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HEY FARM

HOLT HEAD ROAD ~ SLAITHWAITE ~ HUDDERSFIELD ~ HD7 5TU

£1,100,000

A superb 9 bedroomed residence occupying a stunning semi-rural setting with amazing panoramic views. It is currently occupied by 3 generations of the same family, each having their own full range of living quarters, yet can open the connecting doors when wanting to socialise. Each also has its own outside space and then all have access to a large garden and land beyond. There is ample parking to the front, and access to a garage/workshop.

- Substantial Family Sized Residence
- Provides Full Living Quarters for 3 Family Units with Connecting Doors for Socialising
- Total 9 Bedrooms
- 7 Bath/Shower Rooms
- Semi-Rural Setting
- Ample Parking & Garage/Workshop
- Extensive Gardens & Land All Amounting to Approx. 4.5 Acres
- Energy Rating 69 (Band C), Freehold, Council Tax Band G

About Hey Farm

The family purchased the property in 2018 with a vision of creating a wonderful lifestyle where the 3 generations could live together yet freely enjoy their own living space. After much time, thought, and investment, they created the fabulous living environment you see today. We still do have a copy of the original floor plan should you wish to see how it was laid out previously. There are several options on how a new owner could utilise the property, possibly looking at using part, or parts, as a lucrative 'airbnb' business, or simply as one large family home, the possibilities are endless! The setting is wonderful and comprises a handful of individual properties created out of the original farmstead of which Hey Farm is perhaps the larger and has retained a sizeable garden and owns the land immediately adjoining. The total site amounts to approximately 4.5 acres.

The nearby villages of Slaithwaite and Marsden offer a range of shops, bars, restaurants, and both have a train station. Meltham is also only a short drive away where you will find more shops and amenities. It is also an excellent base for those who are looking for a countryside retreat yet still require access to the surrounding major conurbations such as Leeds and Manchester and there is good access to the M62 at junctions 23 & 24.

The accommodation now essentially comprises 3 sets of living quarters which we'll refer to as 'main', 'second' and 'smaller'.

Accommodation:

'MAIN' LIVING QUARTERS

GROUND FLOOR

Reception Hall 20'1" x 13'5"

A glazed entrance door with glazed surrounding panels provide access and plenty of natural light into this impressive entrance hall featuring the central timber staircase rising to the first floor galleried landing. There are exposed beams, stonework, and upright timber support posts. It has a stone flagged floor, ceiling spotlights at ground floor level with a central light pendant suspended from the exposed roof timbers at first floor.



W.C. 8'10" x 3'11"

Fitted with a white suite comprising a low flush w.c. and pedestal wash basin. There is a built in storage cupboard, exposed stonework, beam, and wood effect flooring.

Family Room 20'0" x 19'8"

A large reception room having the glazed former barn opening to the front providing pleasant views up the fields at the front. It has some impressive, exposed stonework, a multi-fuel stove set on a stone hearth within the chimney breast, and a glazed door and surrounding panels leading through to the inner hallway and guest room.





Dining Room

19'9" x 11'3"

A space where all the family can come together. The connecting door into the 'Second' living quarters is located in here. An opening and steps take you down into:-



Dining Kitchen

20'10" x 17'6"

This fabulous space is extremely well fitted with a range of modern units and granite worksurfaces which incorporate a double bowl stainless steel sink with 'flexi hose' mixer tap. There is a gas range cooker with extractor hood over, housing for a fridge freezer, integral microwave, warming drawer, and dishwasher, plumbing for a washing machine, and a matching island with butchers block worktop and storage beneath. There is a multi-fuel stove on a raised stone hearth, windows and external door to the rear, velux roof window within the lean-to roof structure, exposed beams and stone feature wall, and access out to a lovely decked terrace. Steps take you up to an inner corridor where there is access back through to the main reception hall, and a connecting doorway to the 'Smaller' living quarters.



