



Upper Intake Farm  
Far Lane | Hepworth | Holmfirth | West Yorkshire | HD9 1RN

FINE & COUNTRY

# UPPER INTAKE FARM

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*Upper Intake Farm is a substantial farmhouse conversion set within approximately 5.5 acres of grounds which includes south facing gardens wrapped within stunning greenbelt countryside. The beautifully maintained grounds incorporate stables to accommodate five horses inclusive of a tack room, haybarn, feed store, rug room and covered drying area plus menage, a vast barn with a self-contained spacious studio office, five car garage and garden store, and a detached one-bedroom self-contained cottage.*



UPPER INTAKE FARM



# KEY FEATURES

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This stunning property boasts an idyllic location in the village of Hepworth which is on the outskirts of Holmfirth, West Yorkshire and is complete with the most perfect of settings with breathtaking uninterrupted countryside views.

Upper Intake Farm has been enjoyed by the current owners for 9 years who in that time have made significant changes both internally and in particular to the landscaped gardens and equestrian facilities. The property is presented to an exceptional standard throughout, sympathetically retaining original character features and completed by quality fitments throughout. There is under floor heating throughout the ground floor, a recently upgraded air source heating system and UPVC framed windows with double glazing throughout.







## MAIN HOUSE

Access is gained into Upper Intake Farm through automated gates and into the driveway which offers a vast amount of parking, this also leads to the farm gate into the stables and land, ensuring a fabulously private enclosed setting. There is also a pedestrian gate at the front of the property.

## GROUND FLOOR

The vendors have created a lovely main entrance which has been converted from an original garage. This has been re-designed to create a useful boot room which has been fitted out with a full wall of built in storage. It has feature timbers on display and inset spotlights, there are tiles to the floor and a door that leads into the main sitting room.

The main sitting room is of very generous proportions and currently accommodates a dining area and music area plus study. There are windows to both the front and rear elevations and a particularly characterful feature of full height doors within the original barn arch. These lead out to the rear garden. A recently upgraded log burner sits within generous corner exposed stone fireplace which compliments the heavy exposed ceiling timbers and feature stone wall. There is mezzanine to the first floor which is a unique feature with access from the first-floor landing.

The property offers a second sitting room / snug. This room is adjacent to the kitchen and therefore creates a really versatile space adapt to many uses such as a formal dining room, TV lounge / snug or for use as a children's playroom / games room. Characterful features include an open stone fireplace and windows to the rear with window seating beneath. There is an external door leading out to the front of the property. From here there are stone steps leading down to the family dining kitchen and an open staircase rising to the first-floor landing.

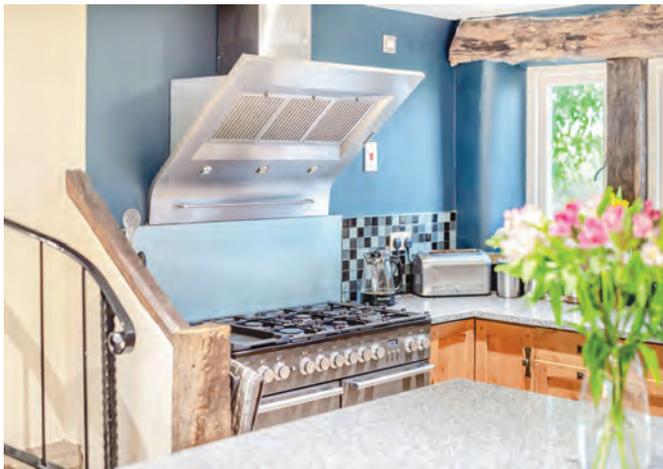
The family dining kitchen creates a wonderful hub to the home. This welcoming and spacious room has original timbers to the ceiling, and offers three zones with a fitted kitchen, dining area and sitting area within an orangery style extension.

To the kitchen there are quality oak bespoke units with a Silestone worksurface that incorporate a Belfast style ceramic sink with mixer tap over and drainer. Central to the kitchen area there is an island unit with cupboards beneath incorporating a wine cooler, microwave and warming drawer. There is a freestanding double oven and grill with seven ring hob, complementary splashback and large stainless-steel extractor fan. Windows from the kitchen provide an outlook to the front elevation commanding long distant views.

