



Gatehead Cottage
Barnside Lane | Hepworth | Holmfirth | West Yorkshire | HD9 1TN

INTRODUCTION

Gatehead Cottage sits within the idyllic semi rural hamlet of Barnside on the outskirts of Hepworth, a pocket of Holmfirth celebrated for its peaceful charm and sweeping countryside views. Surrounded by an attractive collection of barn conversions and characterful cottages, this three bedroom home embraces a wonderfully quirky upside down layout that makes the most of its outlook, while showcasing the rich textures and timeless features expected of a property of its heritage. It's a setting that feels both tucked away and beautifully connected to the landscape, offering a lifestyle defined by tranquillity, warmth and unmistakable Yorkshire character.





Stepping inside Gatehead Cottage, an entrance porch sets the tone beautifully — a practical and welcoming space that serves as both a cloakroom and a useful utility area, complete with plumbing for a washing machine.

From here, a door leads into the first-floor accommodation where the home's wonderfully distinctive upside down layout unfolds.

The open plan dining kitchen is a real showpiece: a stunning room defined by an exposed stone wall with a dual aspect fire, soaring ceilings to the apex of the roof, skylight windows that draw in natural light, and deep sill mullioned windows that frame views of the countryside.

Recently crafted by respected local company Daval, the kitchen combines streamlined contemporary design, offering integrated appliances including a double oven, induction hob, dishwasher and a Quooker boiling water tap.

A breakfast bar enhances the sociable feel, flowing effortlessly into a generous formal dining area and onwards through double doors into the sitting room.

In the sitting room the charm continues with another exposed stone wall housing a log burner and glazed French doors opening directly onto the cottage style patio garden, capturing lovely countryside views.

Completing the first floor is a modern shower room.

An open staircase leads down to the ground floor, where three spacious double bedrooms offer peaceful and well proportioned accommodation.

The main bedroom is particularly impressive, featuring a full wall of hand painted fitted furniture.

A stylish four piece house bathroom serves this level, appointed with a double ended freestanding bath, step in shower, WC and sink — a luxurious space designed for relaxation.







STEP OUTSIDE

Outside, Gatehead Cottage enjoys a charming cottage style paved patio garden, enclosed by stone walled borders that soften the space with greenery and frame the lovely open outlook across open countryside – a truly peaceful spot for morning coffee or summer evenings outdoors.

Beneath the property sits a large and exceptionally useful storage room, ideal for bikes, garden equipment or seasonal items.

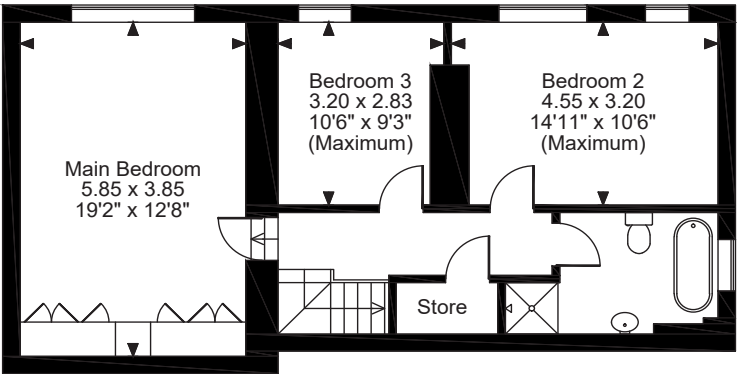
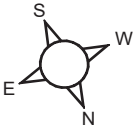
To the side, the cottage benefits from driveway parking for two vehicles, completing the practical yet characterful appeal of this beautifully presented home. There is an additional parking space within close proximity of the cottage and is illustrated on the title plan information.

ADDITIONAL INFORMATION

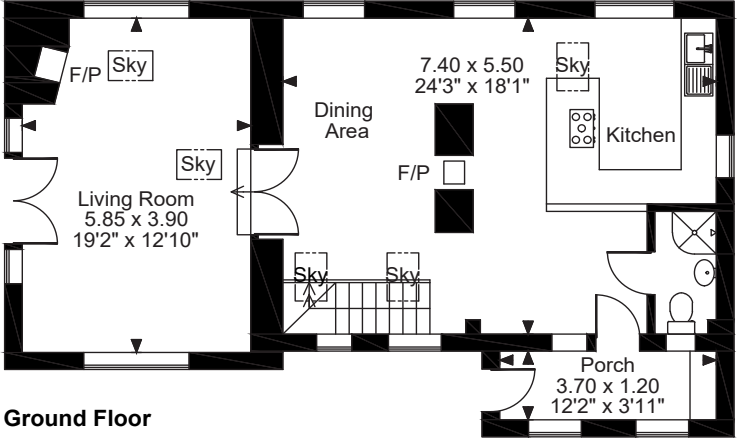
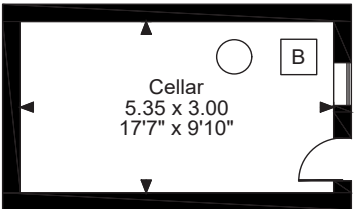
The property is within Kirklees Council with a council tax band D. The property is served by mains electricity, an oil-fired heating system, mains water and a septic tank which is managed by a neighbouring property. By way of example the costs paid for this in 2025 was £168 for service, electric and emptying and £135 for repairs. The property has been re-roofed in last 12 months by Parker Maythorn has a guarantee.



Gatehead Cottage, Barnside Lane, Hepworth, Holmfirth
Approximate Gross Internal Area
1649 Sq Ft/153 Sq M



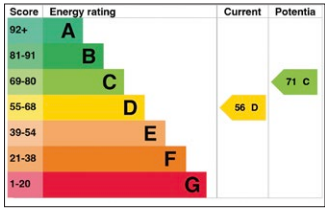
Lower Ground Floor



Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ Printed 31.07.2026



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