

# PENTLANDS

A BOUTIQUE DEVELOPMENT OF HIGH-SPECIFICATION HOMES  
IN THE HEART OF HOLMFIRTH



# WELCOME TO PENTLANDS

New Mill Road, Holmfirth, HD9 7LN

Nestled in an elevated position on the edge of Holmfirth with far-reaching views across the Holme Valley, Pentlands is a carefully curated collection of just 15 contemporary homes from local bespoke builder Millroyd Homes. Each property showcases cutting-edge design, exceptional specification, and future-ready efficiency—crafted with pride, precision, and a deep understanding of modern family living.



# HOMES WHERE FAMILIES CAN GROW, THRIVE AND CREATE LASTING MEMORIES

Located within catchment for the highly regarded Holmfirth High School, ranked in the top 5 schools in Kirklees, the development offers an ideal setting for families looking to combine quality education, a welcoming community, and beautiful surroundings.



All homes are A-rated for energy efficiency, offering the very latest in low-cost, eco-conscious living, and come with a 10-year A-rated structural defect warranty—providing peace of mind for years to come.

With panoramic views, outstanding local amenities, and striking contemporary design, Pentlands is more than a place to live—it's a place for families to grow, thrive and create lasting memories.

With a predominantly south-facing orientation, many of the plots enjoy excellent natural light throughout the day, ideal for sunny gardens and bright, airy interiors. Several homes benefit from open views over the Holme Valley, capturing the beauty of the surrounding landscape and reinforcing the calm, rural character of the location.

The layout allows for wide roads, generous plot spacing, and green buffers around much of the boundary—creating a peaceful feel with space to breathe. Accessed by a single entrance road and thoughtfully landscaped, the development feels tucked away from the bustle while remaining just moments from the centre of Holmfirth.

# Serenity - Detached

-  5 bedrooms
-  3 bathrooms
-  2 receptions
-  1 study
-  1 utility

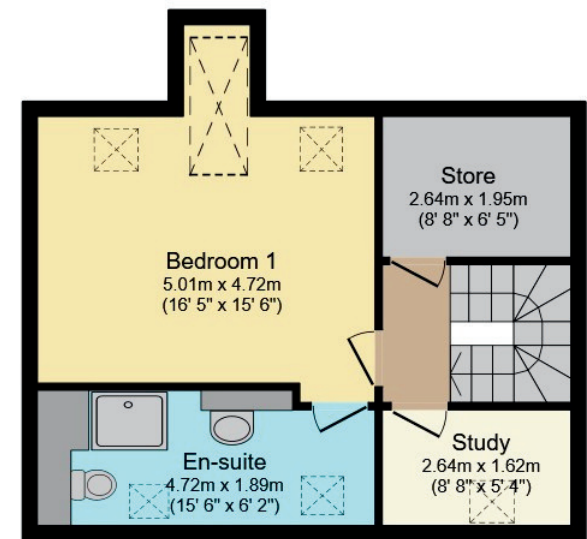
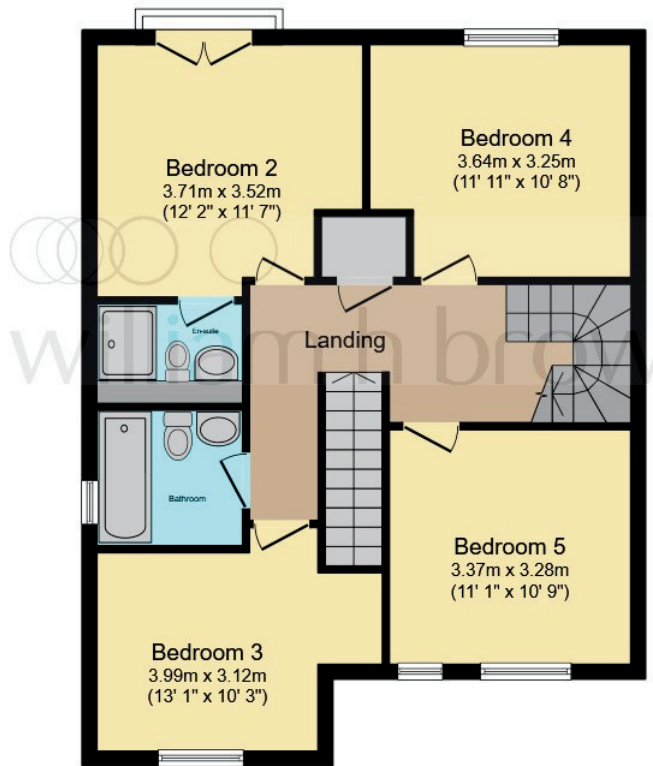


