



Sycamore Farm
Helme | Meltham | Holmfirth | West Yorkshire | HD9 5RW

STEP INSIDE

Sycamore Farm

Nestled within the idyllic hamlet of Helme, just on the outskirts of Holmfirth, this exceptional three-bedroom farmhouse offers an enviable countryside retreat with outstanding equestrian facilities. Set amid 17 acres of rolling pastureland, all off road, this property presents a rare opportunity for horse enthusiasts, blending rural tranquillity with premium amenities.

At the heart of the estate, the beautifully appointed farmhouse offers spacious living areas and breathtaking countryside views of the Peak District moors, it embodies the essence of a tranquil rural lifestyle.

For equestrian lovers, this property is nothing short of a dream. Boasting 10 well-maintained stables, 2 tack rooms, a 40m x 20m menage, and a Monarch 5-horse electric walker, it is perfectly equipped to accommodate both leisure and professional riders alike. Whether you're looking for a private training facility or a picturesque country home with extensive grounds, this property delivers on all fronts.

Located just a stone's throw from the vibrant town of Holmfirth, renowned for its charm and community spirit, this farmhouse offers an unrivalled combination of countryside serenity and easy access to local amenities.

FARMHOUSE

Step into the inviting dining hall, being adjacent to the lounge and the breakfast kitchen, this offers a fabulous space for formal entertaining.

An open staircase leads to the first-floor landing, creating a striking focal point.

Natural light floods the dual-aspect sitting room, which has a modern gas fire and is complemented by French doors that open into the serene conservatory.

Providing an additional reception room, the conservatory has quality timber flooring and is ideal

for year-round relaxation. French doors from the conservatory lead to the rear garden.

The modern breakfast kitchen is designed with both style and functionality in mind. Neutral modern fitted cabinets are complemented with sleek quartz worktops, while integrated appliances—including a double oven, gas hob with extractor fan, fridge, and dishwasher ensure effortless meal preparation.

For those who appreciate outdoor living, French doors from the kitchen open onto the private rear garden, offering a tranquil space to unwind or entertain.

From the kitchen, there is a separate utility room, where you'll find coordinating cabinetry providing additional storage, a continuation of the tiled flooring, and internal access to the garage for added convenience.

FIRST FLOOR

To the first floor, there is a spacious landing, featuring an open mezzanine that overlooks the ground floor dining hall adding a distinctive architectural element to the home.

The main bedroom and bedroom 3 enjoy breathtaking open views to the rear of the property, offering a tranquil retreat with natural light pouring in.

The main bedroom is a delightful space and is further enhanced by a private ensuite shower room, ensuring both comfort and convenience.

These well-proportioned bedrooms provide ample space for family, guests, or a home office, each thoughtfully designed to maximize light and functionality.

The house bathroom is tastefully appointed, featuring a corner bath with a glass screen, a WC, and a hand wash basin neatly integrated within vanity storage, combining style and practicality.

















STEP OUTSIDE

Sycamore Farm

Nestled within approaching 17 acres of lush greenbelt countryside, this impressive equestrian facility offers outstanding amenities for horse owners, trainers, and riders alike. Designed with functionality and comfort in mind, this property boasts everything needed for professional or recreational equestrian use.

Equestrian highlights:

- **Stabling & Tack Rooms:** The facility includes 10 spacious 12ft x 12ft stables, along with 2 secure tack rooms, supplied with electricity. There is a horse wash area with water supply.
- **Menage/Riding Arena:** A 40m x 20m menage, enclosed by post and rail fencing, features a high-quality sand and rubber base providing excellent footing for schooling and training in all weather conditions.
- **Exercise & Rehabilitation:** The property further benefits from a Monarch 5-horse electric horse walker, ideal for structured exercise routines and rehabilitation.
- **Surrounded by scenic landscapes,** this exceptional equestrian property combines tranquillity with practicality, making it a fantastic opportunity for enthusiasts and professionals alike.





