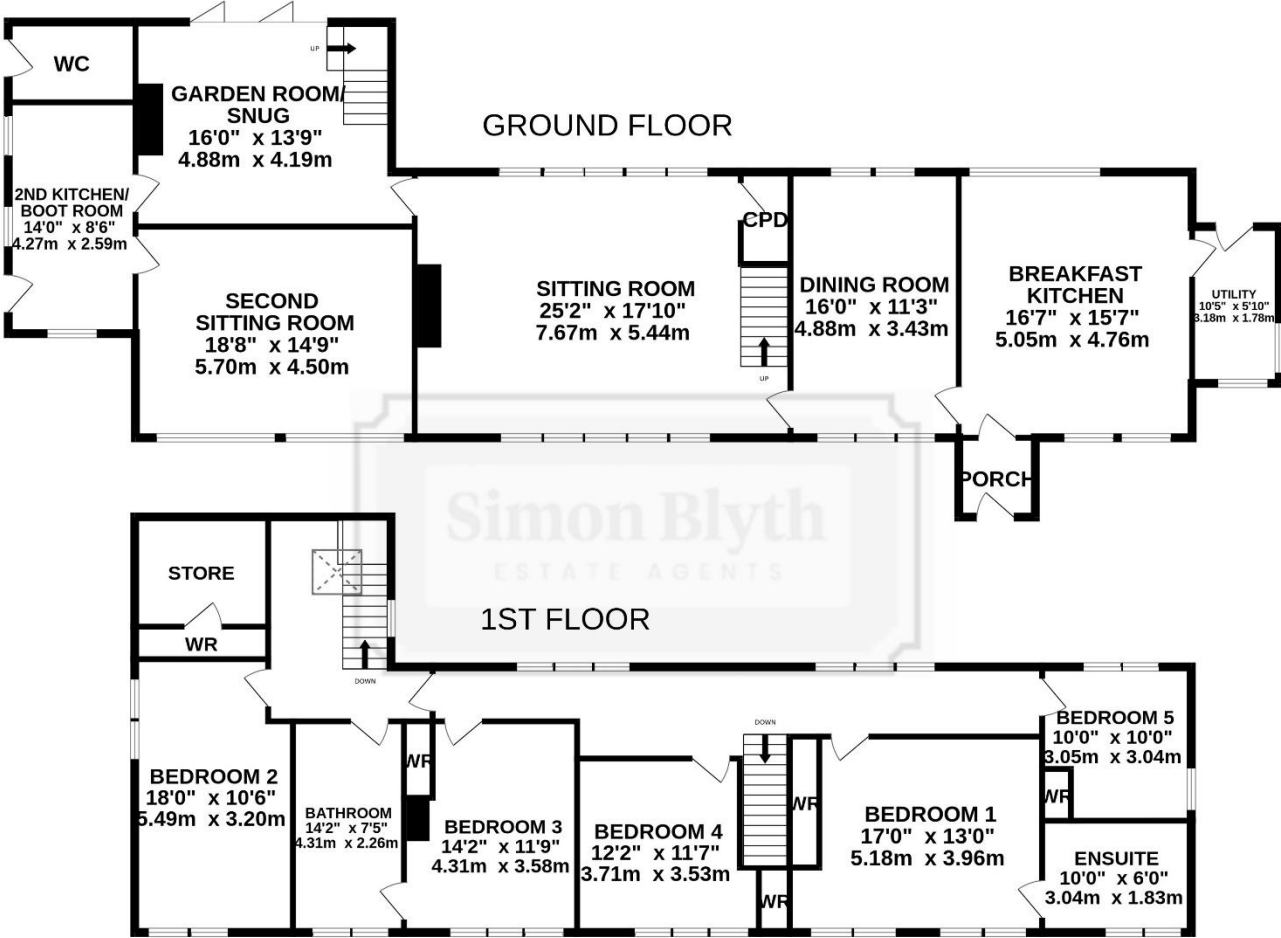


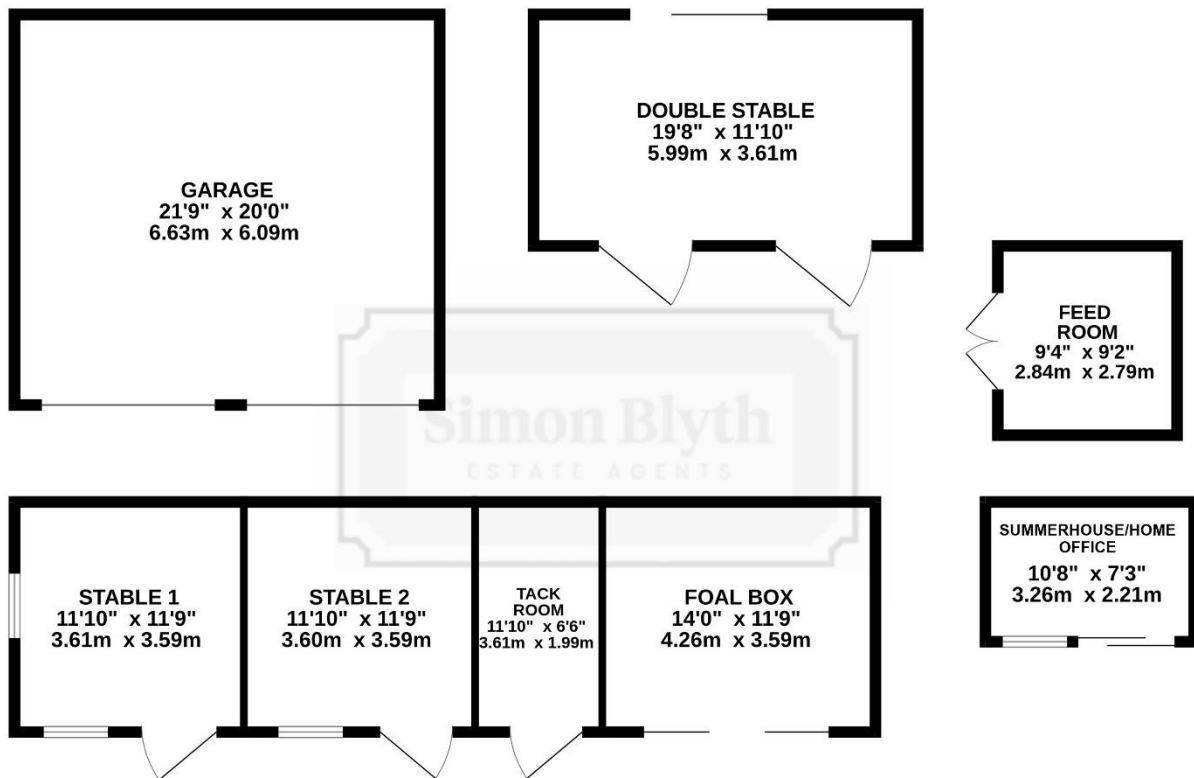


CRIMES HOUSE FARM, FAR LANE, HEPWORTH, HOLMFIRTH, HD9 1RN



CRIMES HOUSE

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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CRIMES HOUSE OUTBUILDINGS

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PROPERTY DESCRIPTION

A BEAUTIFUL FARM IN A SUPERB LOCATION, SAT IN APPROXIMATELY 24.5 ACRES AND HAVING EXTRAORDINARY VIEWS DOWN THE VALLEY AND OVER THE HILLS TO THE SIDE. IN A REMARKABLE LOCATION, THE FARM IS POSITIONED AT THE END OF A QUIET LANE AND IS JUST A SHORT WALK AWAY FROM THE DELIGHTFUL VILLAGE OF HEPWORTH. THE BEAUTIFUL LAND IS SUPERBLY PRESENTED AS IS THE LARGE STABLE BLOCK, ARENA, DOUBLE GARAGE, DRIVEWAY AND PLEASANT GARDENS. THE HOME HAS A HUGE AMOUNT OF ACCOMMODATION WHICH IS EXCEPTIONALLY VERSATILE, WELL APPOINTED AND BEAUTIFULLY PRESENTED.

The accommodation briefly comprises large sitting room (25'2" x 17'10"), second sitting room, garden room/snug, dining room, breakfast kitchen, utility room, secondary kitchen/boot room, five bedrooms, bed one with ensuite and house bathroom. The gardens also enjoy a summer house/home office, with a desirable address, a fantastic view and a glorious combination of a large, beautifully presented family home, just out of the village location, tremendous views and the complete package is available at Crimes House Farm.

EPC rating: E Council tax: G Tenure: Freehold

Offers Around £1,800,000

(or less with less land)





ENTRANCE PORCH

A beautiful, broad, timber door with iron furniture and glazed panels to either side, giving a lovely view out over the property's fields and giving stunning, long-distance views beyond. The entrance porch has a marble, tiled floor and a door leads through to the property's accommodation.