This outstanding five-bedroom detached residence offers approximately 2,242 sq ft of exquisitely planned living space, arranged over three thoughtfully designed floors.





The ground floor is defined by space and flow, with a welcoming hallway leading into a stylish snug or home office, a convenient WC, and a dedicated utility room. The heart of the home is a stunning open-plan kitchen, dining, and family space stretching the full width of the property—an elegant, light-filled room perfect for everyday living and effortless entertaining. Direct access to the rear garden and internal access to the garage enhance the convenience of this versatile layout.

On the first floor, four generously sized bedrooms surround a spacious central landing, offering ideal accommodation for family members or guests. The luxurious family bathroom and an additional en suite ensure both comfort and practicality are prioritised at every level.

Crowning the home is the top-floor principal suite—a tranquil and spacious retreat complete with its own en suite shower room, a private study and a practical storage room. This entire floor has been designed with quiet luxury in mind, creating a sanctuary for rest, privacy, and work-from-home flexibility.



# Zenith – Detached

-  5 bedrooms
-  2 bathrooms
-  1 study
-  1 integral garage

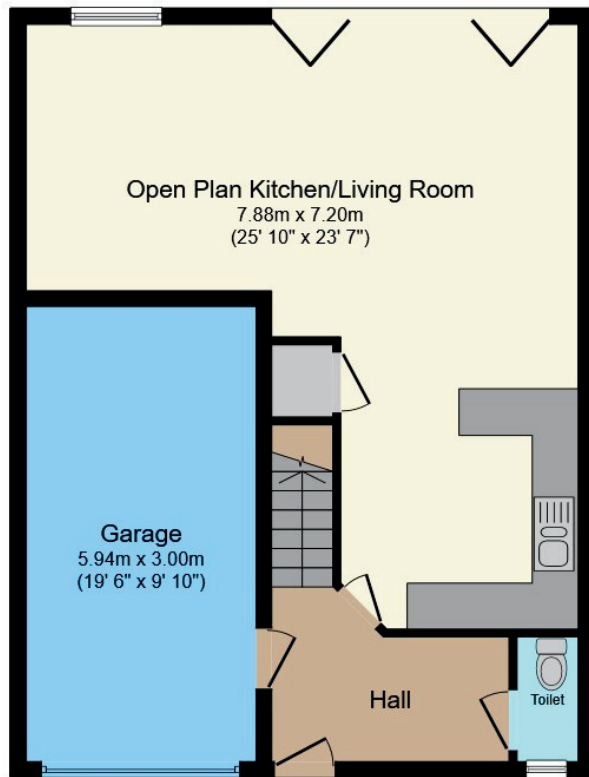


Crafted with a meticulous eye for detail and architectural finesse, Zenith is an expansive five-bedroom detached home offering approximately 1,875 sq ft of versatile, high-specification living space across three beautifully designed floors. This exceptional property forms part of an exclusive, bespoke development that blends contemporary elegance with practical luxury.

