



**Upper Millshaw Hall Farm
Mill Shaw Lane
Near Hepworth
Holmfirth
HD9 7TP**



****OPEN TO VIEW SAT 23RD & SUN 24TH MAY 2.00 - 4.00****

****OPEN TO VIEW SAT 13TH & SUN 14TH JUNE 2.00 - 4.00****

IN A BEAUTIFUL LOCATION AND WITH APPROXIMATELY 27.5 ACRES OF LAND, THIS FARM HAVING BEEN A MUCH LOVED FAMILY HOME FOR MANY YEARS, OFFERS THE PURCHASER A STAGGERING AMOUNT OF POTENTIAL. THE DETACHED FORMER HALL HAS BEEN USED AS A COW SHED FOR MANY YEARS AND HAS SUPERB STONE WORK, ATTRACTIVE FIREPLACES AND STUNNING VIEWS. THE FARMHOUSE HAS SOME OF ITS ACCOMMODATION WITHIN THE ATTACHED BARN AND ACROSS THE YARD IS THE WORKSHOP BARN WHICH IS A TWO STOREY BUILDING AND INCORPORATES THE FORMER COTTAGE. ALL OF THIS IS OVERLOOKING BEAUTIFUL SOUTHERLY VIEWS OVER ITS OWN LAND, WOODLAND AND THE OUTLOOK BEYOND. Being located between Cumberworth and Hepworth the farm is a five minute drive from the Sovereign at Shepley and a ten minute walk (over its own land) from the Spiced Pear. The farmhouse and barn briefly comprises of: entrance hallway, lounge, dining room, farmhouse kitchen, four bedrooms (bedroom three used as a second sitting room and bedroom four being used as a home office), impressive hayloft (31.1 x 21.9 ft), hall barn (two storeys with five ground floor rooms), workshop barn (34.6 x 12.5 ft, two storeys and with smithy), cattle barn (42 x 18 ft), and approximately 27.5 acres of land to permanent pasture and woodland. EPC rating grade G.

