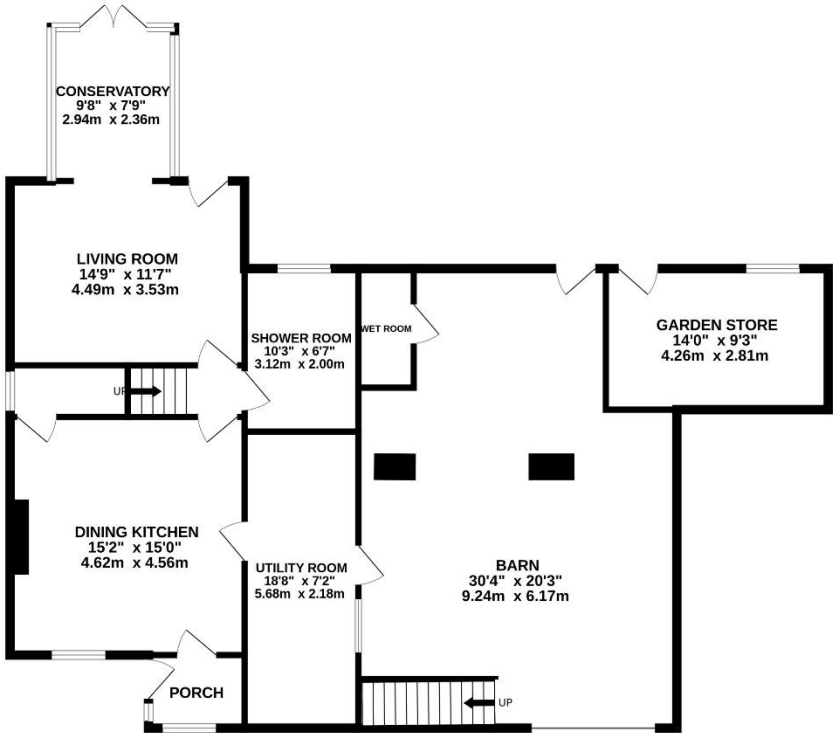


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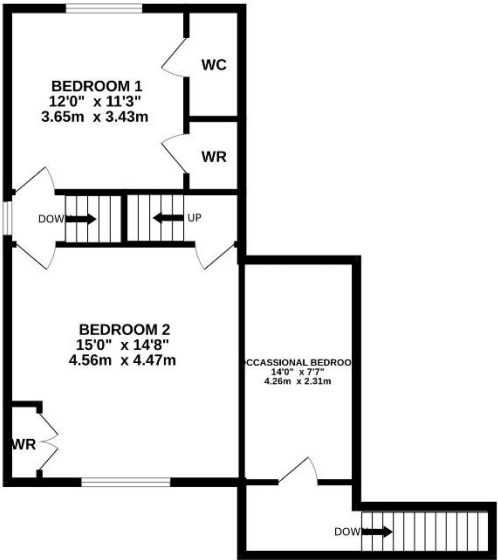


SYCAMORE FARM COTTAGE & BARN, TOWNGATE, UPPERHONG, HD9 3UX

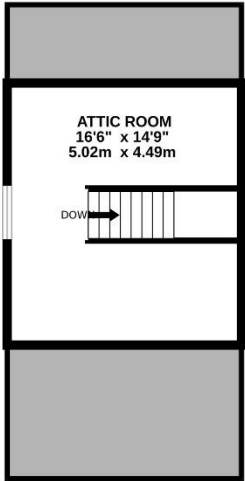
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

In a tremendous location and sitting in approximately 0.47 acres of land, this unbelievably flexible space has consent to create one, large home from the cottage and barn or indeed to split into two separate homes. The option is also there to retain as is, as a delightful cottage with the hobby barn adjoining with delightful gardens and superb plans and drawings with consent, offering lots of options. This is a rare opportunity to acquire a cottage and barn with massive potential, backed up by having planning consent in place. You decide: two homes, one fabulous home or continue to use as is. The accommodations are clearly listed within our brochure, and it is advised that you look at the brochure to understand the full extent of the accommodation that can be provided throughout. Planning permission application number 2024/62/93073/W

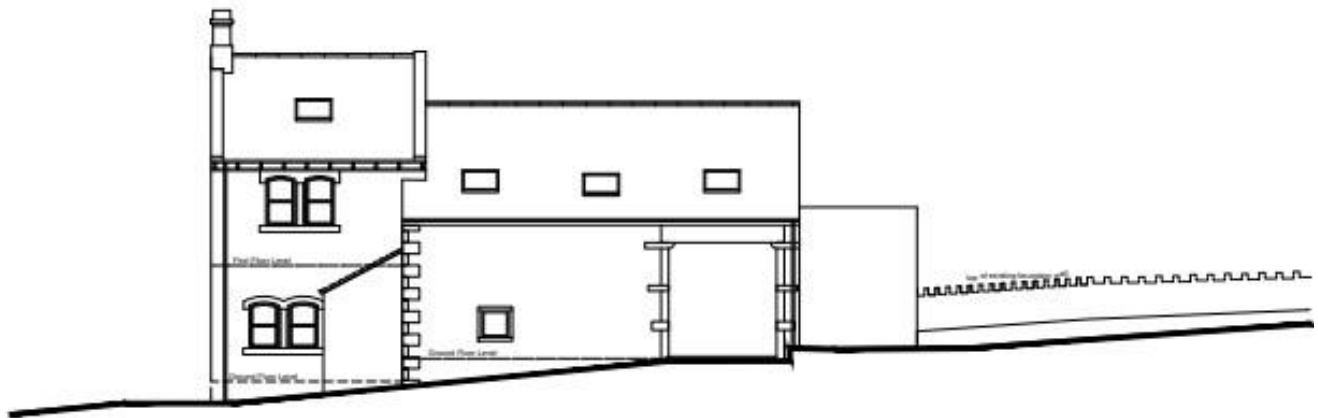
Viewing is essential, not only to see the potential, but also to understand the high quality of the construction that is currently in place, the spacious gardens, grounds and paddock and the lovely village and stunning views beyond.