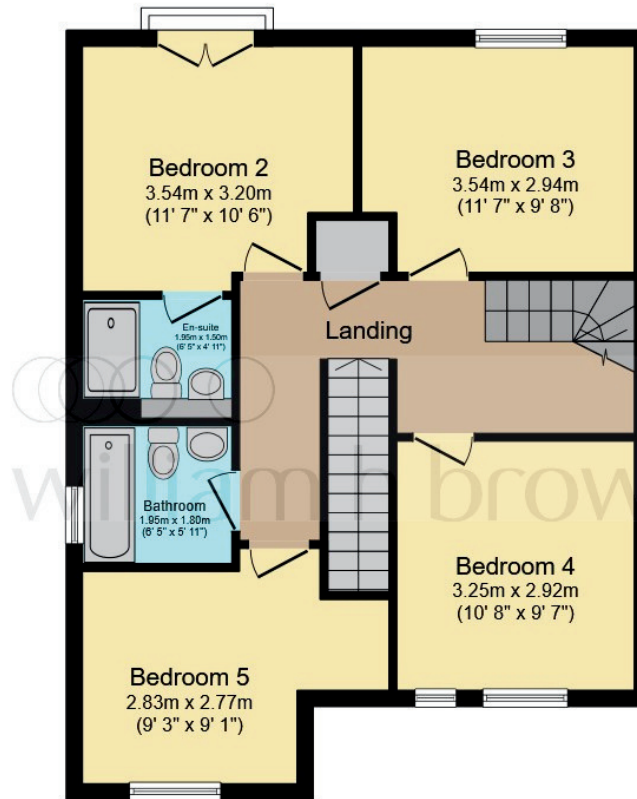
From the moment you step inside, the sense of space and quality is unmistakable. A generous entrance hall leads to a convenient cloakroom and an impressive open-plan kitchen, dining, and living area extending over 25 feet. Bathed in natural light and ideal for modern family life, this sociable hub provides seamless access to the garden, perfect for entertaining and everyday living. Direct internal access to the garage adds further convenience.

The first floor features four well-proportioned bedrooms, including a guest bedroom with stylish en suite, alongside a beautifully finished family bathroom. The additional bedrooms offer flexibility for growing families, visiting guests, or home-working requirements.

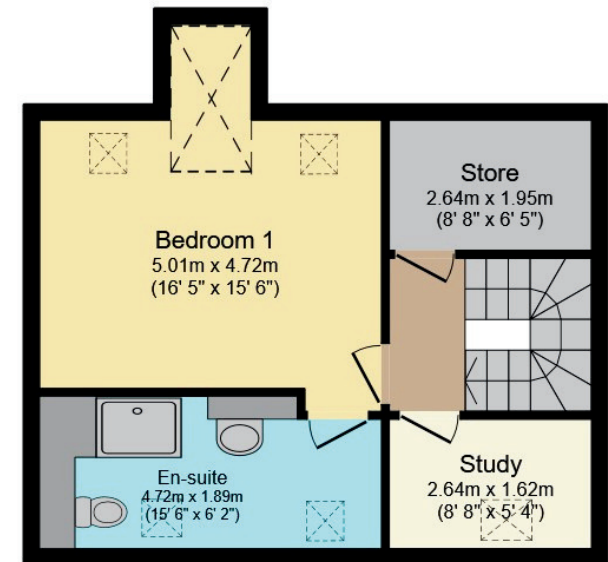
Occupying the entire top floor, the principal suite is a show stopping retreat. A spacious double bedroom is complemented by a contemporary en suite shower room, a separate study, and a practical storage room—all delivering an indulgent blend of comfort and functionality rarely found in new homes.



**Ground Floor**



**First Floor**



**Second Floor**

# Lumin – Detached

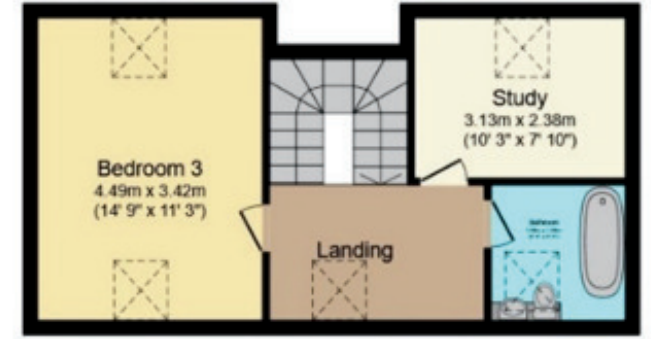
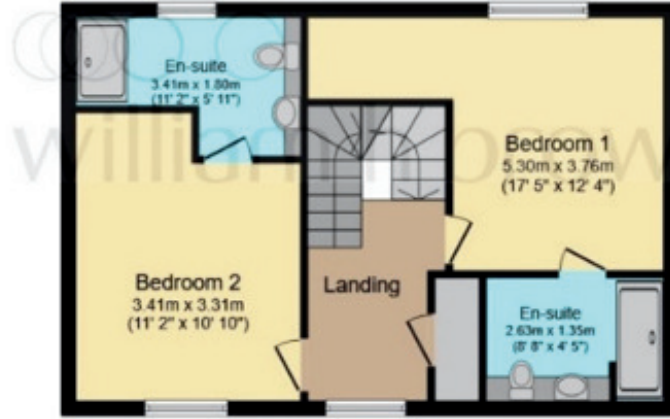
-  3 bedrooms
-  3 bathrooms
-  2 receptions
-  1 study
-  1 utility