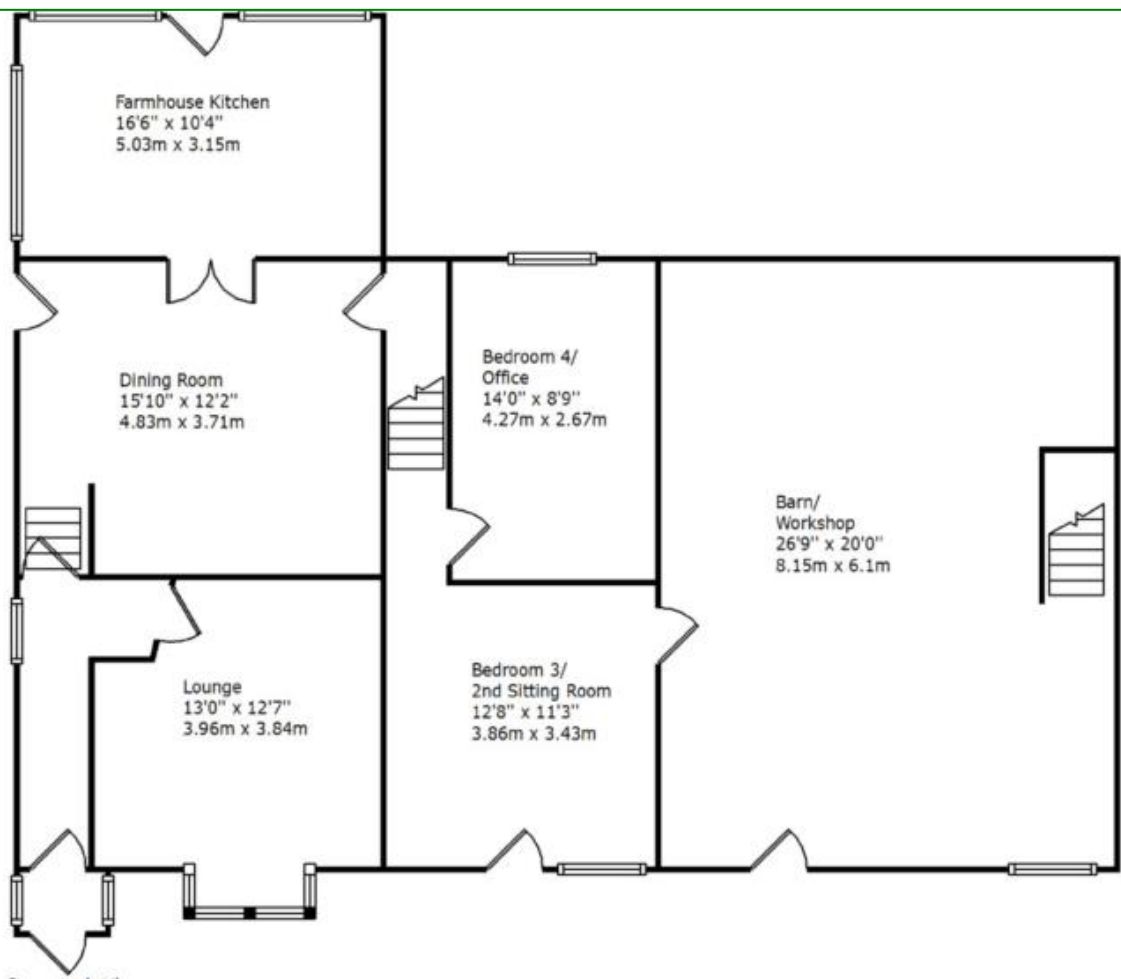
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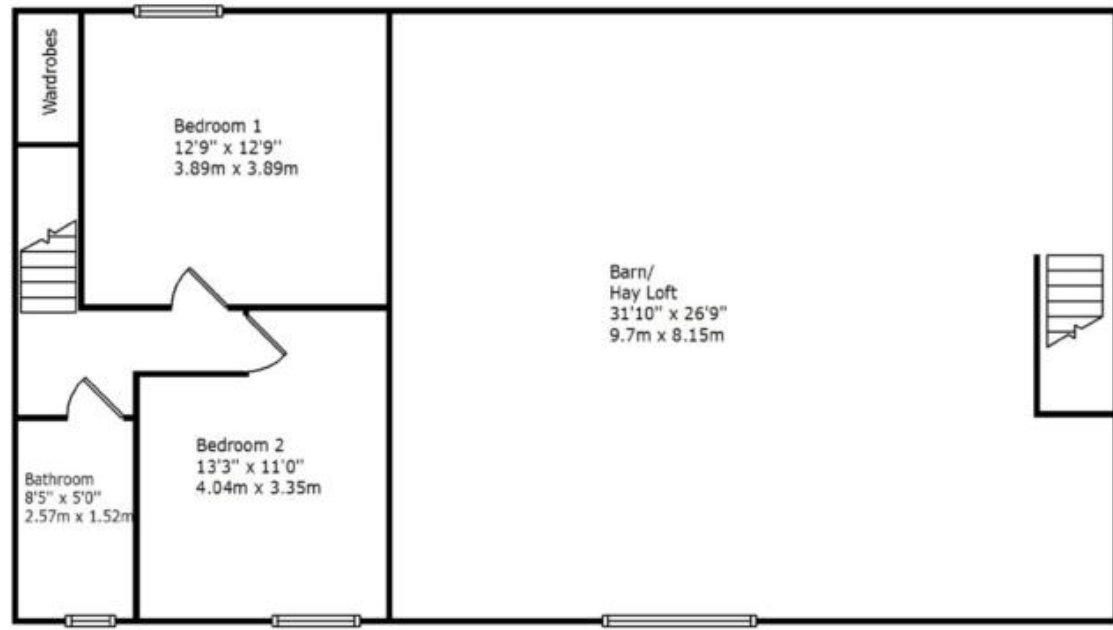
**Fairfield House, Hollowgate, Holmfirth, HD9 2DG
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Ground Floor



First Floor







ACCOMMODATION COMPRISES OF:

A timber door with a large glazed porthole gives access to the entrance porch.

ENTRANCE PORCH

Having a quarry tiled floor, windows to two elevations and a stable style door leading through to the entrance hallway.

ENTRANCE HALLWAY

Featuring ceramic tiled flooring, a window to the side elevation and a doorway giving access down to the good sized cellar.