The property is offered for sale via the Best and Final Offers method. All offers to be submitted to the Holmfirth office no later than noon on Monday 9th March 2026

EPC rating: E Council tax: E Tenure: Freehold

Best & Final Offers Over £525,000

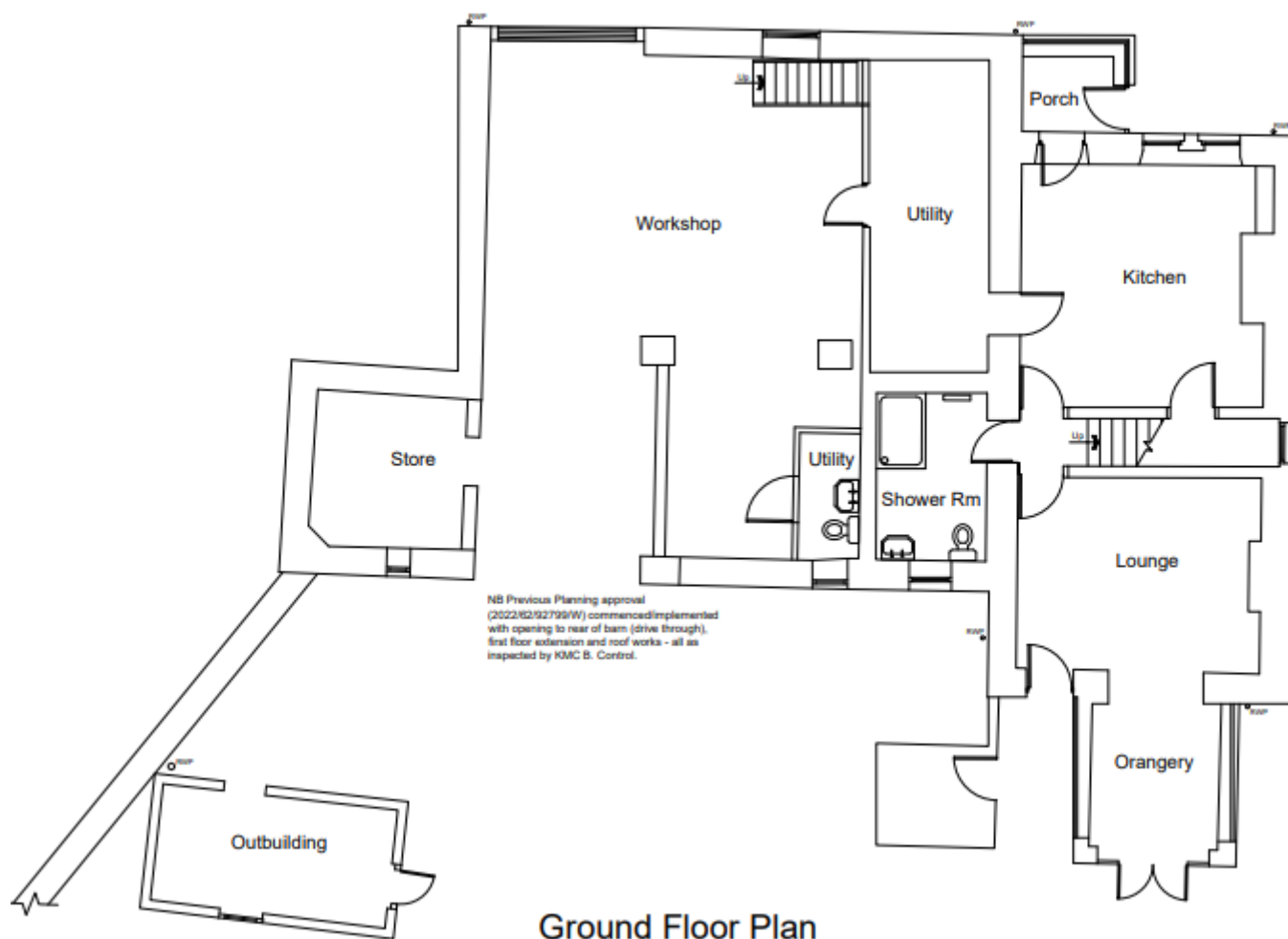
OPTION A – 1 Large House (extending into the barn)



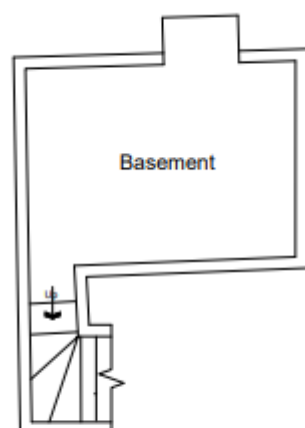
North Elevation
(Front)



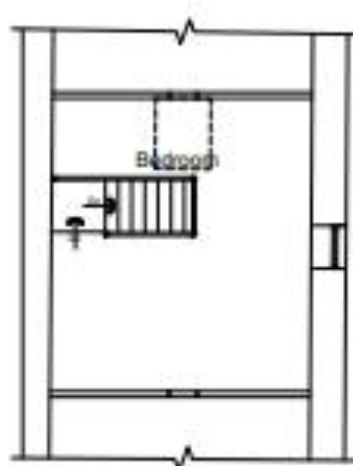
South Elevation
(Rear)