The ground floor delivers a versatile and welcoming layout, beginning with a spacious hallway, cloakroom/WC, and separate utility room. A formal lounge offers a peaceful retreat, while to the rear, an expansive open-plan kitchen, dining and living space provides the true heart of the home. With bi-fold doors to the garden and a layout that encourages both everyday comfort and entertaining, it's a space designed to adapt to your lifestyle.

The first floor comprises two generously sized double bedrooms, including a luxurious principal suite complete with a sleek en suite shower room. A well-appointed family bathroom and additional double bedroom complete the level, finished with the same attention to quality seen throughout.

The second floor presents a further double bedroom, ideal as a teenager's retreat, guest suite or second principal bedroom, along with a dedicated study—perfect for home working or creative pursuits. Ample storage throughout the home further supports a seamless living experience.



# Solace – Semi Detached

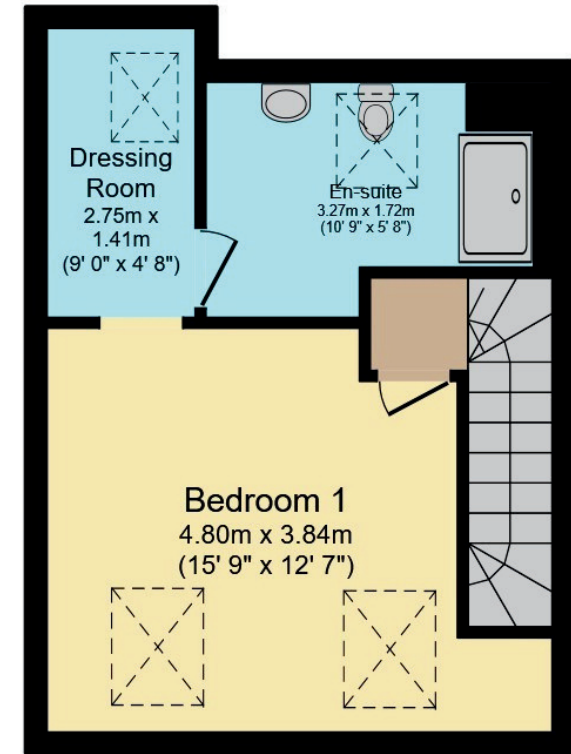
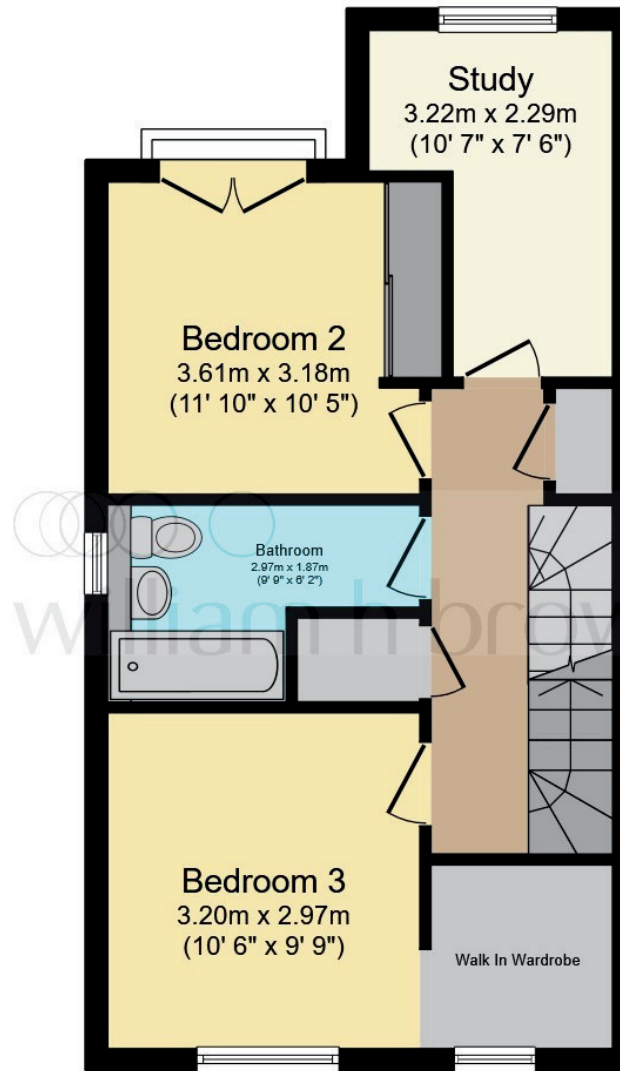
-  3 bedrooms
-  2 bathrooms
-  1 dressing room
-  1 study