INFORMATION

Sycamore Farm

ADDITIONAL INFORMATION

The property is freehold and is within Kirklees Council with a council tax band E. The property is connected to mains gas, electricity, water and sewerage.

PLEASE NOTE – The property offers a legal right to provide allocated parking to house No's 41 & 43.

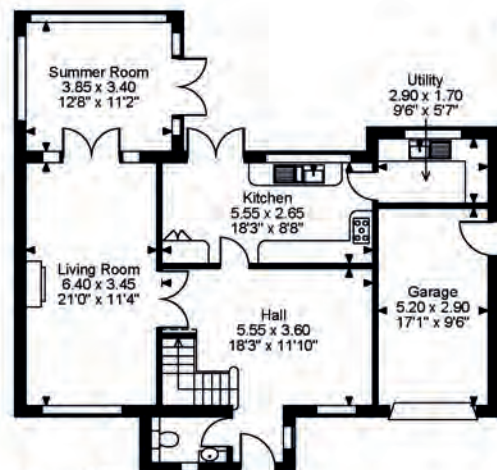
Legal access to the equestrian facility is along a track between Grove House and number 53.

The land provides right of access for agricultural maintenance to 2 adjacent retained fields.

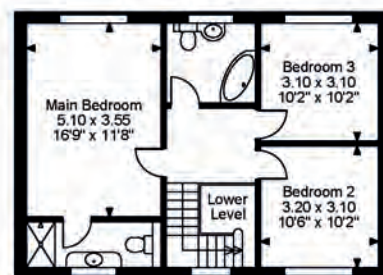
OIRO £1,250,000



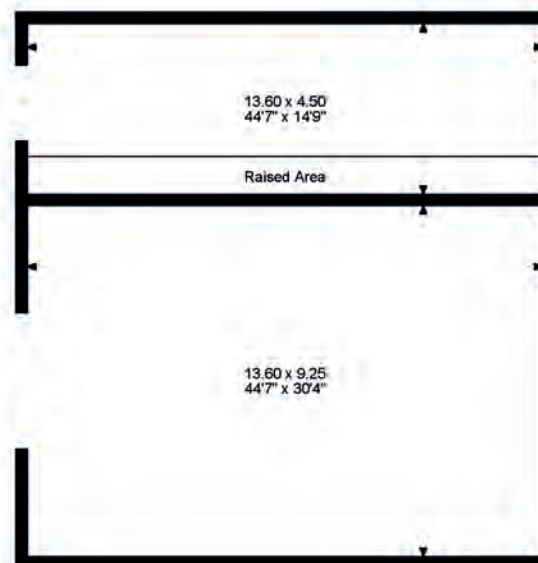
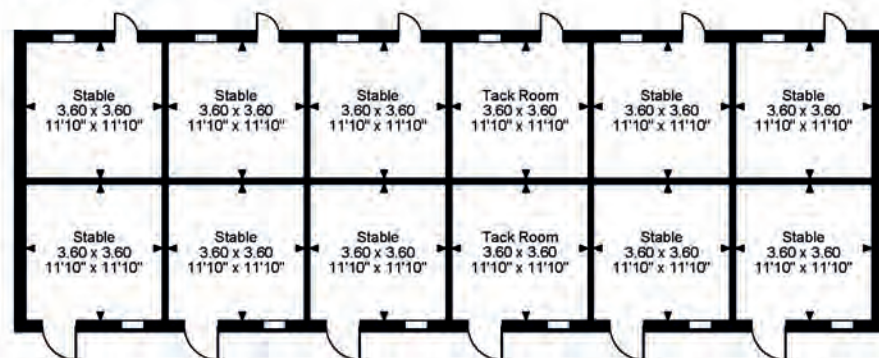
Sycamore Farm Helme, Meltham, Holmfirth, West
Approximate Gross Internal Area
Main House = 1480 Sq Ft/138 Sq M
Garage = 162 Sq Ft/15 Sq M
Stables, Tack Room/Barn = 3819 Sq Ft/355 Sq M
Total = 5461 Sq Ft/508 Sq M



Ground Floor



First Floor



Barn

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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