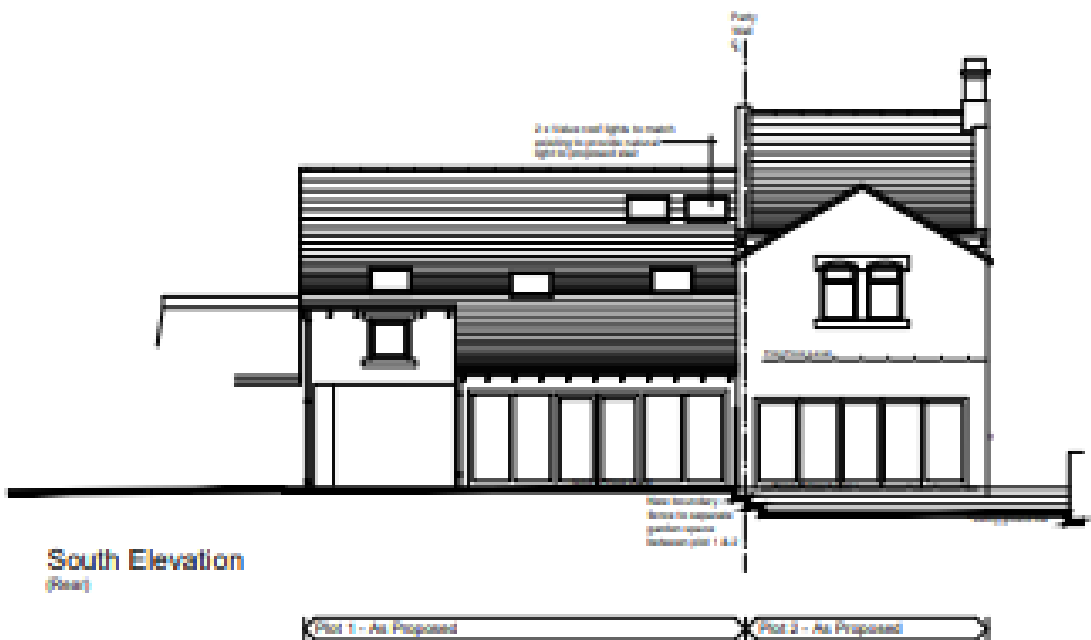
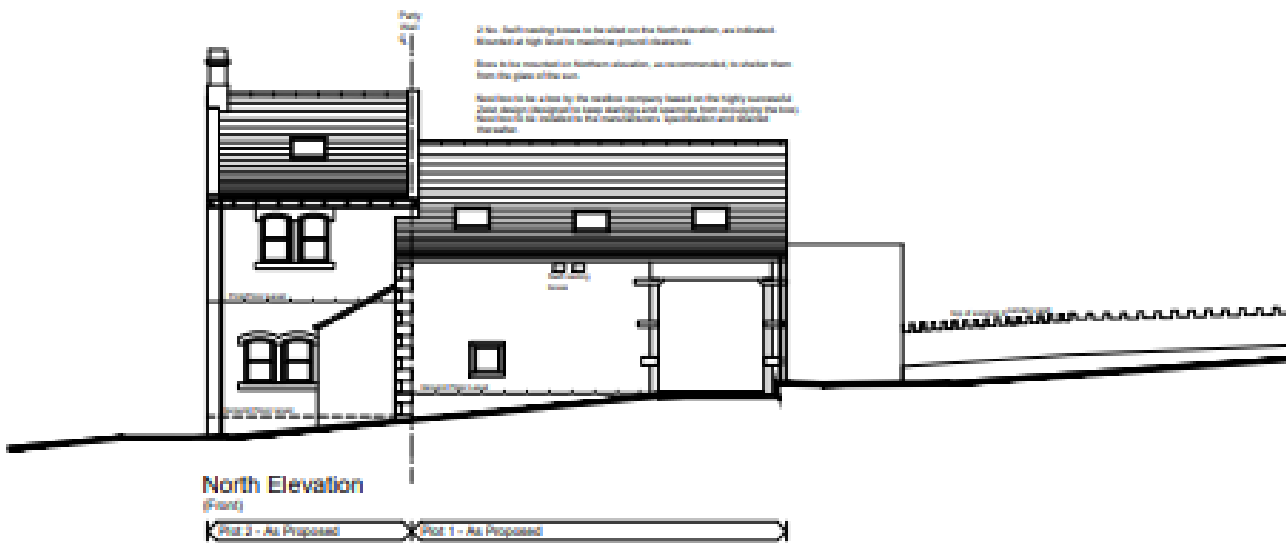
Ground Floor Plan

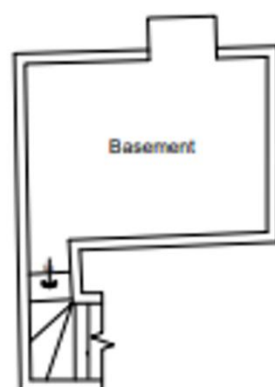
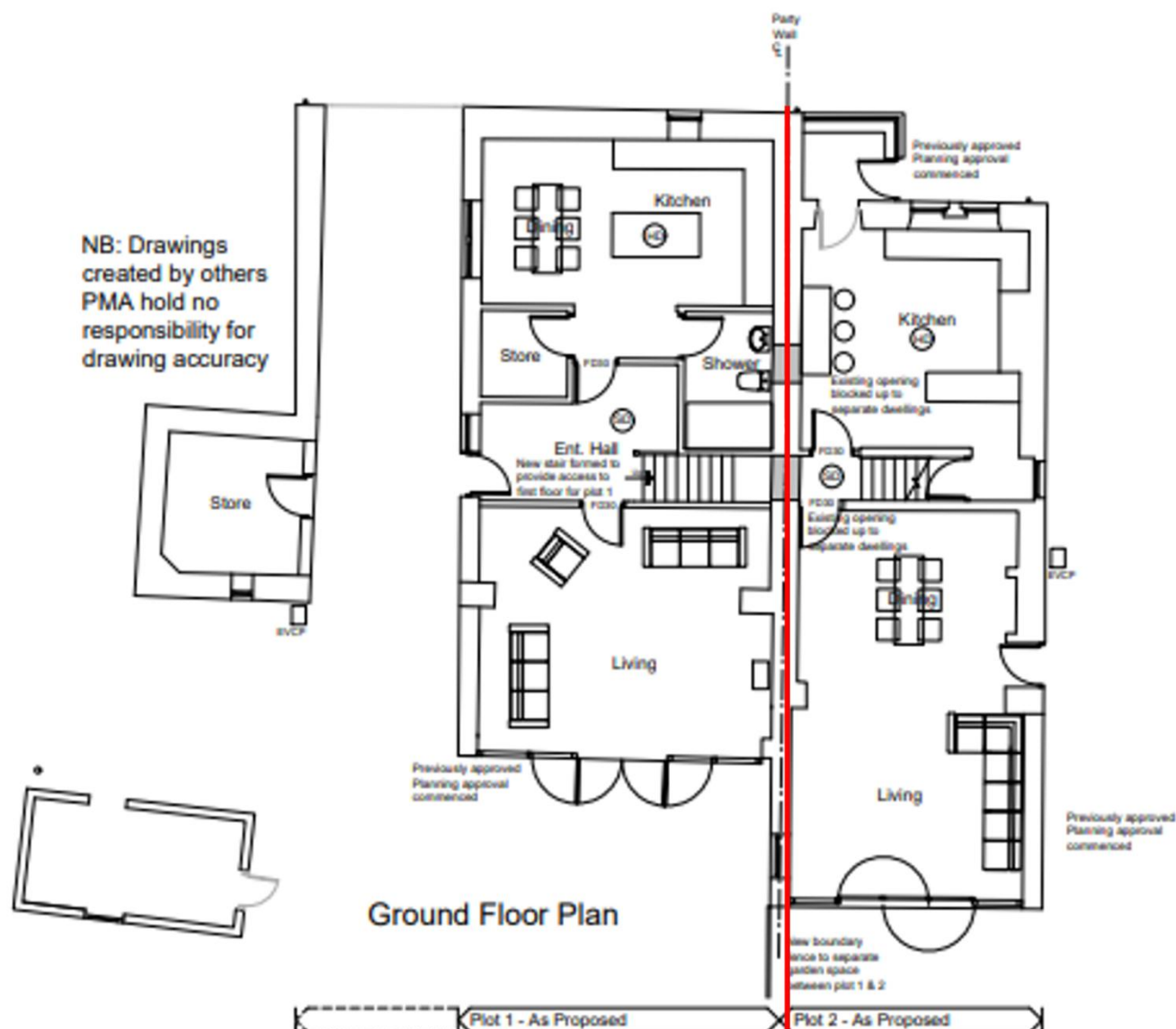