The ground floor has been designed with modern family life in mind, featuring a generous open-plan kitchen and dining area with a sleek, modern layout and ample space to entertain. To the rear, the open plan living area offers a relaxing space with garden access, while a stylish cloakroom/WC and welcoming hallway complete the ground floor.

Upstairs, the first floor hosts two spacious bedrooms, a chic family bathroom, and a dedicated study—ideal for those working from home or seeking a quiet space to retreat. The third bedroom includes space for built-in wardrobes, offering smart storage solutions and a sense of refined finish.

Occupying the entire top floor is the principal suite—a standout feature of the home. This luxurious bedroom spans the full width of the house and is complemented by a private en suite shower room and a generous dressing room, creating a boutique-style sanctuary rarely found in semi-detached homes.



# Aurora – Detached

-  3 bedrooms
-  3 bathrooms
-  2 receptions
-  1 study

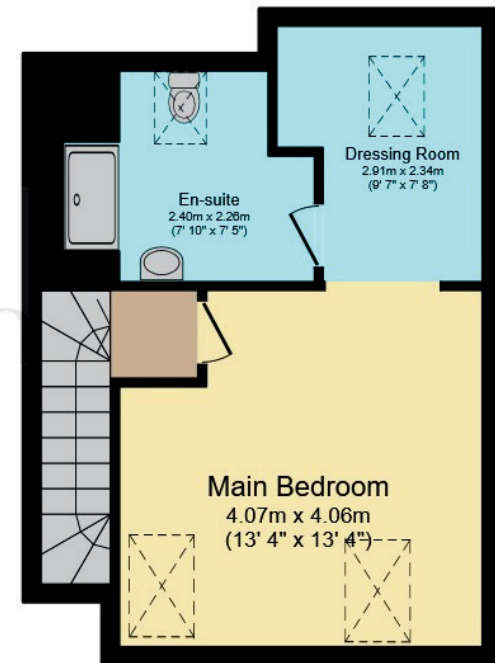
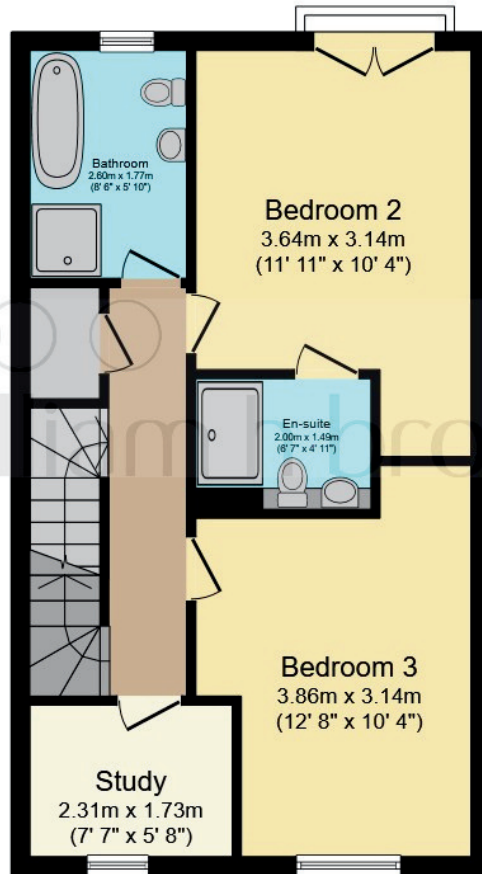
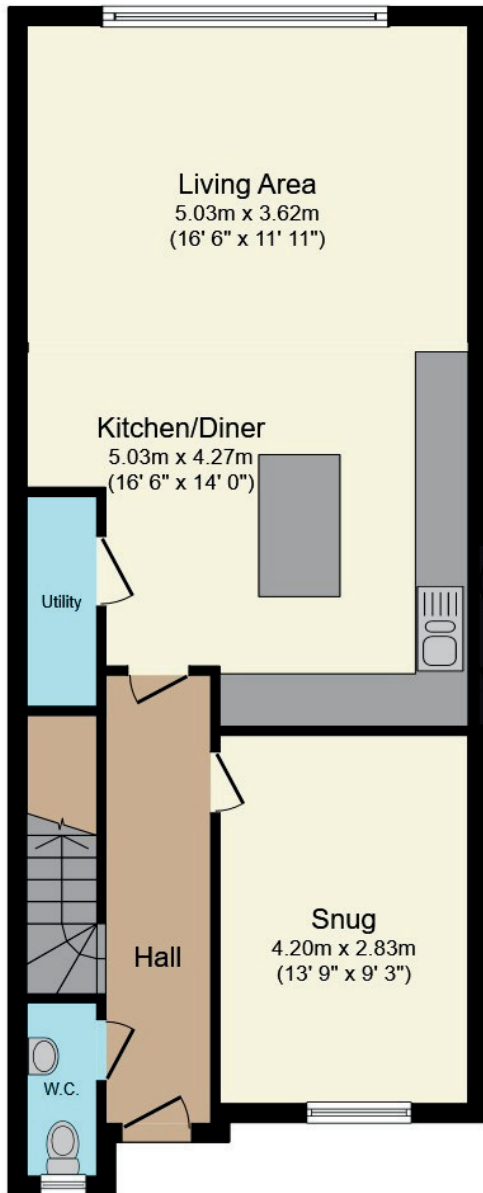


Aurora is a stunning three-storey detached home offering approximately 1,534 sq ft of beautifully considered living space. Combining contemporary design with refined functionality, this exceptional home delivers a premium lifestyle tailored for modern family living.





The ground floor flows effortlessly, beginning with a welcoming hallway that leads to a separate snug ideal cosy lounge or playroom. A stylish cloakroom/WC adds convenience, while the heart of the home is an expansive open-plan kitchen/dining area and living room to the rear, flooded with natural light and offering direct garden access—perfect for both entertaining and relaxing.

The first floor features two generously proportioned bedrooms, including a spacious double with full-width Juliet balcony and another comfortable double ideal for guests or children. A sleek family bathroom serves this floor, along with a separate study—an invaluable space for home working or quiet retreat.

Occupying the entire second floor, the impressive principal suite is a luxurious sanctuary, complete with a large double bedroom, contemporary en suite shower room, and a walk-in dressing area—delivering boutique hotel-level comfort and privacy.