LOUNGE

Being positioned to the front of the property and having a broad bay window presenting a pleasant outlook out over the property's farm yard with the barns and hall on show. There is a stone chimney breast with an open fire grate.



DINING ROOM

Once again having an attractive open fire grate fire place within a broad chimney breast, having chimney recessed cupboards, a glazed door leading out to a side garden area, a staircase leading up to the first floor landing and a further stair case leading through to bedrooms three and four. Twin glazed doors lead through to the farmhouse kitchen.

KITCHEN

Having three good sized windows with beautiful views out over the property's gardens, land and the rural scene beyond. There is an attractive quarry tiled floor, a timber external door, solid fuel burning Rayburn providing cooking facilities including oven, warming plates and also has plumbing for providing domestic hot water, providing power for three central heating radiators served from this supply.

A staircase from the dining room rises up to the first floor landing.

FIRST FLOOR LANDING

Having a doorway providing access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE

Being fitted with a large inbuilt robe and having a good sized window allowing a delightful view.

BEDROOM TWO

A good sized bedroom with a beautiful outlook over the farmyard.

HOUSE BATHROOM

Being fitted with a three piece suite in blue and including a pedestal wash hand basin, a low level W/C, a bath with Victorian style hand held mixer tap and shower unit over, central heating radiator and views out over the farm yard.

From the dining room a doorway gives access to a secondary staircase which leads to the ground floor level of the attached barn.

ATTACHED BARN

The barn houses two rooms.



BEDROOM THREE/SECOND SITTING ROOM

This has been known by the family as the 'Sewing Room'. Forming part of the former barn arch and features a timber and glazed door giving direct access out to the farmyard.

BEDROOM FOUR/HOME OFFICE

A pleasant room of a good size and enjoying an outlook to the rear.

Please note from the second sitting room/bedroom three, a doorway gives direct access into the remainder of the stone barn. This on the floor plan is identified as barn/workshop, having been used as a workshop for many years, with a stone flagged floor, exposed stone walling, a window and a timber staircase which rises up to the barn/hay loft.

HAYLOFT

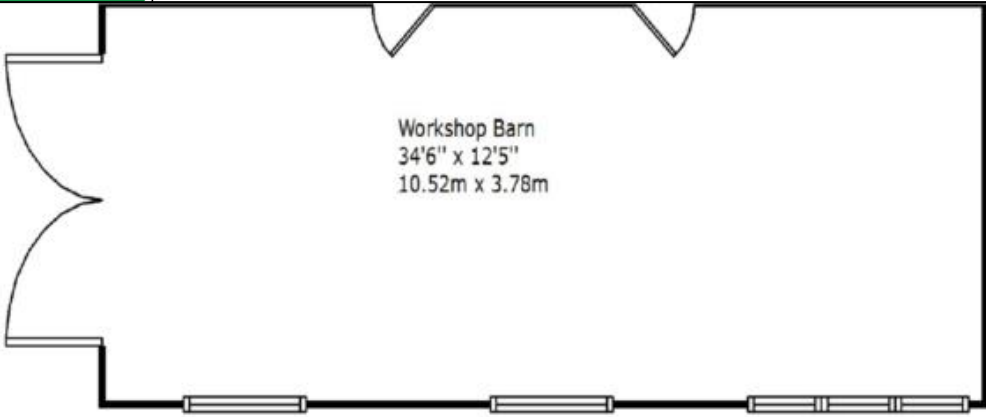
Being impressively spacious and providing a huge amount of potential, currently being used as a hayloft/store.