Basement Floor Plan



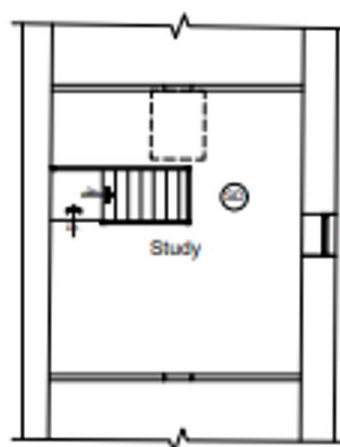
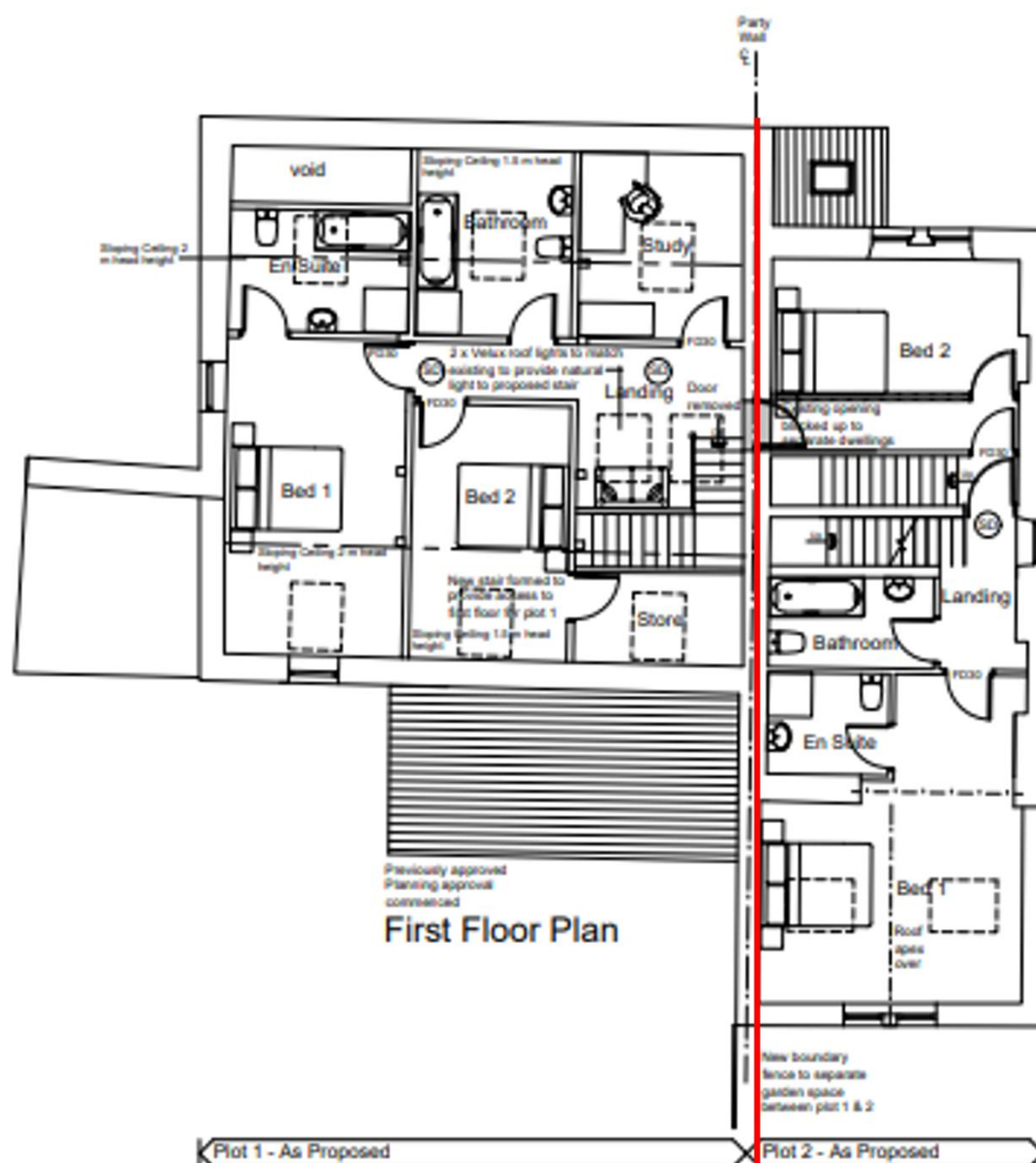
OPTION B – Split into 2 properties





Basement Floor Plan

Plot 2 - As Proposed



Attic Floor Plan

Plot 2 - As Proposed

ENTRANCE

An attractive entrance porch with flagged floor and glazing to two sides and glazed roof gives shelter to the main entrance door which leads into the dining/living kitchen.

