



Field View Cottage, Plot 10, Seventy Acre Farm, Honley

Final plot remaining

We are pleased to release of the final remaining property on this exclusive farmyard development by Holroyd Homes. The internal layout of the property comprises: entrance hall, lounge, living / dining kitchen, downstairs wc, utility, galleried landing, 2 double bedrooms, dressing room, bathroom and ensuite. It has a double glazed windows, intruder alarm and an air source heating system (with underfloor heating to the ground floor). There is a pleasant enclosed garden to the rear and a double garage in the courtyard opposite.

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Please Note

This property is in the final stages of works and due to be completed in July 2026. Kitchen and bathroom finishes are now chosen and buyers will not have the opportunity to customise further.

About Seventy Acre Farm

We are pleased to announce the release of the final property of this exceptional farmyard redevelopment by Holroyd Homes. A total of 11 homes have been created from the farmhouse and barns which are arranged around a central courtyard. The development enjoys an enviable rural setting on the outskirts of Honley which is surrounded by open fields and accessed via a driveway from Meltham Road.

Each property has its own unique features and layout, with great care taken to retain character features whilst at the same time providing the best of contemporary living. Holroyd Homes have worked alongside Heneghan Architecture to create homes that are practical to live in and at the same time aesthetically pleasing.



About Field View Cottage

This property sits within a row of properties converted from the original dairy at Seventy Acre Farm. It features traditional stone walling and a pitched stone slate roof.



Entrance Hall

It faces into the courtyard at the front of the building where the entrance door opens into the superb double height hallway with glazing above flooding the property with natural light. A staircase with glazed balustrade leads to the first floor landing. There is a downstairs wc beneath the stairs.



Lounge

A door opens into the front facing lounge with two windows, a relaxing space with outlook to the courtyard beyond.



Open Plan Living / Dining Kitchen

To the rear is the superb open plan living / dining kitchen with glazed sliding door opening to the rear. The kitchen is to be supplied by the highly regarded Daval who are based a few miles away from the site in Slaithwaite. This will come with features including a Neff double oven, fridge freezer, dishwasher Quooker boiling water tap, induction hob with downdraft extractor, Quartz work surfaces as standard. There is also a utility room / rear entrance hall with additional door to the garden.



Landing



Bedroom 2



Bedroom 1

Moving upstairs there will be a wonderful galleried landing overlooking the hall with high angled ceiling above. Bedroom 1 is a generous double bedroom with en-suite and a large walk in dressing room which might alternatively be utilised as study if so required. The second bedroom is also of generous proportions and is served by the house bathroom. The bathrooms and tiling will be supplied by another local supplier – Easy Bathrooms and Holroyd Homes have handpicked an excellent selection of tiling to finish off the property.

There is an air source central heating system with underfloor heating throughout the ground floor. There are powder-coated aluminium double glazed windows and intruder alarm systems.

OUTSIDE

Externally, there is an enclosed garden to the rear with lawn, paving and a dry stone wall surround. In the courtyard opposite is a timber clad double garage with remote controlled sectional garage door, EV charger, power and water.

Services

The property is connected to mains water and electricity. The development has its own private sewage treatment plant which is shared by the 11 properties.

Warranty

10 year Build-Zone structural warranty.
2 year Holroyd Homes customer care period (first 2 years).

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Service Charge

A management company has been set up to oversee the communal areas of the property (driveway, courtyard and sewage treatment plant etc). Each property will hold an equal share in this company with the owners responsible for the ongoing maintenance and associated costs. The annual charge for this is estimated at £1500 per property with the aim to build up a sinking fund to cover any ongoing costs.

Viewing

Strictly by appointment with Wm Sykes & Son.

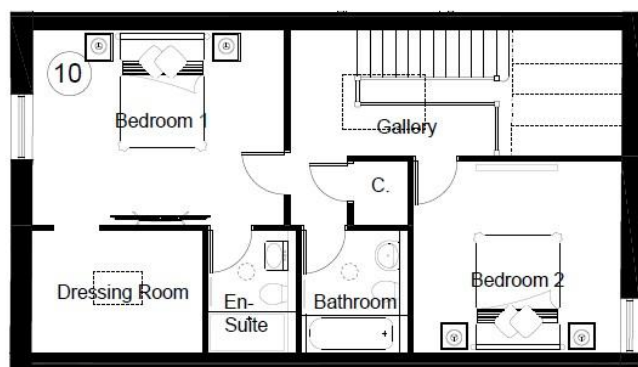
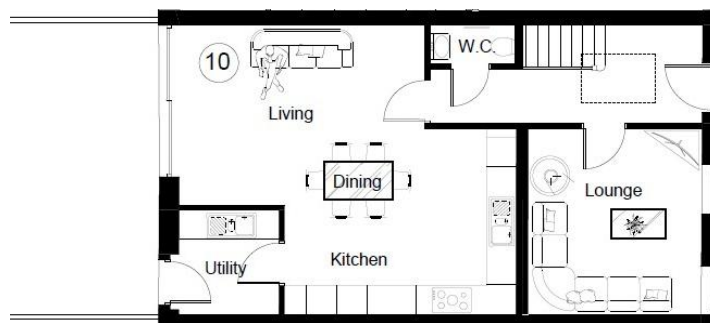
Please be aware that this is a working building site and you must arrange appointments to view with one of our representatives.

Additional Information

The property is Freehold. Predicted Energy Rating 80 (Band C). Council tax band TBC. Fibre to the Premises (FTTP) Ultra Fast Broadband will be available. Our online checks with Ofcom show that mobile coverage is generally likely outdoor and limited indoor.

Location

From the centre of Honley, follow Westgate through to the roundabout at Moorbottom, then bear left onto Meltham Road. Follow this road out of the village and the property will be found on the right hand side after approximately half a mile.



Accommodation

GROUND FLOOR

Entrance Hall	5.5m x 2m
WC	
Kitchen / Dining	4.85m x 3.8m
Living / Dining	4.95m x 3.7m
Utility	2.15m x 2m

FIRST FLOOR

Galleried Landing	6m x 2.3m
Bedroom 1	4.5m x 3.6m
Dressing Room	3.1m x 2.2m
En-suite	2.2m x 1.6m
Bedroom 2	3.7m x 3.45m
Bathroom	2.2m x 1.95m

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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