Across the farm yard there is the workshop barn

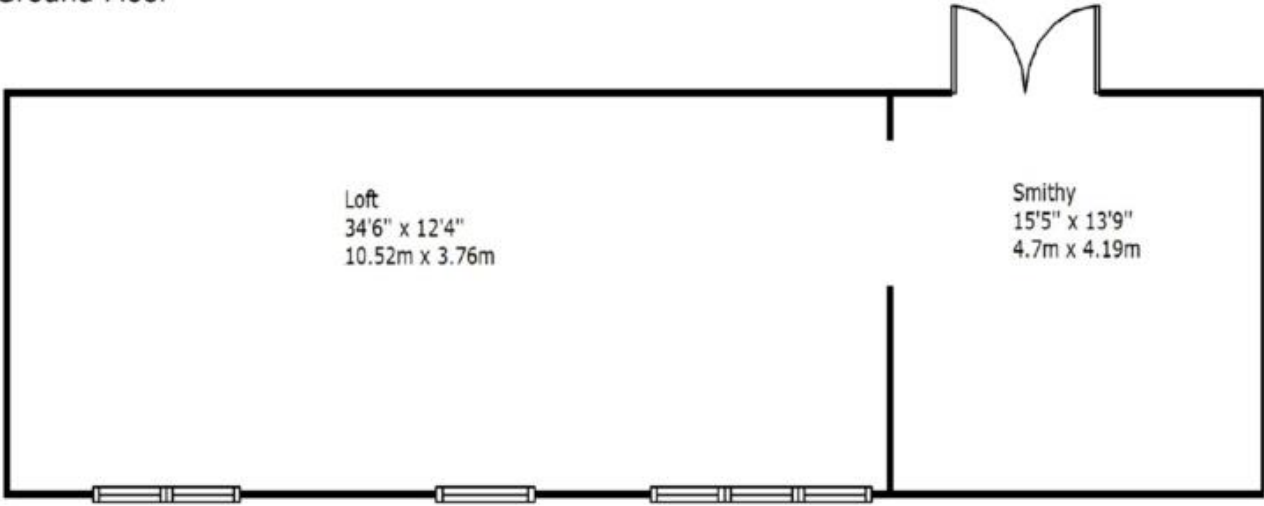
WORKSHOP BARN

This predominantly stone built detached building backs onto open farm land and has superb views, formerly a cottage this has period style mullioned windows, partially stone flagged flooring, an inspection pit and is served by broad sturdy timber doors allowing access for tractors and the like. There is a number of doorway openings and attached is the former smithy. Granary steps provides access to the area above the workshop barn, which is fitted with an array of mullioned windows.