DINING KITCHEN

Measurements – 15'2" x 15'0"

This very attractive room has two beautiful, period-style windows, both fitted with high quality UPVC sash windows. The room has a stone-flagged floor, high central ceiling light point, attractive, period style range and units at both the high and low level which give a large amount of cupboard space. There is a good amount of work surface with inset one-and-a-half bowl sink unit with mixer tap above. There is also a Belling oven with the usual warming ovens, five-ring, gas hob and extractor fan above. A doorway gives access through to a lobby.





LOBBY & CELLAR

The lobby has a window to the side and cellar steps leading down to the good-sized cellar, which has a stone-flagged floor, stone table and UPVC windows to the front elevation and stone shelving.



UTILITY ROOM

Measurements – 18'8" x 7'2"

Off the dining/living kitchen is a good-sized utility room, once again with stone-flagged flooring, inset spot lighting to the ceiling and a large number of units with work surfaces, plumbing for an automatic washing machine, space for a dryer, obscure-glazed window and obscure-glazed UPVC door giving direct access through to the barn. A doorway from the dining/living kitchen gives access to an inner lobby with staircase reaching up to the first-floor landing. A lobby also gives access through to the lounge.



LOUNGE

Measurements – 14'9" x 11'7"

A good-sized room with a beautiful view via the conservatory. This room has an attractive fireplace with raised stone-flagged hearth and central ceiling light point. It should be noted that the lounge has an external door which is glazed at the upper portion, giving further natural light to the room. This door is currently blocked from the inside. This could be considered for conversion to a pure, glazed window due to the fact that access out to the rear gardens is courtesy of the conservatory/orangery. This room is beautifully positioned overlooking the extensive rear gardens, and having a fabulous, glazed roof. There are twin, glazed doors giving direct access out to the gardens and the amazing view beyond. Also on the ground floor level is the shower room/downstairs WC.



SHOWER ROOM / DOWNSTAIRS W.C.

Measurements – 10'3" x 6'7"

This which is the principal bathing area for the house itself in its current form, has a ceramic tiled floor, ceramic tiling to the full ceiling height to two walls, low-level w.c., pedestal wash hand basin and good-sized shower with glazed screen and chrome fittings.



FIRST FLOOR LANDING

With obscure-glazed window, a doorway leads through to bedroom one.

BEDROOM ONE

Measurements – 12'0" x 11'3"

A pleasant double room with stunning view courtesy of twin windows, period-style fireplace, walk-in wardrobe.



EN-SUITE

Served by a low-level w.c. and pedestal wash handbasin. There is also a chrome, heated towel rail.



BEDROOM TWO

Measurements – 15'0" x 14'8"

Positioned to the Towngate side, this is a larger room and has twin, period-style, high quality sash windows. There is a good long-distance view out over the village, central ceiling light point, period-style cupboards and a period-style fireplace. A doorway gives access to a staircase which leads up to the top floor attic room.



ATTIC ROOM

Measurements – 16'6" x 14'9"

This is currently used as storage and has a gable window. Enough space exists within bedroom two to create a corridor to give direct access off the first-floor landing if so desired.

BARN

Measurements – 30'4" x 20'3"

Adjoining the cottage is the good-sized, two-storey barn. To the ground floor, there is an automatically operated, up-and-over door giving access directly from Towngate. This provides a large amount of parking and barn-style storage. There is a downstairs w.c. and a staircase leads up to a good-sized storeroom. The barn has planning consent to be converted to provide additional accommodation. The plans demonstrate the following accommodation.







GARDENS

Standing in approximately 0.47 acres the cottage and barn have superb gardens that all enjoy the view out over the valley. The immediate gardens are to lawn with pleasant sitting-out patio, further gardens, once again, are to lawn, contained by shrubbery. There is a vegetable garden to the rear. Adjacent to the formal garden, there is the large paddock.





LOWER GARDEN



MIDDLE GARDEN



TOP GARDEN



VIEW



LOWER PADDOCK

The lower paddock is in front of the barn. This huge paddock provides a tremendous amount of family space, whether that be for pets, children and indeed a pony, there is a lot of space available, all enjoying the views and complimenting the barn extremely well. To the roadside, the property has a small, stone-flagged reception area and attractive gates giving access to a side driveway.