En Suite Shower Room 7'9" x 3'6"
 Fitted with a white suite comprising a low flush w.c., wash hand basin with cupboard beneath, and a large shower cubicle with mains shower over. It has a window to the rear, extractor fan, inset ceiling spotlights, and wood effect flooring.

The inner landing corridor has an exposed stone wall, window to the front, beams, and gives access to:-



En Suite Shower Room 8'0" x 4'6"
 Fitted with a low flush w.c., vanity wash basin with drawer beneath, and shower cubicle with dual head shower over. There are inset ceiling spotlights, extractor fan, and a ladder style radiator/towel warmer.



FIRST FLOOR

Galleried Landing 20'1" x 13'5"
 A very spacious landing area with mistrel gallery overlooking the reception hall below, and being open to the exposed King post roof timbers above. The landing also has exposed stonework, windows to the front and rear, and access to an inner landing corridor.

Bedroom 2 15'5" x 11'9"
 This double bedroom has an exposed King post roof truss, and a window to the rear.

Guest Room 19'7" x 15'1"
 Accessed via the hallway off the back of the Family Room, or its own external door is this good sized guest room with window offering views of the fields to the front, and access to a cupboard housing one of two central heating boilers. It has access to:-



Bedroom 1 15'11" x 11'2"
 Accessed directly off the Galleried Landing is this double bedroom with window and views to the front.



En Suite Shower Room 7'4" x 5'7"
 Fitted with a white suite comprising a low flush w.c., circular wash basin on a vanity top with drawers beneath, and shower cubicle with Mira shower over. There are inset ceiling spotlights, window to the rear, velux roof window, and tile effect flooring.



Bedroom 3 14'5" x 9'9"
Another double bedroom with terrific views to the rear, and an exposed beam.



Bedroom 4 14'6" x 9'8"
This double bedroom has views to the front and exposed beam.



Family Shower Room 9'6" x 5'0"
Fitted with a white suite comprising a low flush w.c., rectangular wash basin with cupboard beneath, and a shower cubicle with mains shower over. It has 'borrowed' light via high level glass blocks from the En Suite Shower Room behind, inset ceiling spotlights, extractor fan, a ladder style radiator/towel warmer, and tiled floor.

'SECOND' LIVING QUARTERS

GROUND FLOOR

Entrance Lobby

A stable style entrance door opens into this hallway which has wood effect flooring and staircase rising to the first floor.



Sitting Room

Sitting Room 19'10" x 10'9"

This good sized room features a multi-fuel stove set on a stone hearth within the exposed stone chimney breast. It has views to the front and sliding patio doors to the rear offering countryside views with access out to a stone flagged terrace where you can sit and enjoy views over the gardens, land and far beyond.



Dining Kitchen 19'10" x 14'10"

A family sized space nicely fitted with an extensive range of units and ample worktops which incorporate a 1 1/2 bowl sink with mixer tap. There is a gas fired range cooker, an old wood fired stove set into the chimney breast with timber mantel over, integrated dishwasher, space for a fridge/freezer, plumbing for a washing machine, and cupboard housing the second central heating boiler. There is a matching island which has storage cupboards beneath and worktop that extends to create a sizeable breakfast bar. There are windows to the front and rear, exposed beams, tiled splashbacks, and a connecting door through to the dining room of the 'Main' living quarters.

FIRST FLOOR

Landing

With exposed beam, inset spotlighting, loft access, and window to the rear.



Bedroom 5 15'5" x 8'10"

A double bedroom with recessed hanging spaces, and views to the front.



Bedroom 6 11'9" x 11'5"

This double bedroom has great views to the rear.



Bathroom 11'9" x 11'5"

'SMALLER' LIVING QUARTERS

GROUND FLOOR LEVEL ONLY



Bedroom 7 14'8" x 8'1"

Another good sized bedroom with views to the front.