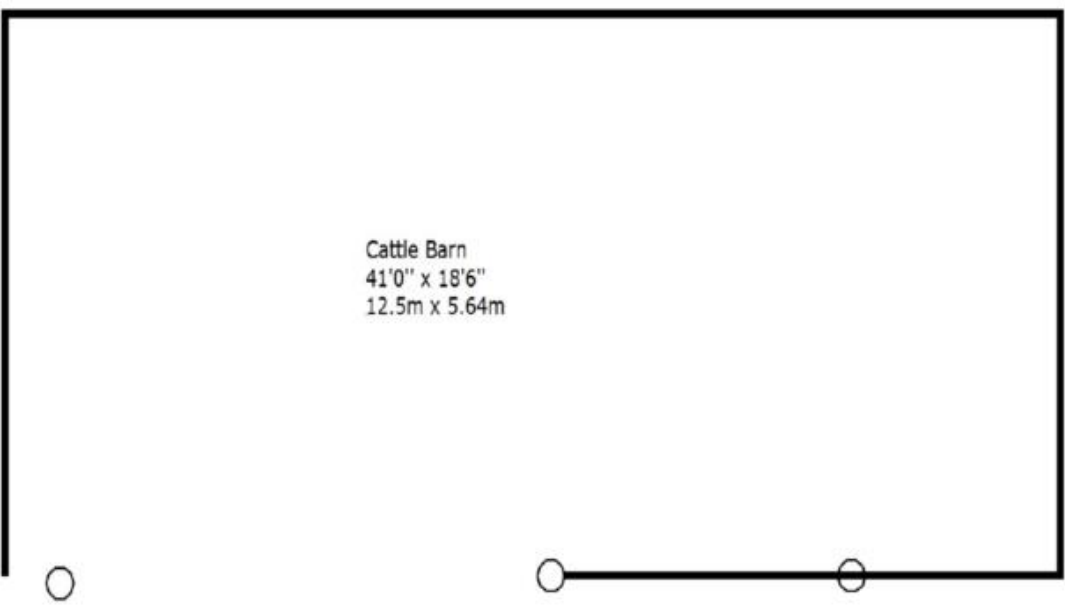




Ground Floor



First Floor



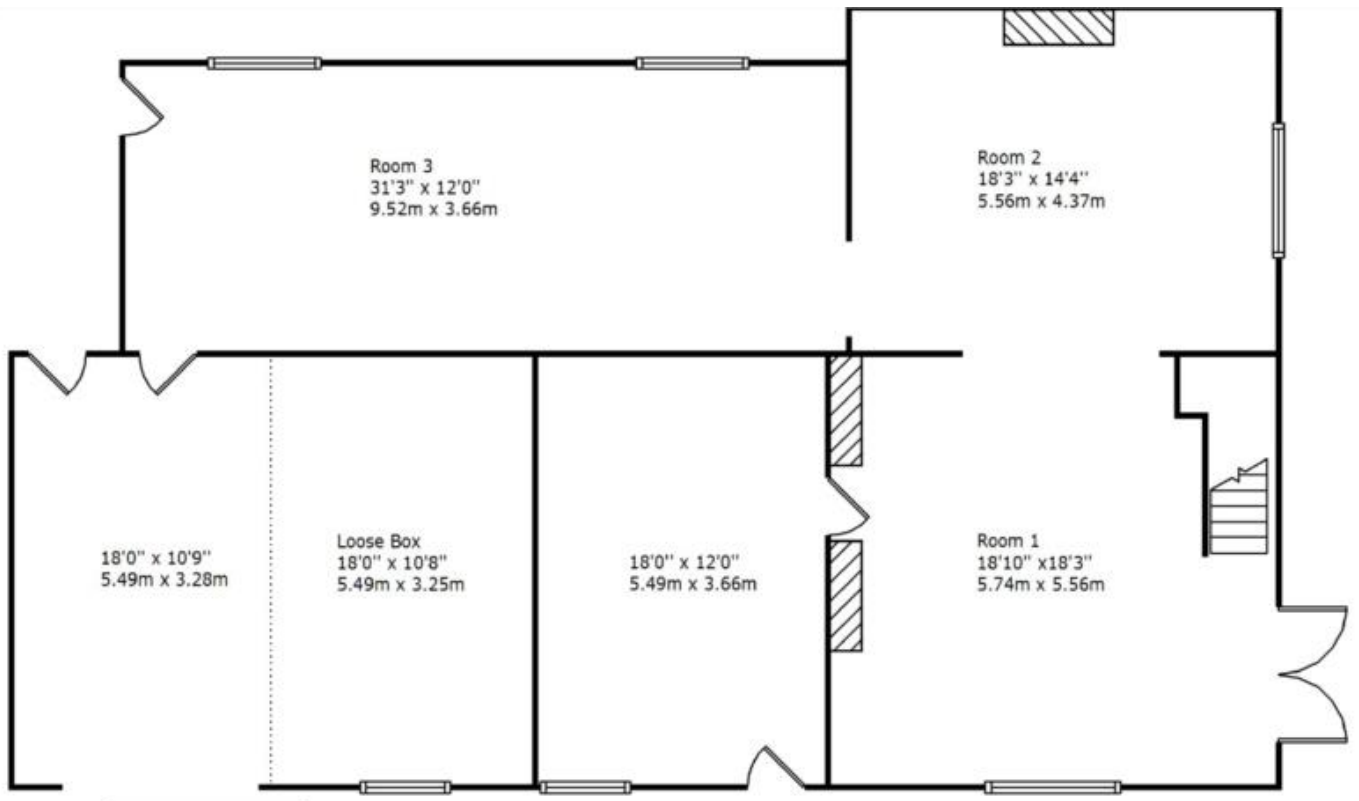
FORMER SMITHY

Having twin opening doors and providing further storage space/potential.