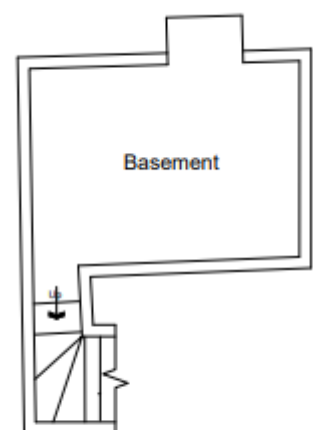
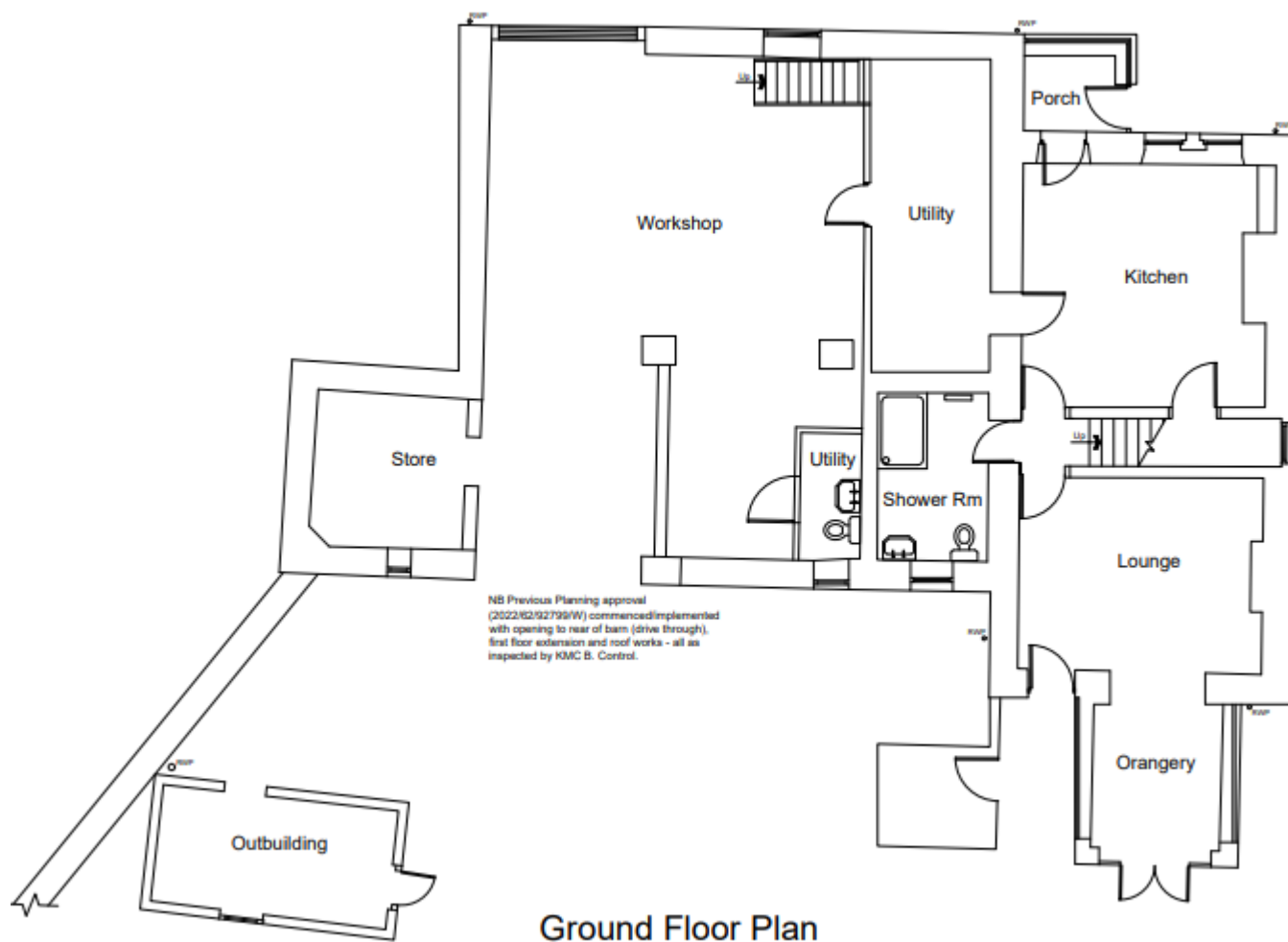


PLANNING

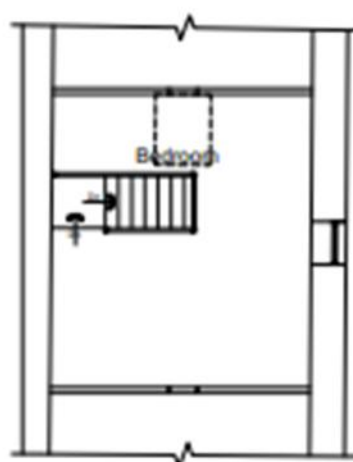
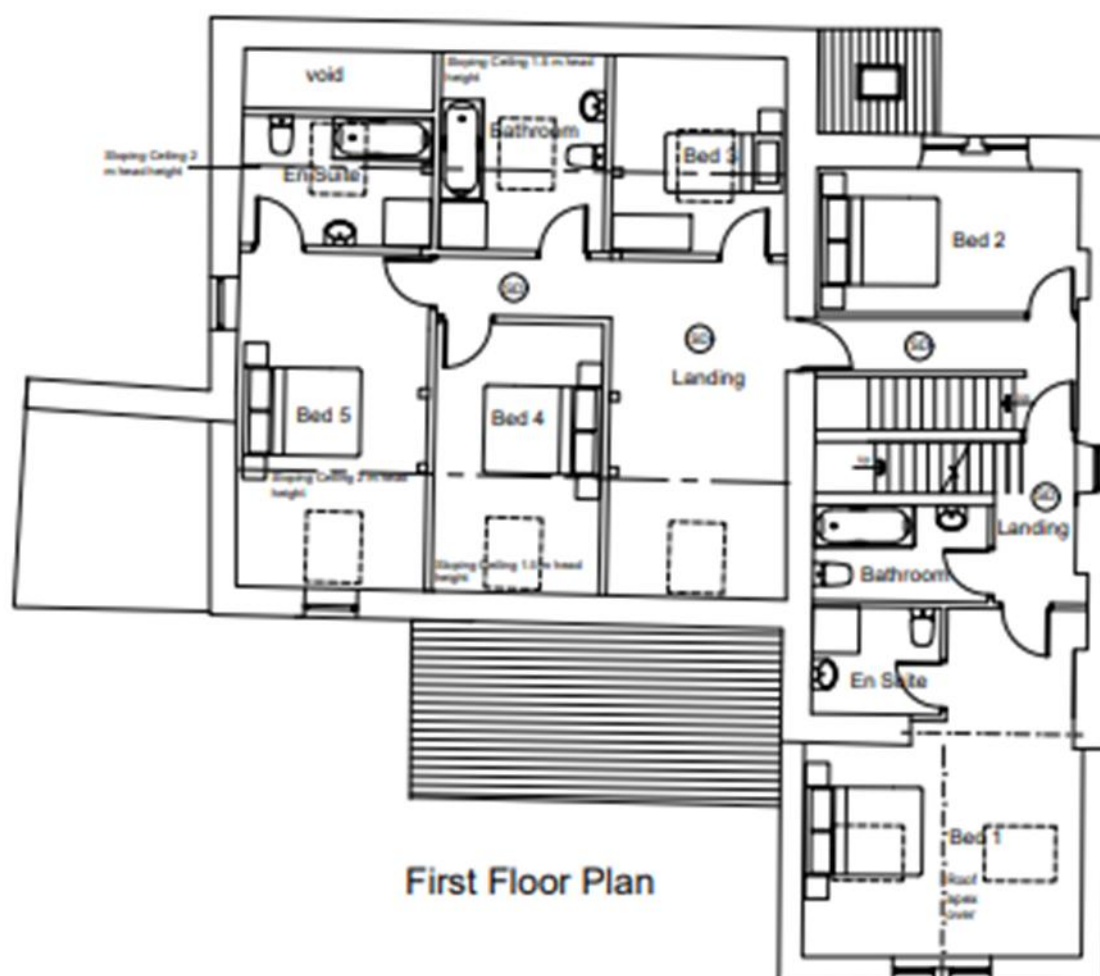
The property has achieved planning permission to extend out to the rear. To the cottage, consent has been given for a two-storey, gabled extension and to the barn, a single storey extension. The property has also been granted consent for the barn and the cottage to be joined together, as one. Permission has also been granted for the properties to be split into two individual homes. We enclose the plans and give a brief indication of what that accommodation/layout would look like. Please see the plans showing the external garden space which includes a driveway, giving access through the barn to a driveway/parking area within the rear garden area. If the barn and home were to be joined together, the building would have the following accommodation:

