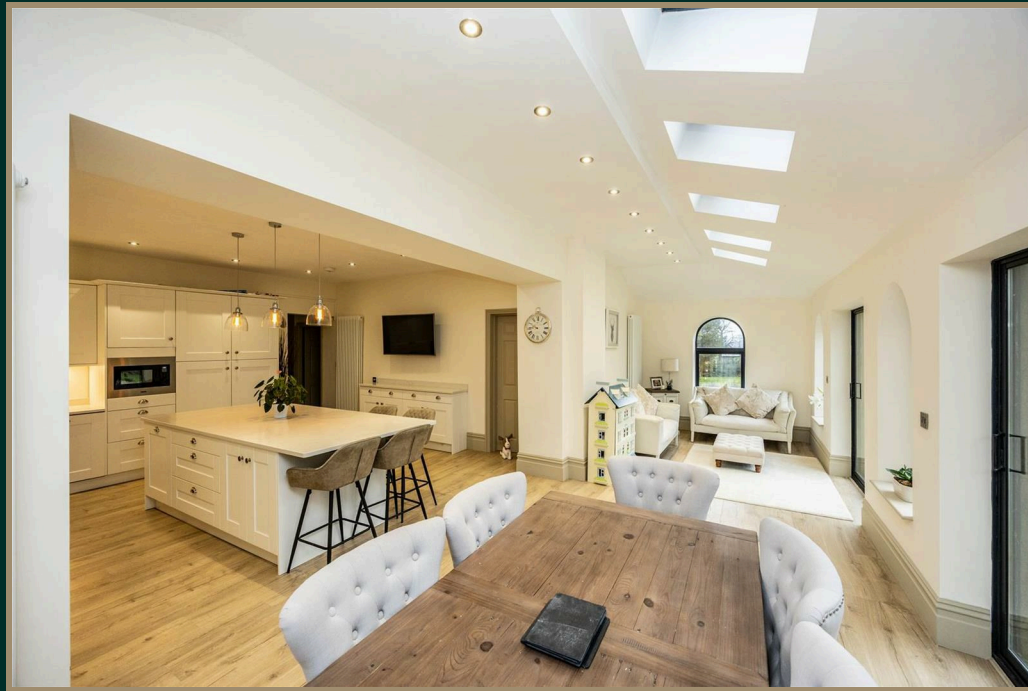




YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Dunford Road, Hade Edge,

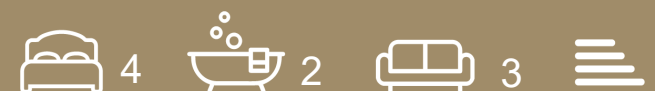
Offers In Region Of  
£825,000

- Spacious and stylish family home
- Open-plan dining kitchen and snug, ideal for family living
  - High-spec kitchen
- Flexible office/playroom space with annexe potential
  - Principal bedroom with en-suite
- Large garden perfect for children and entertaining



Hopefield House is an exceptional home rich in traditional charm, thoughtfully enhanced with elegant modern finishes. The accommodation includes a stunning extended kitchen diner with snug, three additional reception rooms, playroom and utility room.

The principal suite features an en-suite bathroom, alongside two further generously proportioned double bedrooms and a stylish family bathroom. The property is enveloped by sweeping gardens, with a large garage discreetly positioned within mature hedging, offering idyllic countryside living and access to beautiful surrounding walks.



### Entrance

A beautiful wide wooden front door opens into a fabulous entrance hallway, immediately setting the tone for this stunning family home. The hallway features wide, sweeping stairs, rich warm tones and a striking coved ceiling, creating a welcoming first impression.

### Reception Rooms

The property enjoys two generous reception rooms, perfect for sitting, relaxing and entertaining. Both rooms benefit from high ceilings, elegant décor and an abundance of natural light.

### Dining Kitchen

At the heart of the home is a spectacular open-plan dining kitchen with snug — a truly magical family space. The kitchen is centred around a large island, perfect for pre-dinner drinks and everyday living. Integrated appliances, including a fridge, freezer and dishwasher, are neatly positioned within the main kitchen units, and stylish butler sink complete the space, all finished to a high specification.

The dining area boasts impressive high, sloping ceilings and patio doors opening onto the garden, creating a bright and welcoming space ideal for entertaining. The adjoining snug provides a cosy place to relax with a book or enjoy quality family time.

### Annexe/ Office /Bedroom

A versatile office, currently used as a home workspace, features high ceilings, attractive décor and patio doors opening onto the patio area. From here, an additional door leads to a playroom or bedroom, while another provides access to the utility/boot room and WC. This flexible layout offers excellent potential for conversion into a self-contained annex, if desired.

### The Principal Bedroom

The principal bedroom is a spacious double room with fitted wall and base units, double-glazed windows and





plenty of natural light, offering stunning views over the garden and beyond. An archway leads to the en-suite bathroom, comprising a freestanding bath, wash basin and low-level WC.

#### Bedroom and Bathroom

There are two further double bedrooms, both beautifully styled. Serving this floor is a fabulous family bathroom featuring a deep sunken bath with shower over, wash basin and WC.

Externally, the property is surrounded by magnificent grounds, including lush lawned areas, a pond, mature trees and hedging, making it ideal for summer parties and children's play. To the rear is a large patio area, perfect for barbecuing, which leads to an exceptionally spacious garage.