# Aria – Semi Detached

-  2 bedrooms
-  1 bathrooms
-  2 receptions
-  Off-street parking

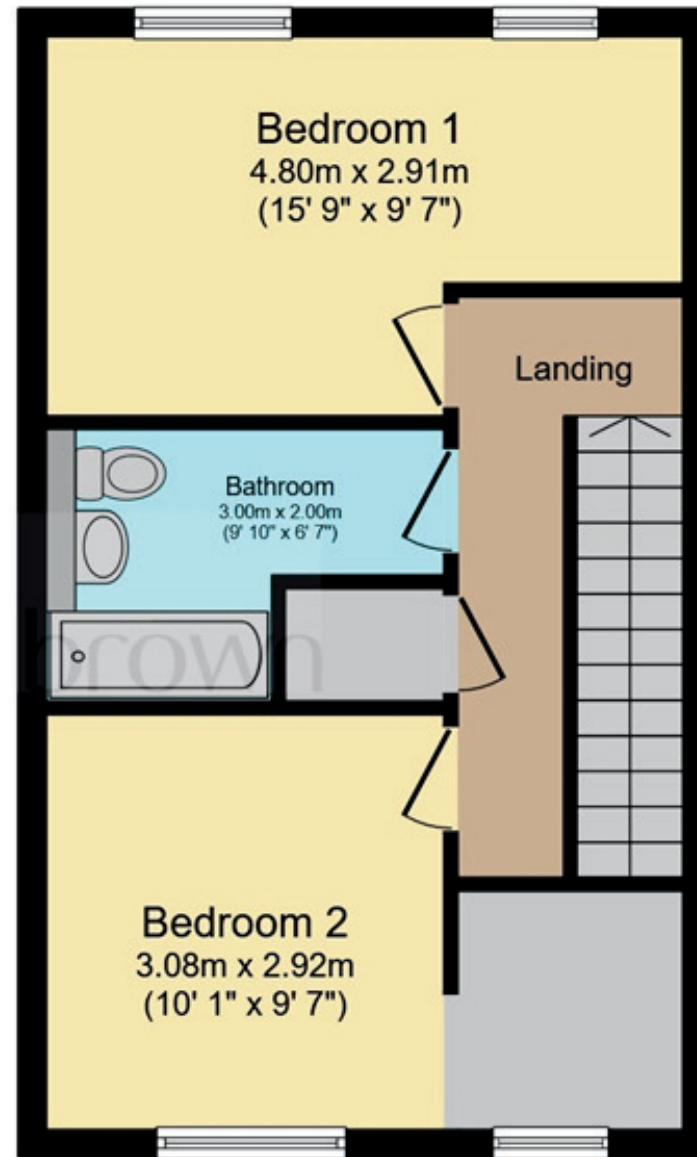
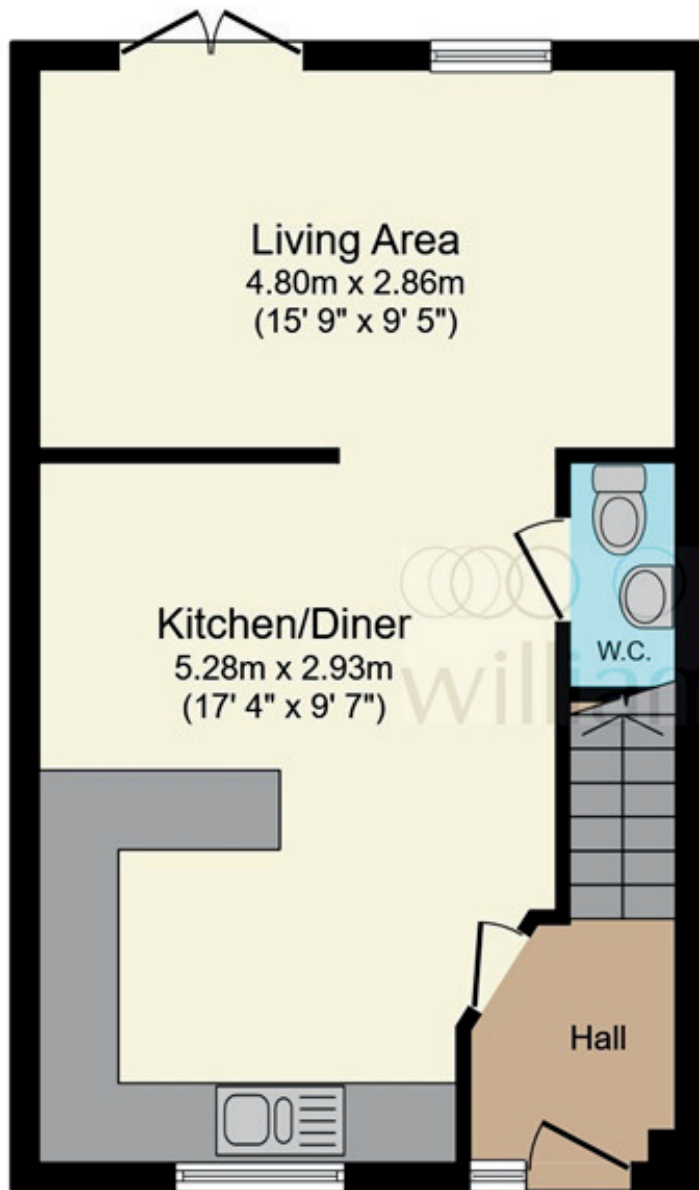


