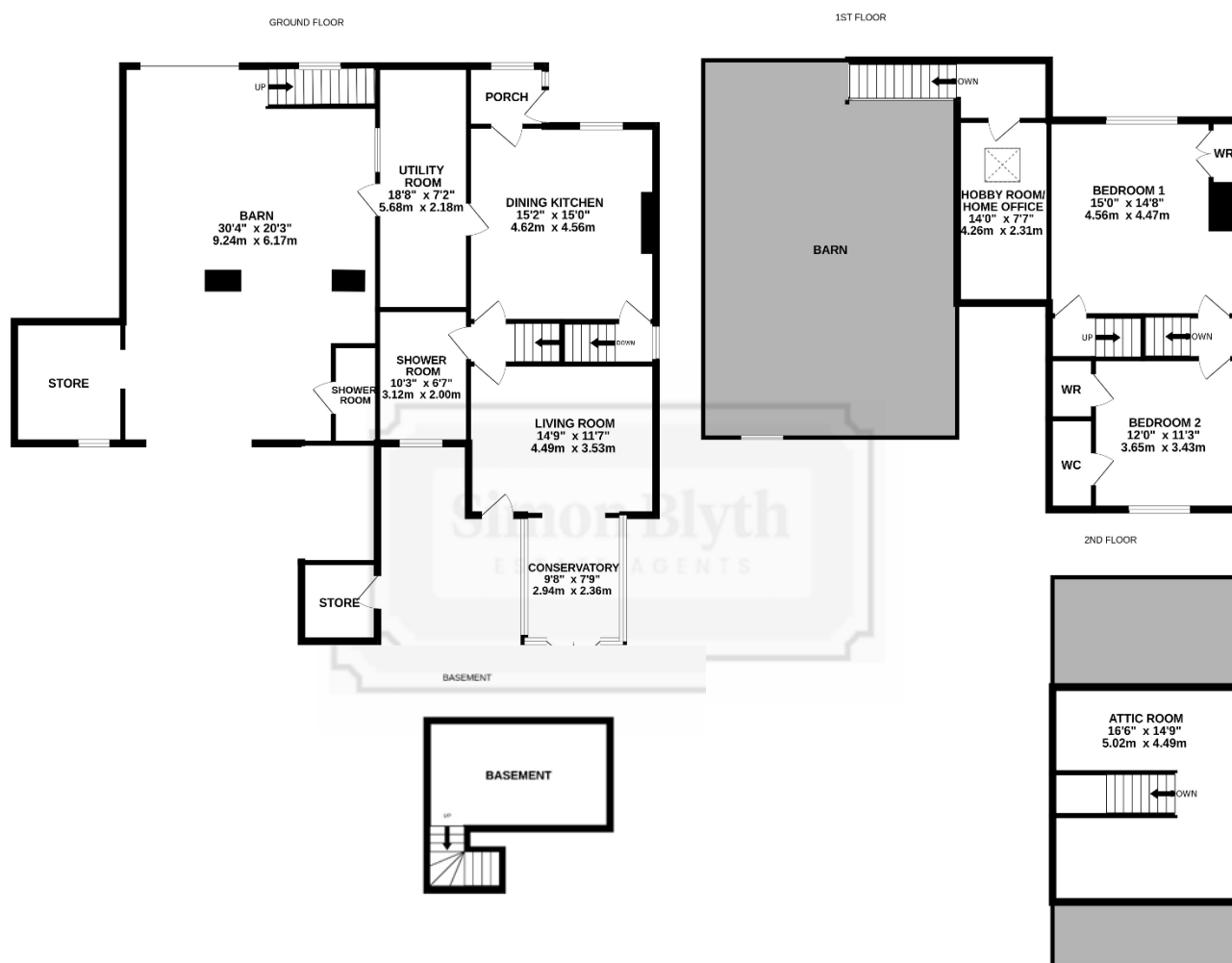


Simon Blyth
ESTATE AGENTS



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

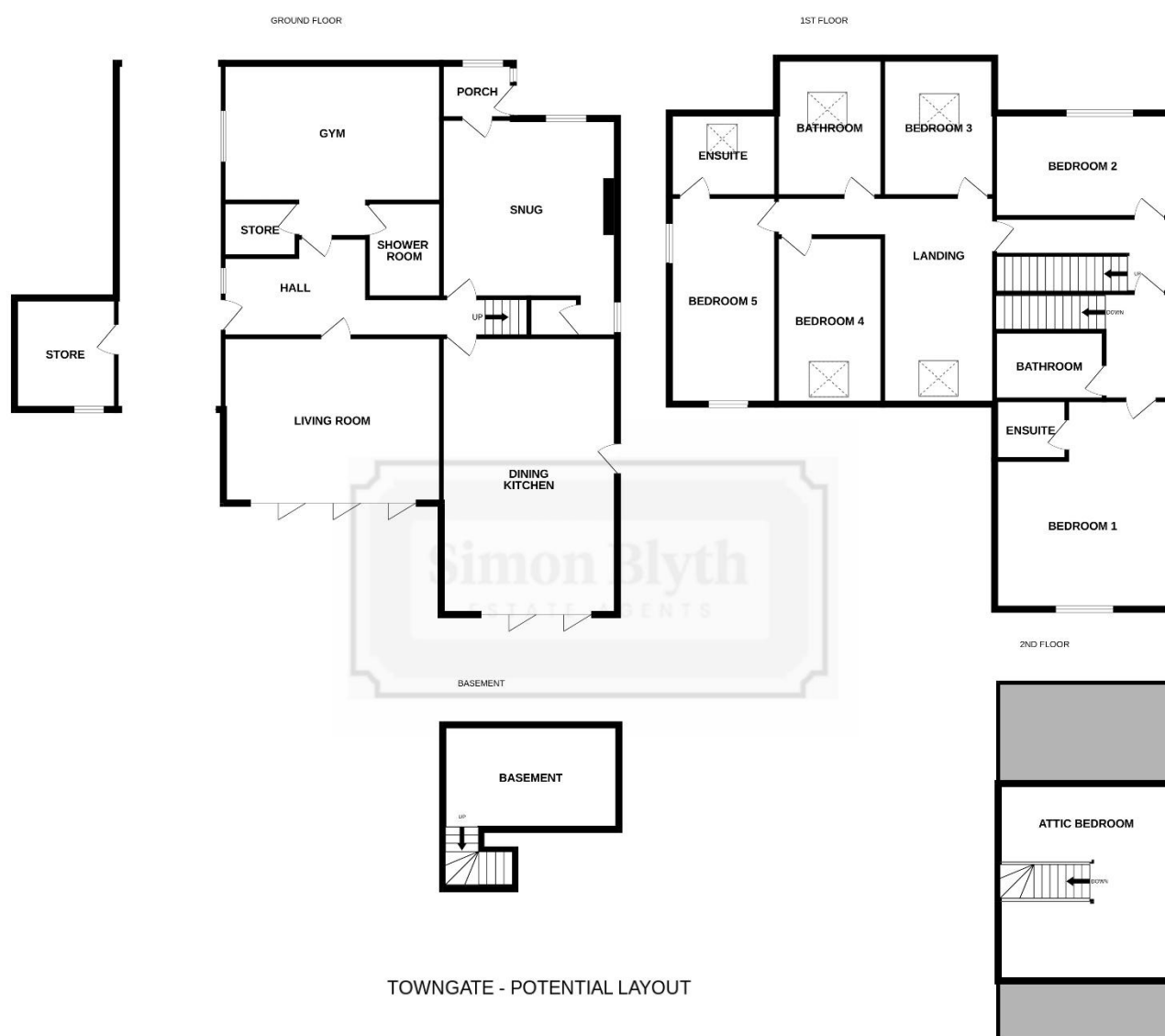
EXISTING FLOORPLAN



TOWNGATE

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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PROPOSED FLOORPLAN



TOWNGATE - POTENTIAL LAYOUT

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PROPERTY DESCRIPTION

The cottage and the barn which date back to the late 18th century have consent to join to create one magnificent home set in just short of half an acre. This unbelievably flexible space will create a fabulous five-bedroom family home overlooking large gardens and paddock beyond. The views over the home valley are quite simply exceptional, and this rare combination occupies a lovely position in the much-loved village of Upper Thong.