OPTION A – 1 Large House

Similar driveway through to a driveway at the rear with this coming under/through the barn also creating under cover carparking/garaging. There would be a large living room, enjoying the views, central hallway, fabulous living/dining kitchen, very large snug/gym/store, downstairs w.c./shower room and five bedrooms to the first- floor level: bedroom one, en-suited, bedroom five en-suited and two-house bathrooms and attic room.



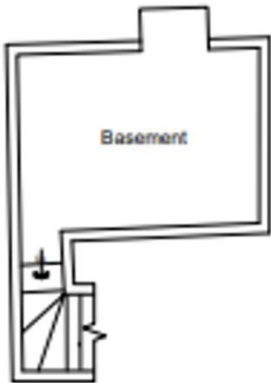
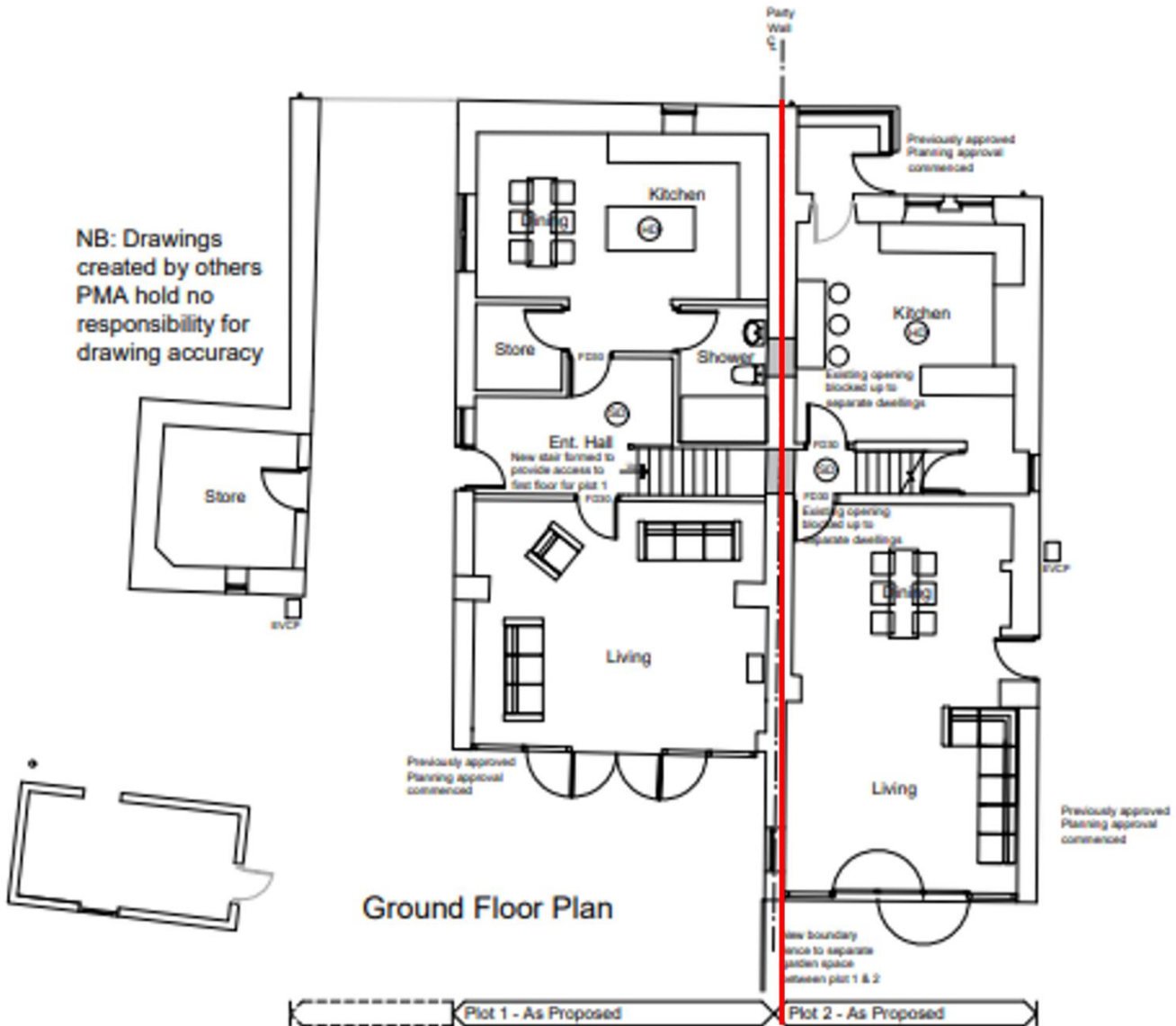
Basement Floor Plan