FARMHOUSE-STYLE DINING KITCHEN

Measurements – 16'7" x 15'7"

This with windows to both the front and rear elevations, enjoys a huge amount of natural light and has beautiful views across the valley and over the property's rear gardens. It is particularly characterful. It has a lovely range of quality units. These hand-built units are appropriate for the style of property and the beautiful working surfaces, one of which leads deep into the large, picture window, overlooking the rear gardens. There is inset spot lighting to the ceiling, marble tiled flooring, beam on display, integrated appliances include Miele washing machine, Miele dishwasher, in-built microwave, integrated wine fridge, once again, of Miele manufacture, fridge/freezer space and delightful display shelving with display cabinets and a particularly impressive, broad, electric-powered, cream Aga, this being of a four-oven design has the usual hot plates and electric, twin hob. A timber and glazed, stable-style door leads through to the side entrance/utility room. From the dining kitchen, a beautiful timber door leads through to the dining room.





UTILITY

Measurements – 10'5" x 5'10"

This which is appropriately fitted out is also home for the property's, very recently installed, high-specification central heating boiler. This is powered by LPG. The utility room has storage units, integrated sink unit and plumbing for an automatic washing machine.

DINING ROOM

Measurements – 16'0" x 11'3"

This has a wonderful beamed and timbered ceiling, once again, windows to both the front and rear elevations, both of which have window seats beneath them and have beautiful, mullioned windows. A bank of three, mullioned windows to the front gives an exceptional view out over the property's land and wonderful, long-distance views beyond. These views stretch an incredibly long-distance and Castle Hill can be seen at a similar height in the distance. The room has beautiful flooring and period style, central heating radiator and three wall light points. A similar style door leads through to the sitting room.



SITTING ROOM

Measurements – 25'2" x 17'10"

A very large and impressive room with, once again, wonderful windows to both the front and rear. There are a total of ten windows allowing a large amount of natural light and spectacular views out over the gardens and valley scene to the front. The room has beautiful, polished wooden flooring once again, a fabulous, broad fireplace with raised stone hearth, all is home for a gas, log-burning effect range. The room has inset spot lighting to the ceiling, a delightful amount of panelling, particularly to the staircase. The principal staircase rises from this room up to the first-floor landing. There is an understairs storage cupboard and two, period-style central heating radiators. A doorway from the sitting room leads through to the garden room/snug.



GARDEN ROOM/SNUG

Measurements – 16'0" x 13'9"

Again, as the photograph indicate, a lovely living room, very flexible. It has the secondary staircase rising from it, beautiful, stone fireplace with raised, stone-flagged hearth, all being home for a log-burning effect gas fire within an iron range. There is timberwork to the ceiling and exposed stonework, high quality flooring and a bank of bifold doors that give direct access to the rear, stone-flagged terrace and up to the good-sized, enclosed, family gardens. The room has inset spot lighting to the ceiling and a doorway gives access through to the boot room/secondary kitchen.



BOOT ROOM/SECONDARY KITCHEN

Measurements – 14'0" x 8'6"

This, as the photograph demonstrates, is superbly presented. It is used as a combination of the secondary kitchen and boot room. It has direct access out to the driveway/stable yard, three windows in total, inset spot lighting to the ceiling and a large amount of units at both the high and low level with a delightful array of appliances, including double oven, induction hob, extractor fan above and also a slimline dishwasher and integrated fridge/freezer, stylish inset sink unit with mixer tap over, stone-flagged flooring. There is also a doorway that gives access through to the second sitting room.



OUTSIDE W.C

This which is accessed from outside is ideal for outdoor/equestrian use, and complete with plumbing for a washing machine.

SECOND SITTING ROOM

Measurements – 18'8" x 14'9"

This spectacular room has very large windows giving full panoramic views out over the scenery to the front which is sure to impress. The room has inset spot lighting to the ceiling, attractive flooring and is also home for a stylish wood-burning stove with glazing to three sides and set upon a raised, stone hearth. There is a period-style central heating radiator, exposed stonework and wooden flooring.