The dining area is spacious enough to accommodate a full family dining table and has an open fireplace with log burner for a cosy ambience.

Completing this lovely room is the sitting area which is within an orangery style extension setting it further into the garden drawing your attention to the private landscaped garden. French doors open out to the patio area creating a fabulous and idyllic area for entertaining. Throughout the living dining kitchen there is Karndean flooring.

Adjacent to the living dining kitchen there is a well-equipped utility room and WC, which is again fitted with quality larder style units with a large double ceramic sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and additional space for space for utility items including a fridge freezer. There is a cloaks/WC that comprises a WC and hand wash basin, with a window to the rear. An external door leads to the rear garden.



# Seller Insight

“Without a doubt, it was the location of Upper Intake which first drew us to the property,” say the current owners. “We were looking for a home in a rural setting but close to amenities, where we could raise our two young boys and let them make the most of living in the countryside. We were trying to achieve the impossible and give them a dream childhood, but this house delivered exactly that! Our first impressions were of a peaceful place, surrounded by nature, and we knew immediately this was the house for us.”

“This is a lovely home, full of character and ideal for entertaining and bringing our extended families together with ease,” the owners continue. “The kitchen is the heart of the home and is large enough to get 12 around the kitchen table, which we do on a regular basis – it has a real family farmhouse feel which we love. Along with the dedicated office space where we work from home, the other room we spend a lot of time in is the lounge, which for such a large room can have a warm, cosy feel to it. On summer evenings with the barn doors open onto the terrace, it is just wonderful.”

Outside, the generous gardens spanning 5.5 acres complement the sense of space inside the house itself. “The gardens are divided into different zones,” the owners say, “including raised beds, three lawned areas, a mini tennis court and play area, a patio directly outside the kitchen, and a very large terrace with barbecue area and outdoor furniture for al fresco dining and entertaining. Being south facing, the garden gets the sun all day and is very private. When we moved in, there was scope for us to develop the equestrian facilities, which we have done with a 25m x 45m menage, a stable block and tracks linking the two. We also have parking and garaging for several cars, which is great for when we have guests.”

The local area has much to recommend it, too. “The property is sat in a perfect position, surrounded by countryside, wildlife, and peace and quiet,” the owners say. “This has made our development of the cottage into an Airbnb a very good decision – people love coming here for an escape from city life! Yet, the location is very accessible for transport and amenities too, with the M1 motorway just 15 minutes away. We are 10 minutes from the centre of Holmfirth, and there is a great local pub in the village. The local schools are fantastic, with Hepworth Junior and Infant schools for younger children, who then go on to Holmfirth High.” \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







## FIRST FLOOR

With stairs rising from the second sitting room, the landing has an exposed timber floor and doors leading to the bedrooms.

The bedrooms are generous in size and continue with the character of exposed timbers, exposed stone mullion windows and stunning views to all elevations. The landing opens out to the galleried landing with mezzanine over the lounge.

The main bedroom is of particularly generous proportions creating a master bedroom suite, this includes the bedroom and a spacious open dressing area. The room has high ceilings to the apex of the building with exposed timbers and also benefits from having eves storage. There is a spacious en-suite bathroom which comprises a 4-piece white suite including a double step in shower cubicle, bath, WC and sink, with tiles to the floor, inset spotlights and heated towel rail.

Additional to the bedroom, the adjacent mezzanine could be included to add to this already luxurious bedroom suite by creating a dressing room separate from the bedroom. If a seventh bedroom was required, it could be possible to adapt to suit and utilise this area.

There is a second en-suite bedroom which is ideal for guests and benefits from having eves storage and an en-suite bathroom. The bathroom has a 4-piece suite which comprises a freestanding roll top bath, separate double step in shower cubicle, WC and sink, with tiles to the walls and tiles to the floor.