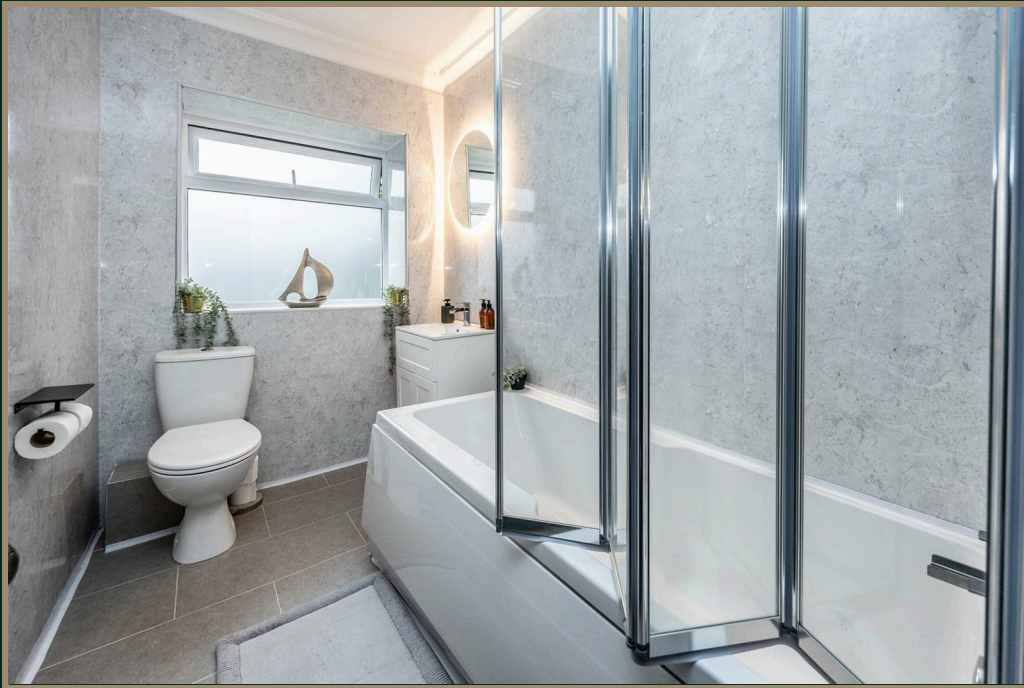








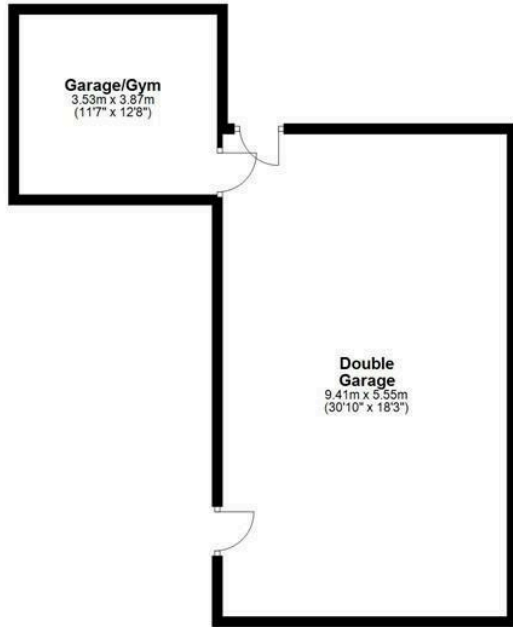




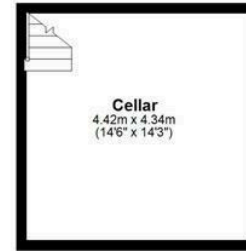




**Garage**  
Approx. 66.0 sq. metres (710.5 sq. feet)



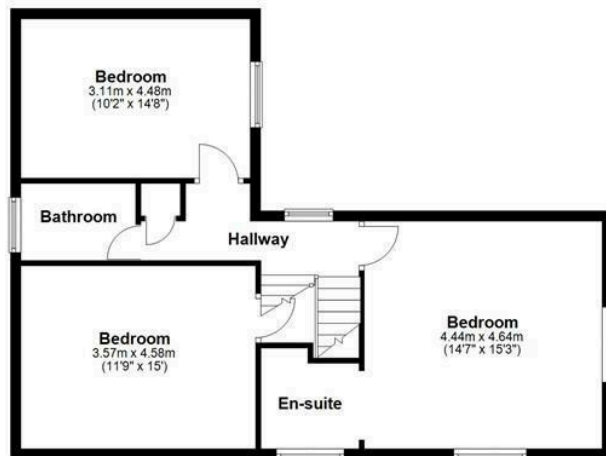
**Basement**  
Approx. 19.2 sq. metres (206.5 sq. feet)



**Ground Floor**  
Approx. 135.1 sq. metres (1454.2 sq. feet)



**First Floor**  
Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 288.3 sq. metres (3103.0 sq. feet)



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To view Dunford Road, Hade Edge, Holmfirth  
Call 01484 432 773  
Email [enquiries@yorkshiresfinest.co.uk](mailto:enquiries@yorkshiresfinest.co.uk)