OPTION B – Split into 2 properties

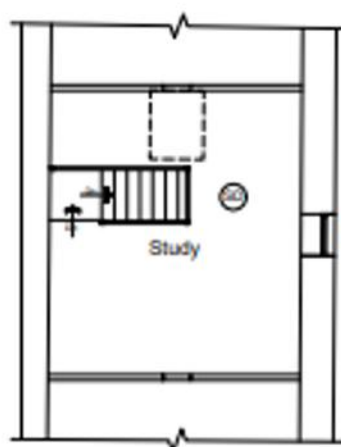
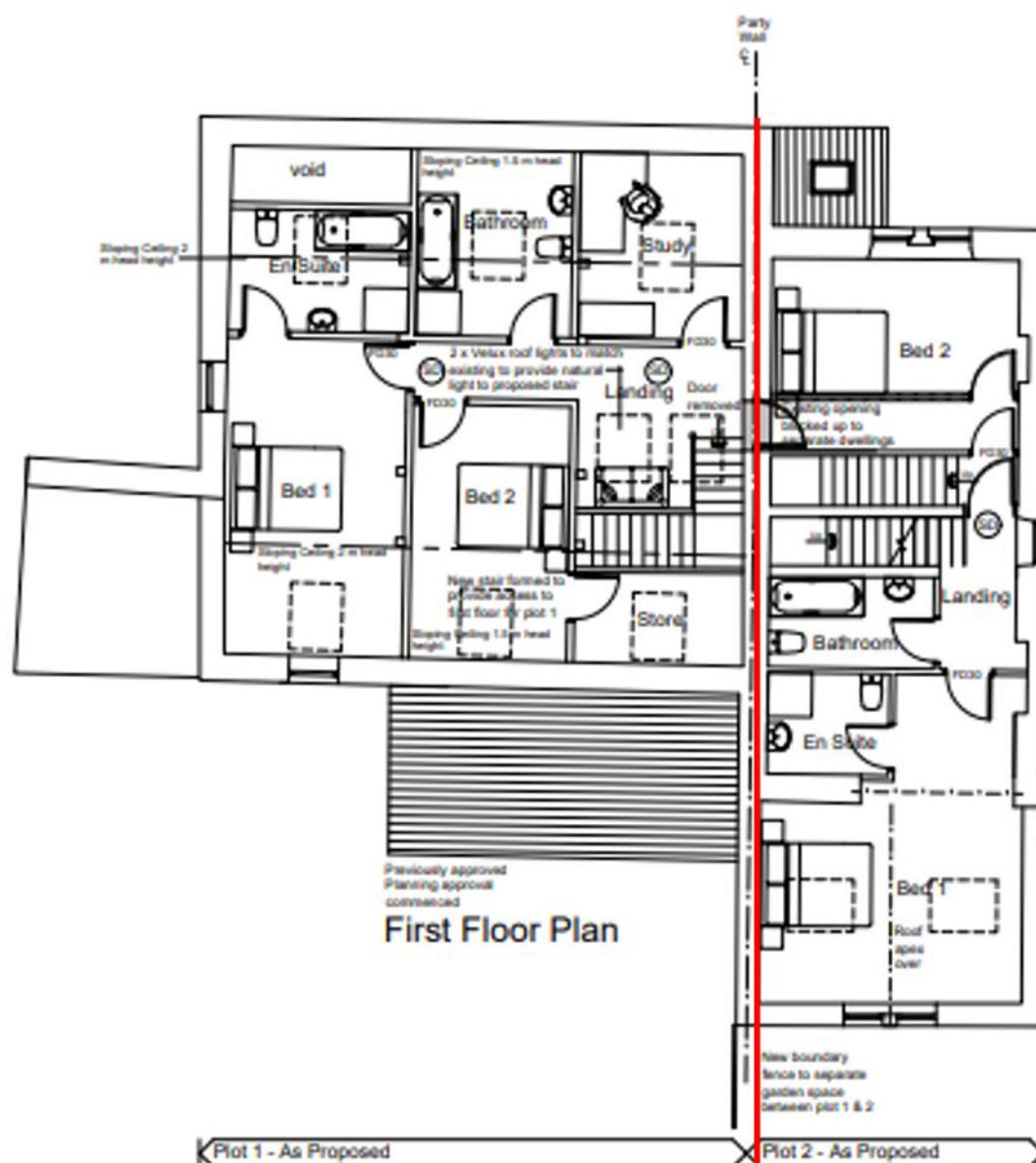
If the home were to be divided, there would be the following accommodation to the cottage, large living room with superb views out over the gardens from the living/dining room, central hallway, large breakfast kitchen, entrance porch, two double bedrooms to the first floor, bedroom one being extremely large with en-suite and house bathroom and staircase up to the attic room. The barn would have the through-driveway/garaging as previously mentioned and would include a fabulous living room overlooking the gardens, central hallway, downstairs w.c./shower room, utility room/store and impressive dining kitchen. There is also an additional store space to the first floor, there is a good-sized landing, three bedrooms, bedroom one, a very large room with impressive adjoining en suite, bedroom two, a good-sized double room, bedroom three, shown on the plan as a study and house bathroom. All properties would have pleasant gardens and would have a division, depending upon your own, personal taste and choice, of the paddock and further garden space.

The choice is yours. Option 1- enjoy as is, a delightful cottage with a hobby barn adjoining with paddock and large gardens. Option 2 - create one, significant, five-bedroomed home with very stylish accommodation, enjoying a huge plot and lovely views or indeed, Option 3 - create two separate homes, both of which have interesting and desirable levels of accommodation and obviously sit in this delightful location.



Basement Floor Plan

Plot 2 - As Proposed



All Existing loft bedroom is an existing habitable room. This is being enhanced with regards to McE/Early warning

Attic Floor Plan

Plot 2 - As Proposed

ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

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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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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