There are a further four bedrooms, three of which are of double size proportions. Bedrooms three and four benefit from having a Jack & Jill bathroom which comprises a step-in shower cubicle, WC and handwash basin with a vanity unit, tiles to the walls, tiles to the floor and a heated towel rail. Bedroom six is of single size proportions and houses the hot water tank.

The luxurious family bathroom has a traditional white suite comprising a freestanding roll top bath, separate step in shower cubicle, WC and sink.









## DETACHED COTTAGE

This lovely stone built self-contained detached cottage offers endless options. The current owners run it as a successful air B&B with very high reviews and impressive occupancy levels. The cottage is completely separate from the main house with it's own driveway and private garden.

The cottage comprises an open lounge with bedroom, modern fitted kitchen with integrated appliances and a shower room. The shower room comprises a step-in shower cubicle, WC and sink, with tiles to the walls and floor and a heated towel rail.

The cottage benefits from driveway parking which is separate to the main house and has a cottage style enclosed garden which is very private and again doesn't impose on the main house gardens and land.

## DETACHED BARN, OFFICE STUDIO AND GARAGES

Detached from the main house there is a vast barn that includes a five-car garage and studio office which is also self-contained and offers the potential for an additional annex.

With large proportions, the studio office is very impressive and would be sure to fulfil the requirements if a home office/practical work from home space was required. It has been designed to create a self-contained office space that doesn't impose on the main house. There is a modern fitted kitchen and bathroom with a separate WC. As the studio is self-contained it also adds the possibility to create a second annex.

Within the detached barn there is a five-car garage. This is separated to offer two double garages and a single garage. There is also a separate garden store. To the side of the barn there is a lawned garden.





### STABLE YARD AND STABLES

Within the stable yard there is a high-quality stable block, in total there are four stables within the main courtyard and a further fifth detached stable adjacent. The stable block includes a separate WC with hot water, covered grooming area, large tack room, feed store, hay store and rug room. The stables have full CCTV internally and externally and separate alarm system. From the stables there is access to the land and it has a hard surface that leads to the menage. This is all gated and has fenced boundaries.

### MENAGE

The menage measures 45m x 23m and was constructed to a very high standard a few years ago with planning consent and is maintained to a high level.

### GARDENS

The vendors have paid meticulous attention to detail when landscaping the large gardens surrounding the property, the setting of this stunning garden is mainly at the rear of the property and offers an excellent degree of privacy with an uninterrupted outlook of the open fields. The garden offers multiple sections which include a huge lawn, play area with rubber basketball court, raised vegetable beds, decorative formal gardens and sunken paved patio which is at the immediate exit from the orangery and utility room. There is also a covered outdoor kitchen/BBQ area. The front garden is low maintenance and provides a stunning curb appeal to the property, in addition to the lawned garden at the side of the detached barn.

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## LAND

Upper Intake Farm sits within a plot of 5.5 acres. The land is accessed from the driveway and stable yard and has fence and wall boundaries. There is a hard surface driveway leading down to the menage.