With fantastic rural walks surrounding, this is an opportunity not to be missed, where one can create a home to your liking with a huge amount of character and style in a stunning position. The accommodation is already established in part and therefore is ready to move into with the extension into the barn and elsewhere ready to do so at your leisure.

Briefly, the new home will comprise lounge with glazed doors out to views and gardens, fabulous living, dining, kitchen, once again with fabulous views out over the gardens and beyond. Snug, central hallway, downstairs w.c. / shower room, good size store and gym.

A spacious first floor landing with study area, five bedrooms, all of which are of a good size, and bedroom one and five with en-suite.

Planning application number 2024/62/93073/W

EPC rating: E Council tax: E Tenure: Freehold

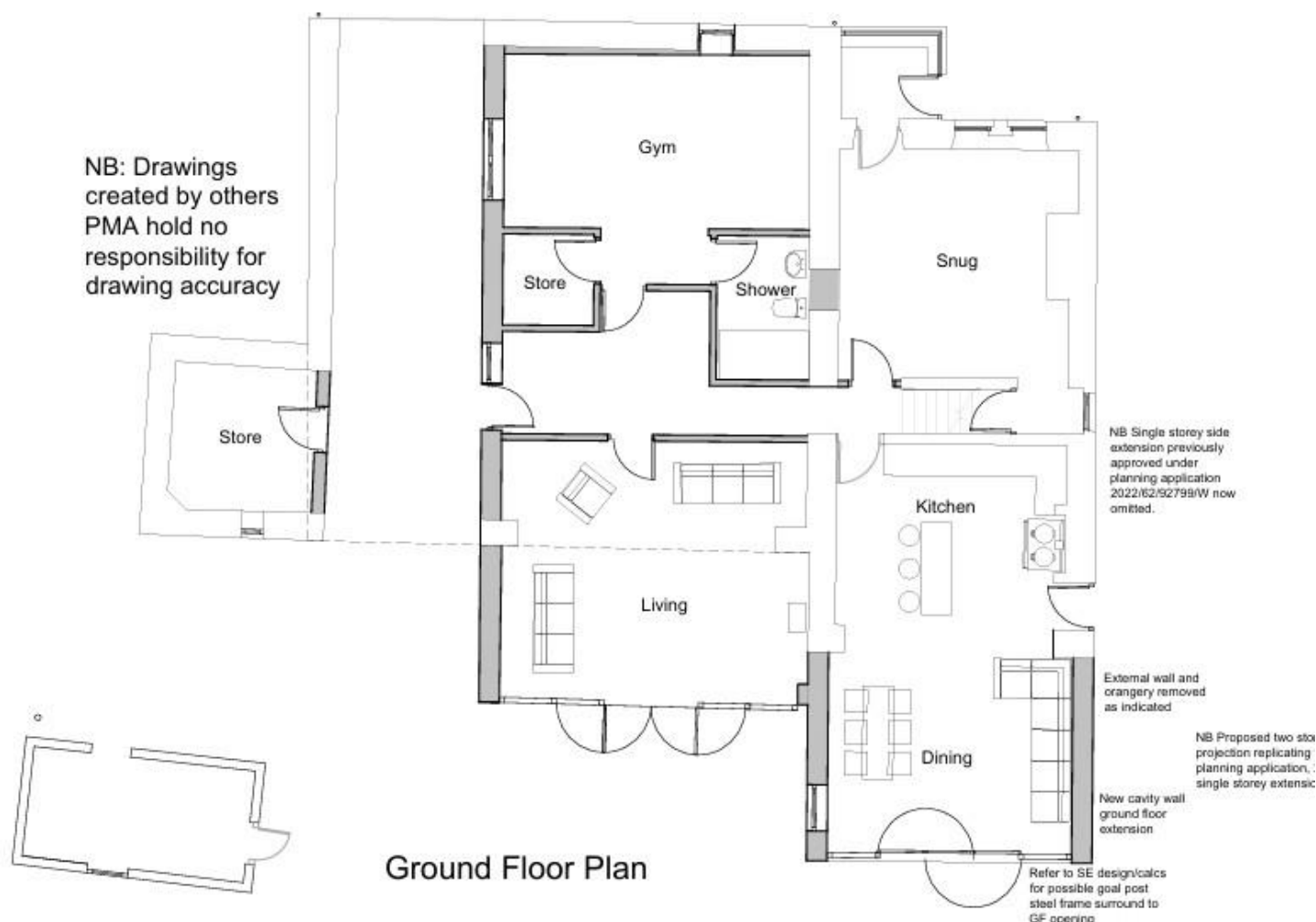
Offers Around: £500,000

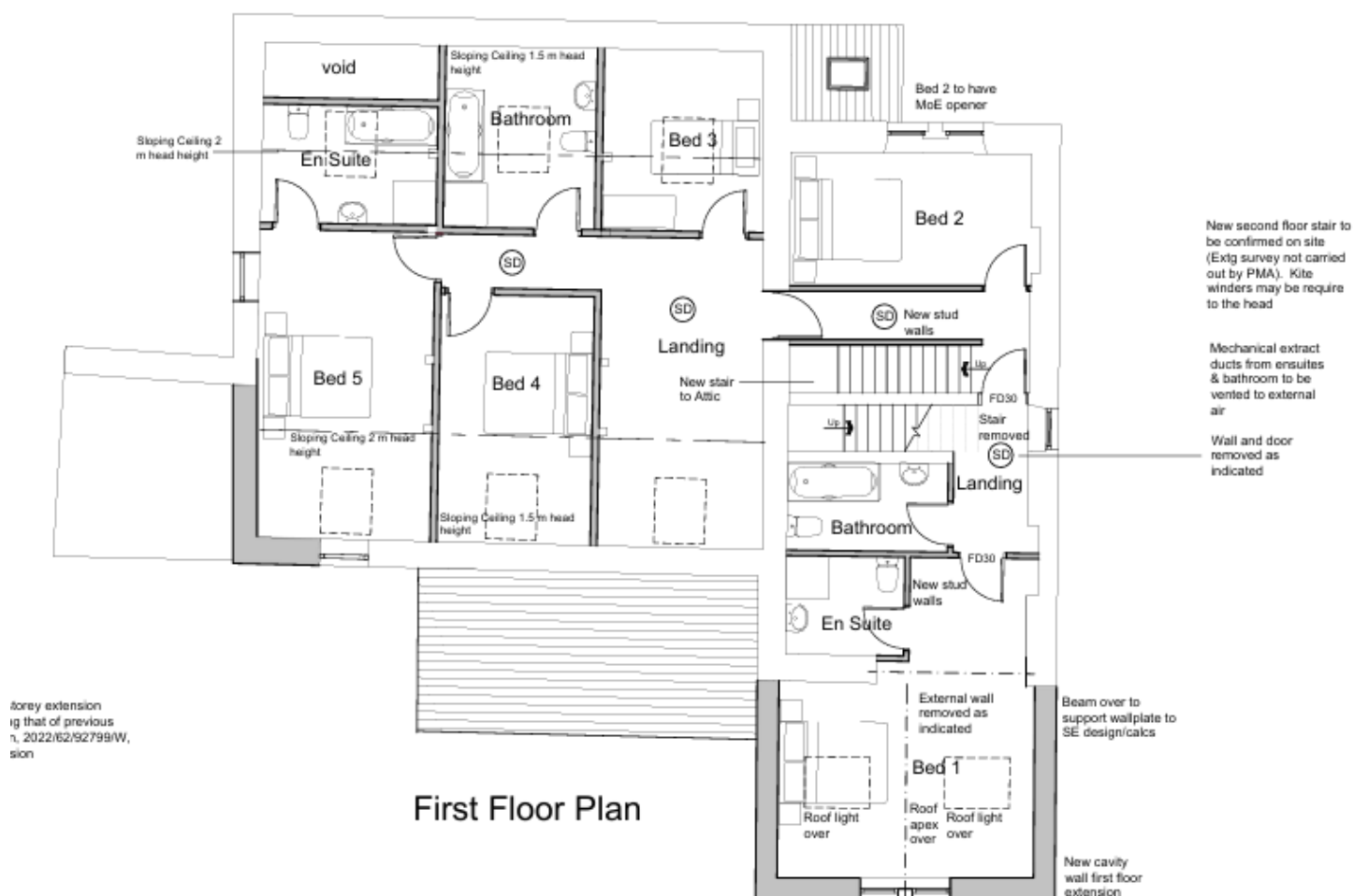
PLANNING

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. 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:

PROPOSED PLAN

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.





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South Elevation
