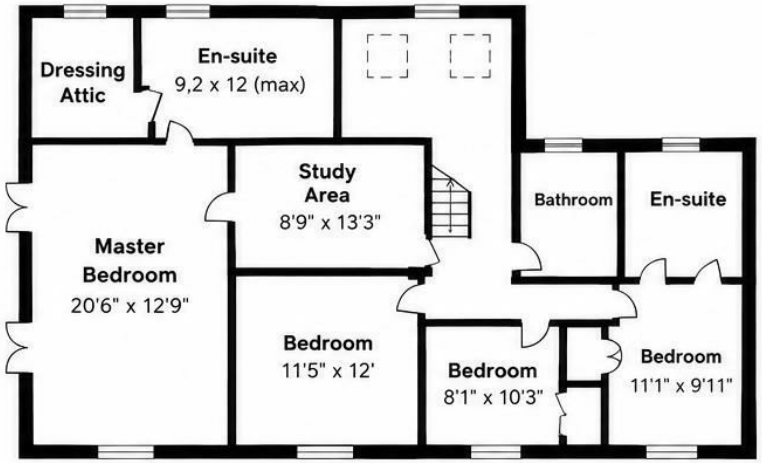




Ground Floor



First Floor



Approximate Gross Internal Area = 221.8 sq m / 2388 sq ft

This plan is for layout guidance only. Not to scale. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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