A contemporary two-bedroom home designed for stylish, modern living. Offering approximately 851 sq ft of thoughtfully designed living space, this elegant property blends smart design with premium finishes—ideal for first-time buyers, professionals, or those seeking to downsize in comfort.

The ground floor welcomes you into a bright and airy hallway, leading to a generous open-plan kitchen and dining space, perfect for both entertaining and everyday family life. To the rear, a separate living area offers a cosy retreat with direct access to the garden, while a stylish cloakroom completes the layout.

Upstairs, two spacious double bedrooms provide flexible accommodation, ideal for guests, home working or personal relaxation. A sleek, modern bathroom serves both rooms, with quality finishes throughout.

Compact in footprint yet generous in design, this home offers an outstanding opportunity to enjoy executive-level living in a beautifully considered setting.



## Superior specification

Within your home you can expect to find...

### Bathrooms

Part-tiled en-suites and bathroom walls. (Buyer's choice subject to build stage)

LVT Tiled floor

Vanity unit storage as standard to en-suites and bathroom

Contemporary white sanitary ware

Gun metal taps & fittings

Anthracite metal towel radiator

### Electrical & Heating

Black nickel power points

USB points in kitchen and bedrooms

TV sockets to all bedroom's wall mount position

TV sockets to lounge & kitchen wall mount position

Burglar Alarm

CAT 6 Cabling to lounge, study, media access points and Landing

Car charging point

High efficiency boiler with cylinder

Underfloor heating on ground floor

Solar panels

### Decoration Finish

Oak panelled doors with black nickel ironmongery

Egg shell paint to woodwork

Flat white finish to ceilings

White emulsion to walls



### **Floor Finish**

LVT to kitchen and bathrooms

Carpets to remaining areas

### **Kitchen**

Range of wall and base units (buyers' choice subject to build stage)

Integral 50/50 fridge freezer

Integral dishwasher

Integral eye level double oven

Induction 4/5 ring hob

Extractor hood

Laminate/quartz countertops

### **External Features**

Natural pitched and polished Ashlar stone

Natural slate roofs

Anthracite Secure GRP front door

Anthracite Aluminium Bifold doors

Anthracite UPVC double glazed windows and French doors

Combination of Juliet and Velux Cabrio balconies

Electric garage doors

Door chime to main entrance door

Green open space

### **Garden**

Rear garden fence and timber side gate

20mm porcelain paving including paths to front, side and rear.

Turf to gardens

Front & rear external light



## Location

Holmfirth town centre lies just 0.7 miles south, making everyday amenities, the bus interchange, cafés, and independent shops easily reachable by foot or a short drive.

Holmfirth High School, rated among the top 5 in Kirklees, is approximately 740 yards away ideal for families and adding standout appeal.

Brockholes station, nestled about 1.3 miles north, offers direct access to the scenic Penistone Line between Huddersfield and Sheffield. Further transport options include Honley station (2.2 miles) and Huddersfield station (4.9 miles), both offering services to major regional hubs like Leeds, Manchester, and beyond.

### Travel Times

By car or bus, Huddersfield town centre and mainline station are approximately 7 miles north, taking around 13–14 minutes via the regular bus service or short drive.

Pentlands benefits from:

- A prime semi-rural location with a peaceful feel
- Excellent school catchment
- Multiple rail links within easy reach
- Close proximity to the bustling Holmfirth centre

All this means future residents will enjoy the best of commuter convenience, quality schooling, and village charm—perfectly balanced at Pentlands.

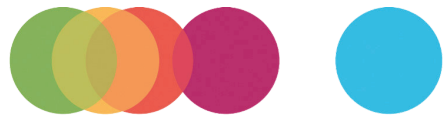


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