(Rear)

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

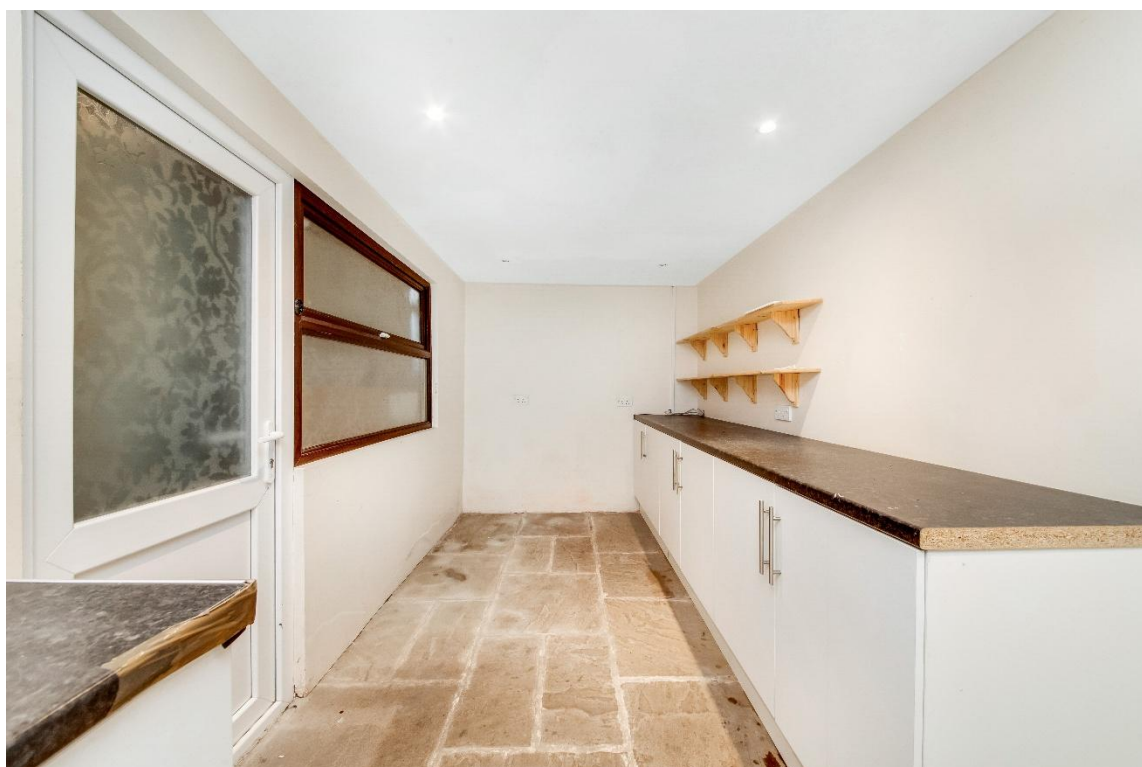
The lobby has a window to the side and cellar steps leading down to the good-sized cellar, which has a stone-flagged floor, stone table and UPVC windows to the front elevation and stone shelving.



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 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.



VIEW SHOT



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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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