FIRST FLOOR LANDING

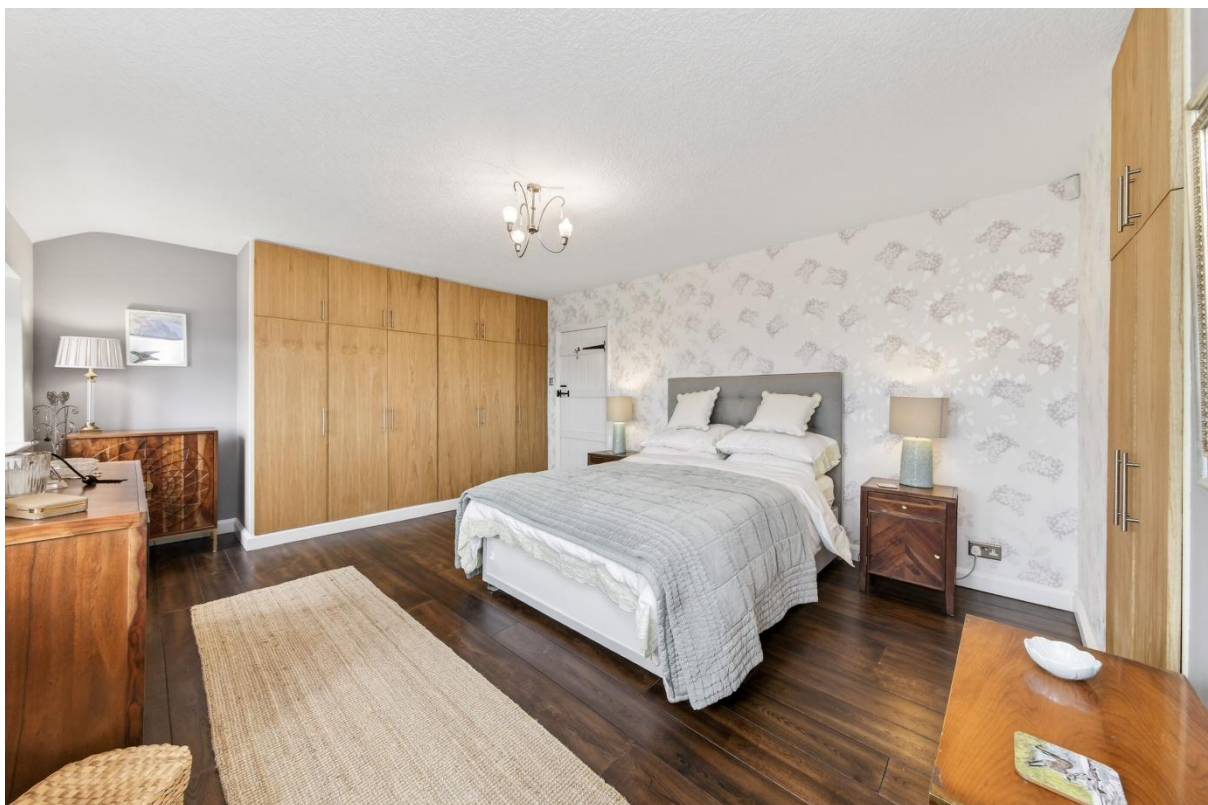
The principal staircase and the secondary staircase rise to the huge, first-floor landing. This which measures approximately 54ft length. It is a fabulous feature to the home. The staircases give added flexibility and there are numerous windows to the landing giving a lovely amount of natural light and super views out over the gardens and all has attractive flooring and high-quality décor.



BEDROOM ONE

Measurements – 17'0" x 13'0"

A fabulous, double room with banks of mullioned windows enjoying the stunning view, beautiful wooden flooring, in-built robes, high ceiling height with chandelier point and a doorway leading through to the en suite.



BEDROOM ONE ENSUITE

Measurements – 10'0" x 6'0"

The ensuite is beautifully appointed with a four-piece suite in white. This comprises of a low-level WC, shower cubicle with high quality fittings, bath with whirlpool and shower attachment over, vanity unit, wall mounted, heated towel rail in chrome, shaver socket, inset spot lighting to the ceiling, stylish central heating radiator, ceramic tiled flooring and ceramic tiling to the full ceiling height.



BEDROOM TWO

Measurements – 18'0" x 10'6"

A lovely, double bedroom with an outlook to both the side and to the front. It has windows overlooking the stable yard and fields beyond. There is beautiful, timber flooring, two ceiling light points, in-built wardrobes to the rear of which there is a further under-eaves-access, good sized storage cupboard.





BEDROOM THREE

Measurements – 14'2" x 11'9"

Once again, a lovely double room with an inspiring view. There are in-built robes with storage cupboards above, two ceiling light points and this bedroom also has a secondary door to the bathroom, acting as an en suite facility if required.



BEDROOM FOUR

Measurements –
12'2" x 11'7"

Once again, a pleasant double bedroom with a bank of in-built robes with storage cupboards above. There is a bank of three mullioned windows giving a spectacular view across the valley and central ceiling light point.