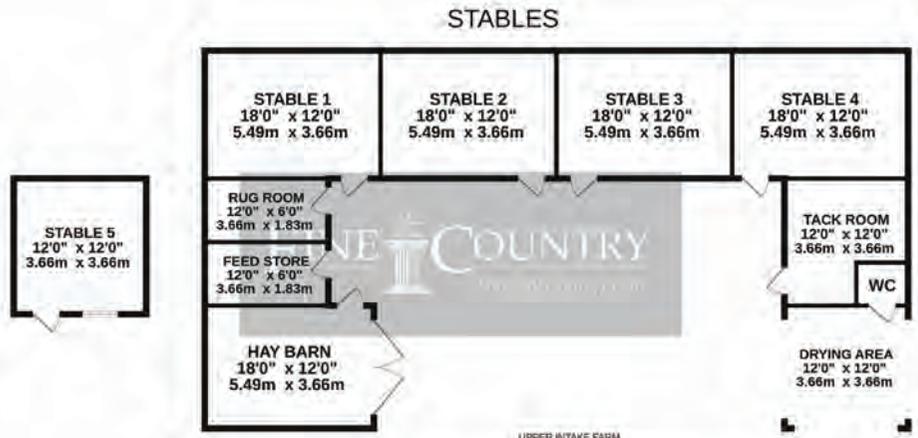
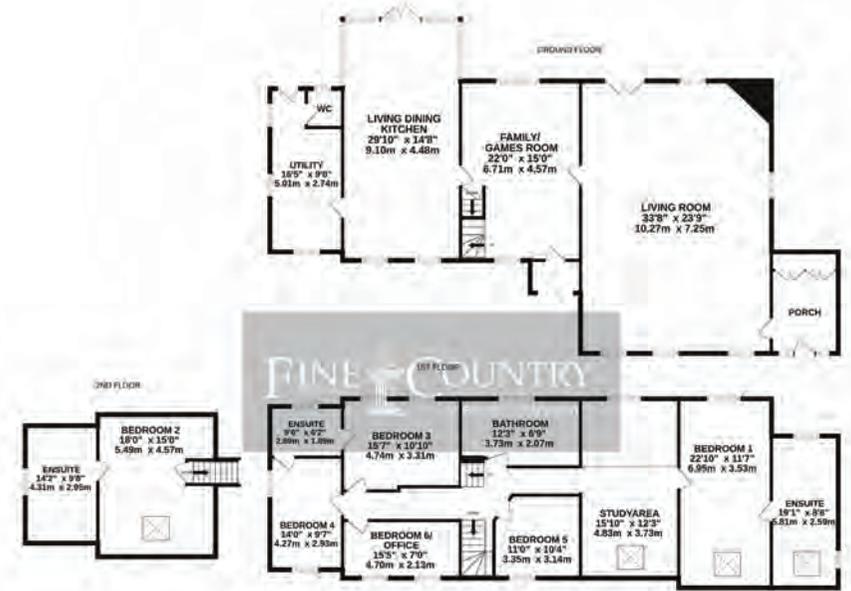
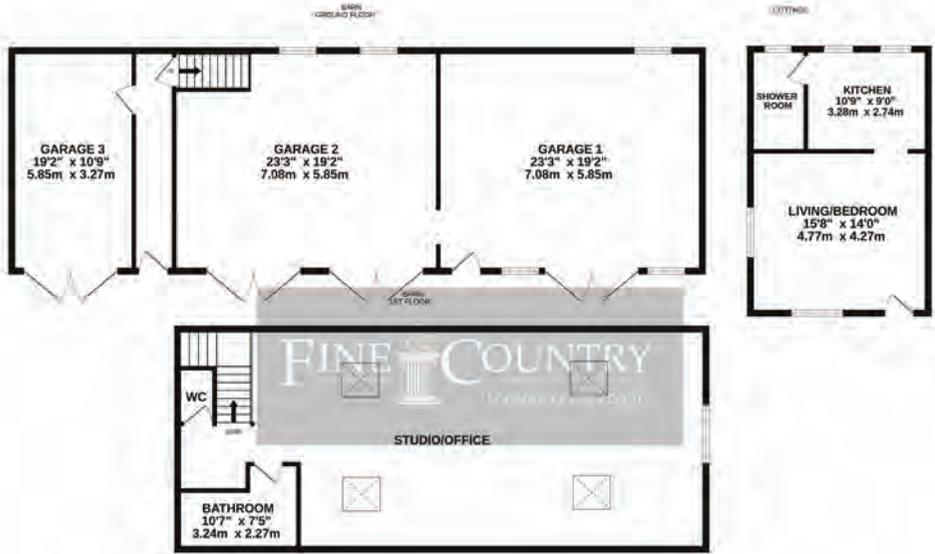




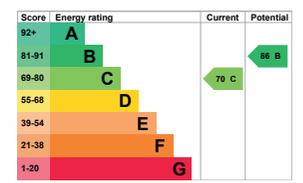
### Additional Information

The property is freehold, with a recently upgraded air source heating system, septic tank, and mains electricity. It has an EPC rating C and is Kirklees Council tax band G. There is broadband connection at the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of rooms, alterations, items and any other items, are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for guidance purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their capability or efficiency over time.  
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# FINE & COUNTRY

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