



# Snow Gate™

Estate  
agency  
done  
properly



  
Kingsman  
Homes



Bankfield, Royd Moor Road

Thurlstone, Sheffield, S36 7RD

**£1,500,000**

It is extremely rare for rural hillside dairy farms, like this, in the unspoilt greenbelt to be developed into housing. After nearly three years in planning the award winning Kingsman Homes have broken new ground and are able to launch this farmyard development of just eight luxury homes built around the existing farmhouse. Each individually designed property is privately gated and has its own character.

**CONTRACT BUILD OPPORTUNITY:** A once in a lifetime opportunity to have a stunning farmhouse style five bedroom home built by the highly regarded Kingsman Homes and live in this incredible rural farm complex tucked away between Holmfirth and Penistone set in beautiful countryside and fast links to the M1. Surrounded by greenbelt with detached triple garage, gated driveway, off road parking and beautiful gardens. **BUY NOW** with staged payments and huge stamp duty savings.

# Bankfield, Royd Moor Road

Thurlstone, Sheffield, S36 7RD



- AMAZING FIVE BEDROOM (ALL WITH ENSUITES) DETACHED FAMILY HOME
- BEAUTIFUL RURAL POSITION WITH A HUGE PLOT BACKING ONTO GREENBELT
- PRIVATE GATED LOCATION WITH DETACHED TRIPLE GARAGE AND PLENTY OF OFF ROAD PARKING
- LUXURY FIXTURES AND FITTINGS, UNDERFLOOR HEATING AND FOUR RECEPTION ROOMS
- TRADITIONAL AND CONTEMPORARY DESIGN WITH SOLAR PANELS AND AIR SOURCE HEATING
- CONTRACT BUILD WITH LARGE SAVINGS ON STAMP DUTY

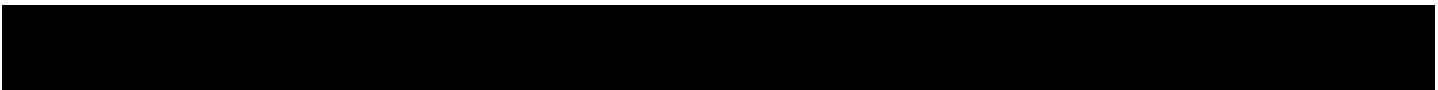
## Brief Description

Bankfield comprises grand entrance hallway open plan to the dining hall perfect for a grand piano with stairs sweeping to the first floor; doors open off to the WC, study/family room, fully fitted boot room, lounge, WC, utility room and huge living/dining kitchen with separate pantry. From the galleried first floor landing doors open to the five kingsize bedrooms, all with ensuites. Huge plot, detached triple garage and 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 handside (8.1 miles).



Floor Plan



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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