BEDROOM FIVE

Measurements – 10'0" x 10'0"

This, which is currently used as a home office, could easily become a dressing room off Bedroom One if required. It has windows to two sides, attractive wooden flooring, stylish central heating radiator and inset spot lighting to the ceiling.



HOUSE BATHROOM

Measurements – 14'2" x 7'5"

The house bathroom is particularly well-appointed. It has, as the photograph suggests, a stylish, four-piece suite in white with appearances of a very large double shower with fabulous, chrome fittings, whirlpool bath, once again with shower attachment and waterfall style tap. There is a low-level WC, stylish wash handbasin, beautiful, high-quality flooring, ceramic tiling to the full ceiling height where appropriate, shaving socket, inset spot lighting to the ceiling, extractor fan, lovely view and as previously mentioned a secondary door through to Bedroom Three.



OUTSIDE

Beautifully positioned, just outside of the village, off Far Lane, Crimes House Farm fits into approximately 24.5 acres of beautiful farmland. It is approached over a long lane and has automatic gates through to the property's fabulous driveway, stable yard, stable block, menage, gardens and fields. The driveway is impressive, it is tarmac-surfaced and is blessed with pleasant garden areas.

STABLE YARD

The stable yard is of a particularly good size and provides a good amount of parking and turning space, ideal for horse boxes, tractors and the like. The stable yard, as the photograph suggests, is superbly fenced, beautifully concreted and comprises of a delightful range of stone built and green oak buildings that provide superb equestrian facilities. There is a large foal box, secure tack room, good-sized stables and two stables/open stabling which provide fabulous daytime shelter. The land is also served by further shelters within the fields. There is a fodder store. As previously mentioned, there is an outside WC/washroom adjoining the house, particularly useful within the operation of the stable yard.

The home also has a stone built and green oak double garage and a 20m x40m (approx.) menage. The land, is perhaps the most remarkable feature on the hill. It has two sides, Southerly facing and Northerly facing. The land is well maintained, superbly bounded and very flexible. Largely down to grass, there are two wooded areas, a small wooded area to the rear and a larger wooded area to the front, creating a superb wildlife haven.













GARDENS

The gardens are extremely well-presented. Principally to the rear, the gardens have a full-width stone-flagged patio/terrace, delightful, planted garden areas adjoin and steps lead up to a shaped lawn with further sitting out space. At the head of the lawn, there is the delightful summerhouse with raised timber deck. This summerhouse, as the photograph suggests, is a fabulous home office. The gardens complement the home particularly well and take full advantage of the magnificent views and beautiful, just-out-of-the-village location.



VIEWS

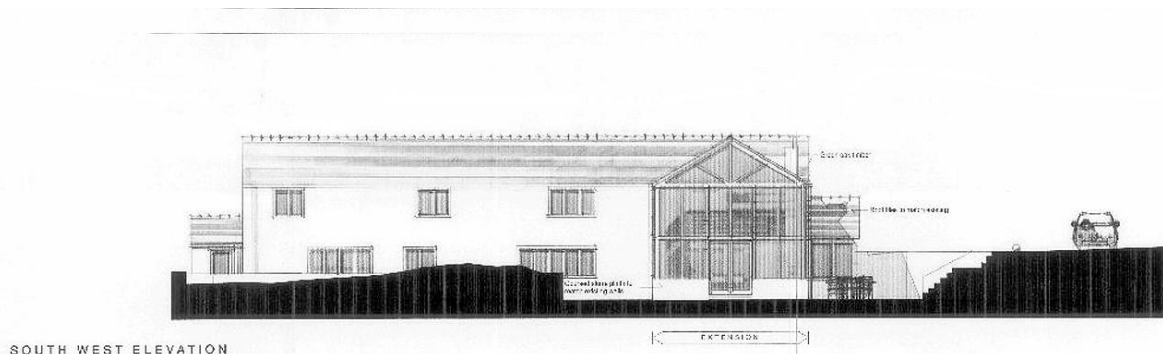






PLANNING PERMISSION

Planning permission was passed in 2010 for extensive works including double garage, stables, entrance porch and glass extension to the rear. All work has taken place other than the large glass extension, and therefore the planning for this impressive double height glass extension to the rear is still valid, due to commencement. **Application number: 2010/91467**



ADDITIONAL INFORMATION

It should be noted that the property is extremely well presented, has double glazing, LPG gas-fired central heating. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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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