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# BARLEY FIELDS FARM

OXFORD ROAD ~ GOMERSAL ~ BD19 4HA

OFFERS REGION  
**£1,000,000**

Enjoying a pleasant position along a single track lane, this is a rare opportunity to purchase a smartly presented modern farmhouse with a range of buildings, permanent mobile home and land extending to approximately 10.11 acres. Viewers should note that the farmhouse is subject to an agricultural occupancy condition.

- Modern stone built detached farmhouse
- Quality fixtures and fittings throughout
- Spacious 3 bedroom accommodation
- Agricultural occupancy condition
- Additional 3 bedroom mobile home
- Range of quality modern buildings
- 2 paddocks of land (10.11 acres approx.)
- Tenure; Freehold; Energy rating 84 (Band B); Council tax band D

## About Barley Fields Farm

A unique opportunity to purchase this agricultural workers dwelling with a range of modern buildings, land and an additional mobile home. The property is located along a single track lane with a remotely operated gated access through the surrounding fields.

The farmhouse was built circa 2016 with planning permission granted under an Agricultural Occupancy Condition which restricts occupation to buyers who are (or were last) employed in agriculture. It is of traditional stone built construction beneath a pitched roof and has been built to an excellent modern standard with traditional style fittings.

It features a spacious entrance hall with spindle staircase to the first floor, lounge with solid fuel burning stove, a large dining kitchen with quality solid oak fitted units and glazed double doors to the garden. There is also a side entrance hall, utility room and downstairs WC on this floor.

On the first floor you will find a landing area with views out to the rear and access to the 3 double bedrooms. The principal bedroom features glazed double doors to a Juliette balcony and has its own en-suite shower room. The other 2 bedrooms are served by the house bathroom.

The property is connected to mains water, electricity and gas with drainage to a septic tank. There are quality modern fittings throughout with a gas central heating system (underfloor heating to the lounge, hall and dining kitchen) and uPVC double glazing.

It sits within a generous garden plot with generous parking and garden areas to the front. At the rear is a further enclosed garden and a delightful garden room with oak framed overhanging roof.



Moving along the lane from the house you will find the modern agricultural sheds which have been used for rearing cattle and storage of machinery. The sheds are of steel portal framed construction upon a concrete base and set within a gated yard area.

The mobile home was used by our clients as their residence prior to the farmhouse being built. It now has a certificate of lawfulness and has been rented for a number of years. The electricity and water supplies are shared with the house but it has its own septic tank. It's dimensions are 40' x 20'

approximately and sits within its own grounds with gardens and parking. There is even an underground bunker located within the curtilage of the mobile home.

The property is completed by 2 paddocks of agricultural, one at the side of the farmhouse and further field opposite the agricultural buildings.



## Farmhouse

The farmhouse comprises the following accommodation:

### GROUND FLOOR



#### Entrance Hall 19'7" x 6'8"

A spacious entrance hall which runs from front to rear of the building and features a composite entrance door to the front, window to the rear and a solid oak staircase to the first floor.

#### Dining Kitchen 27' x 12'11" (20'9" max)

Another particularly good sized room with the kitchen positioned mostly within the lean-to section at the front of the building. This features windows to the front and either side and is fitted with an excellent range of solid oak rustic shaker style base units with granite worksurfaces, dual sink unit with mixer tap, integrated fridge freezer, microwave dishwasher and a free standing electric Aga with gas hob and extractor over. There are inset spotlights to the ceiling, a tiled floor running through and glazed double doors to the rear garden.

#### Lounge 19'7" x 12'

A large living room which features windows to the front and rear enjoying the views, chimney breast with solid fuel burning stove upon a stone hearth with feature timber lintel over.

## FIRST FLOOR



**Side Entrance** 6'7" x 4'  
The day to day entrance to the property with composite door to the side.



**Downstairs WC**  
With low flush wc and washbasin in vanity unit, heated towel rail and obscure glazed window to the side.



**Landing**  
With solid oak spindle balustrade around the stairs, window to the rear and central heating radiator.



**Utility Room** 11'9" x 6'7"  
Featuring a bank of fitted units with laminated worksurfaces and ceramic sink with mixer tap, plumbing for washing machine and heated towel rail.



**Bathroom** 6'8" x 6'6"  
With low flush wc and washbasin within a vanity unit, bath with shower over, partly tiled walls, tiled splashbacks, obscure glazed window to the front and heated towel rail.



**Bedroom 1** 12'10" x 13' (19'3" max)  
A large double bedroom with glazed double doors, a Juliette balcony facing the rear and enjoying the views, central heating radiator.

