



## Sycamore Barn, Field Lane, The Village

Farnley Tyas, Huddersfield, HD4 6UD

**O.I.R.O**  
**£850,000**

A very special detached family home tucked away right in the middle of this picturesque village with a beautiful and extremely private garden. Jam packed with character, including galleried hallway and double height lounge with solid fuel stove and exposed roof trusses, the house is at the heart of the community just a short walk from the popular local pub and beautiful country walks. Briefly comprises hallway, farmhouse dining kitchen, lounge, oak framed garden room, family room, utility and down stairs wc. To the first floor are four double bedrooms, two with en-suites and family bathroom. Integral garage, off road parking and much loved garden. NO VENDOR CHAIN.



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- FOUR DOUBLE BEDROOM CHARACTER BARN CONVERSION
- VERY PRIVATE HEART OF VILLAGE LOCATION
- THREE RECEPTION ROOMS AND LUXURY DINING KITCHEN
- GROUND FLOOR WC, FAMILY BATHROOM AND TWO EN-SUITES
- BEAUTIFUL ENCLOSED SECLUDED SUN TRAP GARDEN
- INTEGRAL GARAGE AND GATED DRIVEWAY PARKING
- NO VENDOR CHAIN

**Entrance**

**WC**

5'11" x 4'0" (1.80m x 1.22m)

**Family Room**

18'4" x 12'6" (5.59m x 3.81m)

**Dining Kitchen**

29'4" x 14'11" (8.94m x 4.55m)

**Living Room**

23'7" x 15'8" (7.19m x 4.78m)

**Garden Room**

13'10" x 9'4" (4.22m x 2.84m)

**Utility**

10'2" x 7'0" (3.10m x 2.13m)

**First Floor Landing**

**Master Bedroom**

17'8" x 12'6" (5.38m x 3.81m)

**Ensuite**

11'9" x 6'0" (3.58m x 1.83m)

**Bedroom 2**

13'2" x 10'11" (4.01m x 3.33m)

**Ensuite**

13'2" x 5'9" (4.01m x 1.75m)

**Bedroom 3**

12'3" x 8'6" (3.73m x 2.59m)

**Bedroom 4**

12'5" x 8'11" (3.78m x 2.72m)

**Bathroom**

8'5" x 6'6" (2.57m x 1.98m)

**Integral Garage**

18'2" x 8'0" (5.54m x 2.44m)

**Parking**

**Garden**



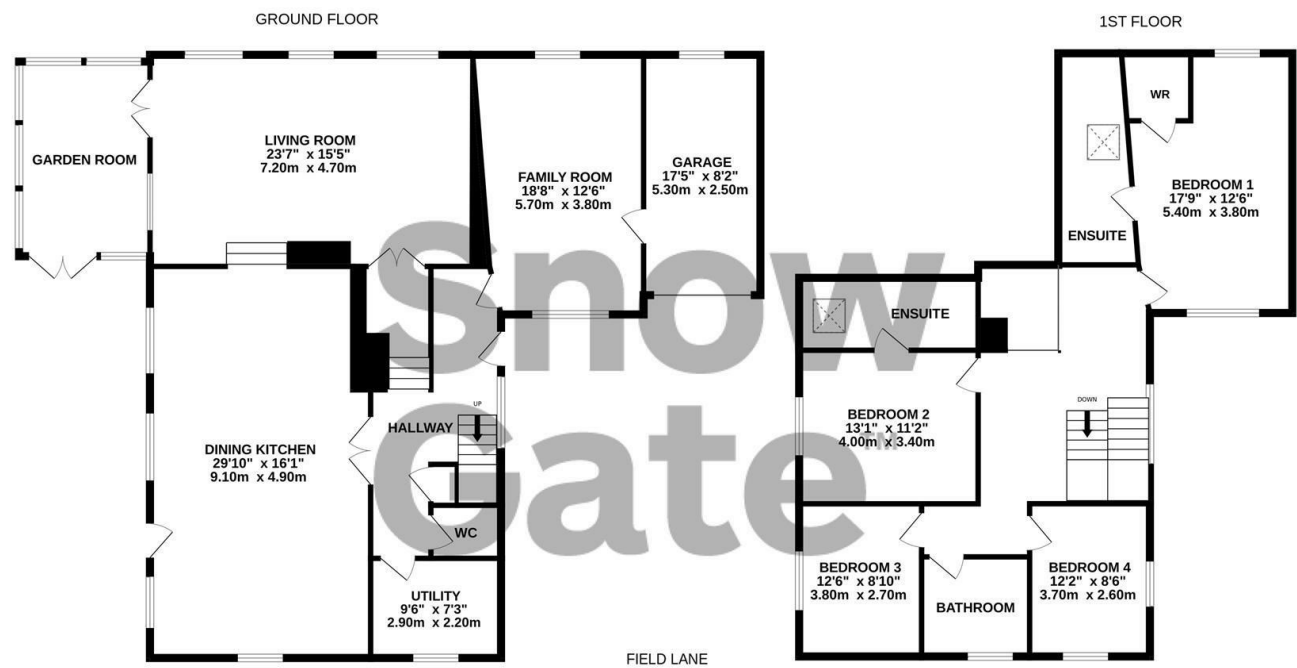
**Directions**

The property is situated in the heart of Farnley Tyas village, tucked away along Field Lane heading towards the open countryside.



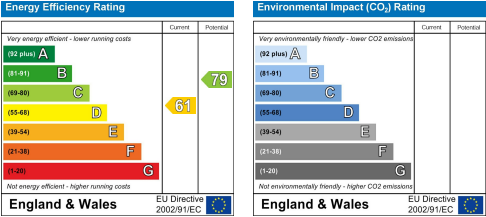


Floor Plan



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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