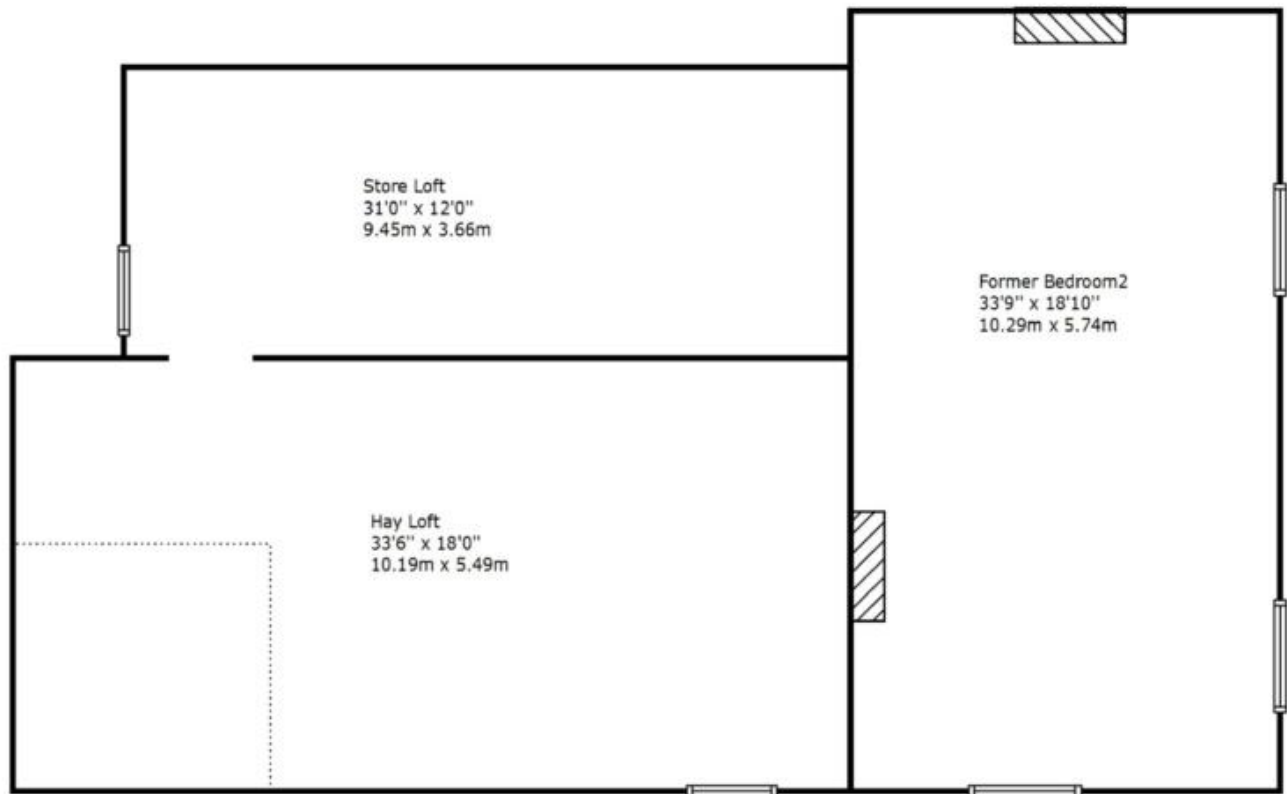
HALL BARN

This magnificent stone detached building is steeped in history and has many fine architectural features including beautiful external stonework, drip trays, high quality windows and beautiful stone fire places at both the ground and first floor levels. Care is advised when viewing due to the majority of the first floor level timbers not being in place, however work has been done on the main roof structure in years gone by with this being partly felted. The hall barn is divided into various rooms, please see attached floor plan. These have majority stone flagged flooring, a variety of openings some of which having been stoned up and could easily be removed to provide additional flexibility. The barn has been used for stabling, a cattle store, a hay loft, a general store and a tractor garage.





Ground Floor



First Floor

Drawing: SB-Hol-15-0088





CATTLE BARN

A recent addition to the property, this concrete block and pole barn offers useful cattle housing and open fronted storage.



Across from the cattle barn is one of the properties fields with a driveway which leads down to a former timber posted Dutch barn.

FORMER DUTCH BARN

Being in a state of disrepair was formerly of a good size and could form the basis of a renewed building.

YARD

As the photography indicated the yard has a useful amount of space for the operation of the farm over the many generations, enjoying the super view to the valley side and a wooded back cloth to the hillside.

There are pleasant garden areas particularly to the south west elevation, having mature trees, shrubbery and lawn.

LAND

The land is best demonstrated by the attached copy of the ordnance survey plan, this shows two principle parcels of land that have served the farm for many years. They are exceptionally characterful with wood land, dry stone walling and stunning views. The west ed fields are approached over the lane and present themselves as good parcels of land being virtually exclusively accessed by the farm and providing superb grassland and views.







VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484 689689

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 9:00 am to 5:30 pm Thursday til 7:00 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 06/05/15