**En-Suite** 7'8" x 5'11"  
With low flush wc, wall hung washbasin, walk in shower with glazed screen, tiled floor, part tiled walls, obscure glazed window to the front, shaver point and heated shower rail.



**Bedroom 2** 12'1" x 11'5"  
With windows to the front and central heating radiator.



**Bedroom 3** 12' x 7'5"  
With windows to the rear and central heating radiator.

Bedroom 1 & En-Suite



### OUTSIDE

The farmhouse sits in a generous plot with tarmac driveway and parking in front of the house, lawned borders and dry-stone wall to the lane side. Post and rail fences border the grounds on the other sides. The rear garden has a paved seating area and lawn beyond.



Outside Rear



Garden Room 13'11" x 9'1"

A stone fronted building in the corner of the garden with pitched roof overhanging a seating area with oak framed detailing. Inside the building is a central heating boiler, inset spotlights to the ceiling, radiator, low flush wc and washbasin.



## BUILDINGS

Along from the house you will find a gated farmyard with 2 modern agricultural buildings of steel framed construction with concrete sides and timber boarding with corrugated sheet roofing.

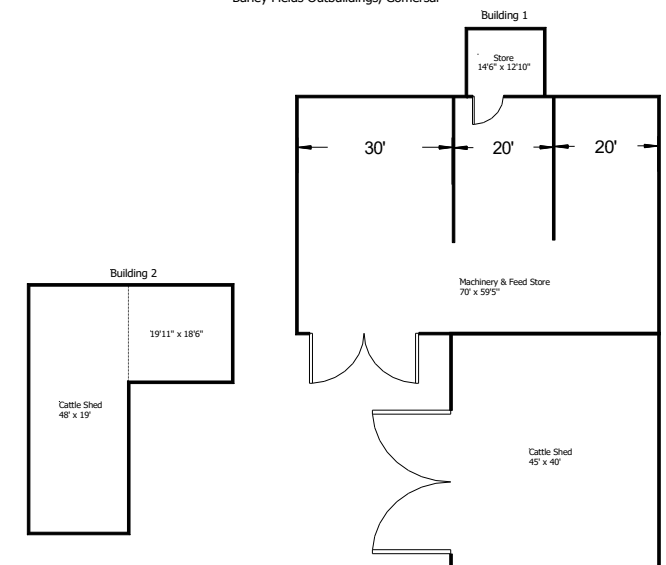


**Building 2** 48' x 19' plus 19'11" x 18'6"  
An additional L- shaped cattle shed.



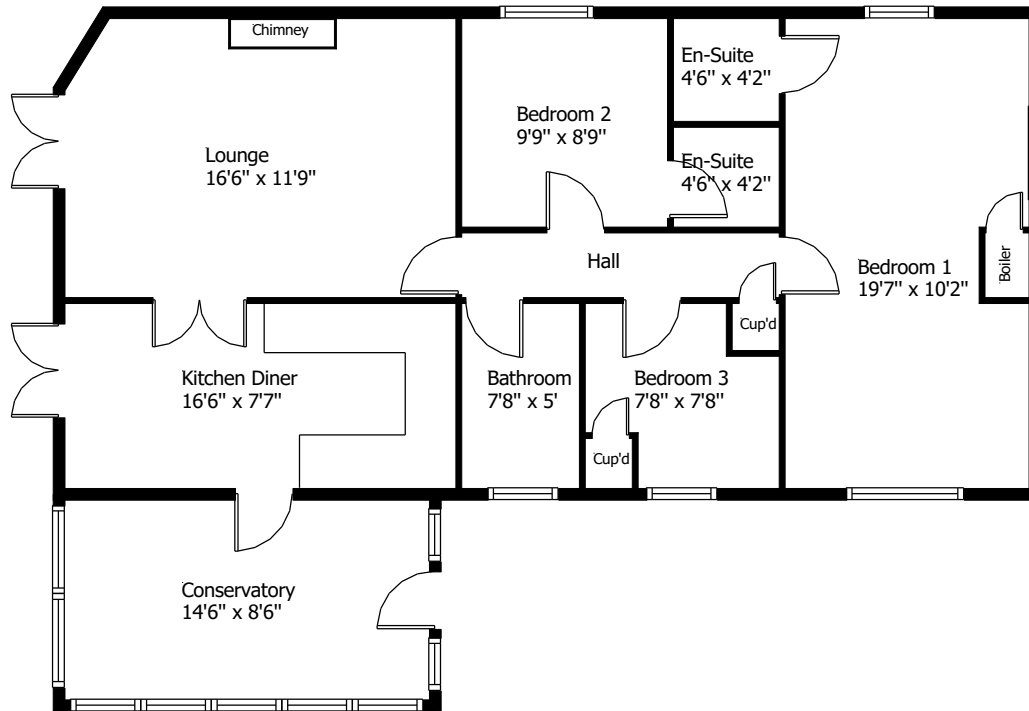
**Building 1** 70' x 59'5" plus 45' x 40'  
A large 3 bay shed used as an implement shed and feed store and a small store / office off the rear (12'10" x 4'6"). There is also an additional Cattle Shed (45' x 40") built onto the side facing into the yard.