Kitchen



En Suite Shower Room 6'8" x 6'3"

Being fitted with a white suite comprising low flush w.c., vanity wash basin with drawers beneath, and a shower cubicle with dual head shower over. There are high level glass bricks providing 'borrowed' light from the bathroom. It has inset ceiling spotlights, extractor fan, ladder style radiator/towel warmer, and tiled floor.



Kitchen 14'8" x 13'6"

Accessed either from the connecting door or its own external door is this good-sized kitchen. It is fitted with a range of units with ample work surfaces which incorporate a stainless-steel sink with mixer tap. There is an electric cooker with extractor hood over, plumbing for a washing machine, slimline dishwasher and space for a fridge/freezer. There are exposed beams to the lean-to roof structure, high level storage area, and finished with wood effect flooring. A door takes you through to:-



Lounge 13'7" x 13'5"

Having the same exposed roof structure, and 2 windows offering views to the rear.



Bedroom 8 13'7" x 13'0"

This double bedroom has window to the rear, fire escape window to the side, open to the lean-to roof structure, and high-level storage area.



En Suite Shower Room 8'0" x 4'6"

Fitted with a white suite comprising a low flush w.c., wash basin with cupboard beneath, and shower cubicle with mains shower over. It has inset ceiling spotlights, and tile effect flooring.



OUTSIDE

To the front of the property you will find ample parking for several vehicles which leads on to the detached garage/workshop (18'9" x 13'4") which has new metal entrance doors, windows to the front and side, light, power, and a wood burning stove. There is access around the side of the house to each of the 3 separate outside spaces for each of the 3 living quarter, then onto a large garden area, and a gate leads out into the adjoining land. In all, the total area amounts to around 4.5 acres.



Viewing

By appointment with Wm. Sykes & Son.

Location

From Slaithwaite, take Varley Road signposted for Meltham and follow the road up to the top and just before you reach the junction with Chain Road, turn left onto Holt Head Road. Follow the road up the hill and then look out for the turning on the left which is the lane leading down to Hey Farm and its neighbouring properties.

Additional Information

- Council Tax – Band G
- Energy Rating 69 (Band C)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage – modern water treatment system shared with Hey Farm Cottage.
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating (2 boilers).
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.

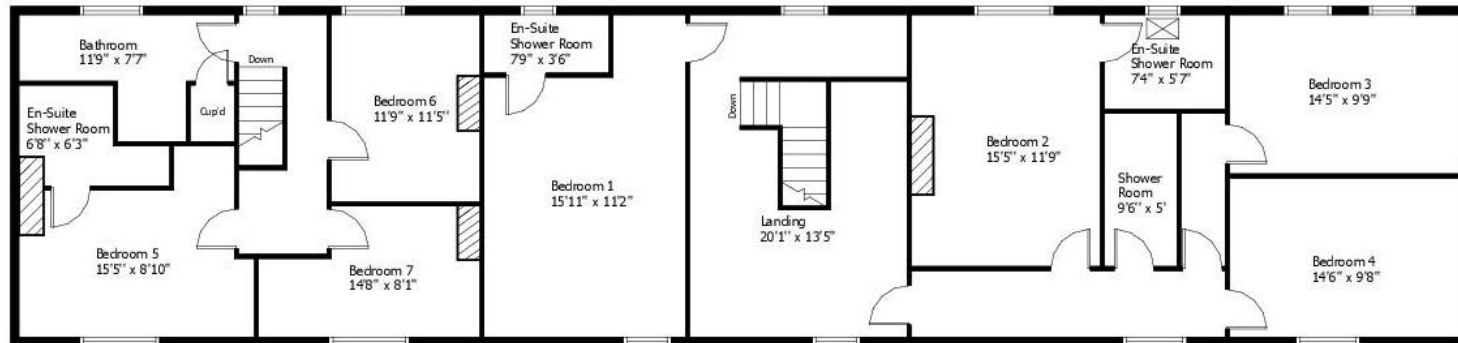




Hey Farm, Holt Head Road, Slaithwaite



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-It-Design".

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P R E S T I G E