Barley Fields Outbuildings, Gomersal



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## Barley Fields Mobile Home, Gomersal



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### Mobile Home 40' x 20' approx.

A single storey structure which has been located on site since 2010/11, originally passed as a temporary dwelling. It now has a Certificate of Lawfulness granted by Kirklees Council in March 2025 under application number 2025/CLD/90062/E.

The accommodation comprises: entrance porch, dining kitchen, lounge, hall, 3 bedrooms, bathroom and en-suite. It sits within its own garden plot with parking and there is an additional small paddock adjoining it.



### Bunker

A reinforced concrete bunker sits beneath an earth banking adjacent to the Buildings and Mobile Home.



Mobile Home



## Land

There are 2 paddocks of land included within the sale, sitting to the side of the house (5.41 acres) and opposite the buildings (3.46 acres) – this includes an area of hardstanding off the lane before the field.



### Additional Information

The property is Freehold; Energy rating 84 (Band B); Council tax band D.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

### Footpath

Please note that a public footpath runs along the driveway to the property but not through the fields or grounds.

### Viewing

Strictly by appointment with Wm Sykes & Son.

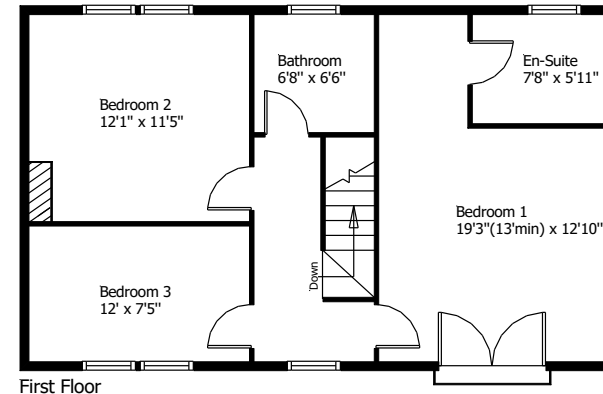
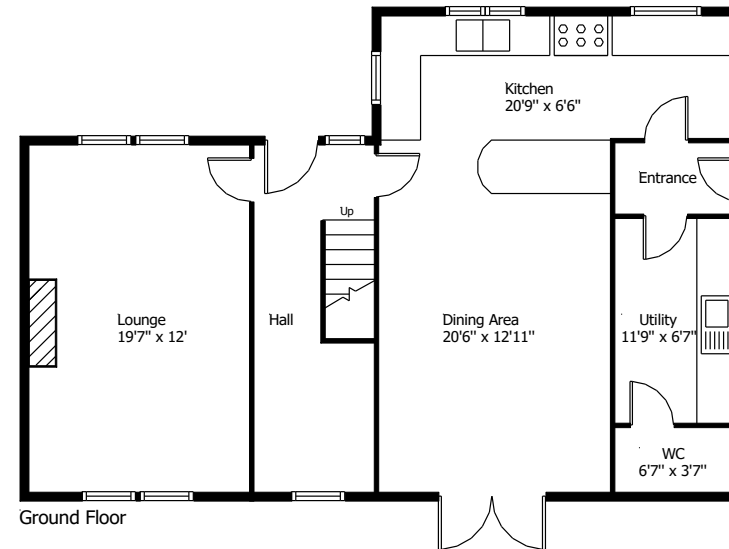
### Please Note

Due to the agricultural occupancy condition on the property, we will respectfully request that viewers can confirm their ability meet this requirement prior to viewing.

### Location

Head up the A651 Oxford Road into Gomersal, when you reach the Cricket Club on the left, you will see a driveway on the opposite side of the road next to the convenience store. Follow the right hand fork from here where there is a remote controlled gate to call for access.

Barley Fields Farmhouse, Gomersal



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