



# BROAD LANE FARM



HOLROYD  
HOMES





Top of Broad Lane, Upperthong



Upperthong Town Gate



Top of Broad Lane, Upperthong



# Welcome

## Family values. Exceptional Quality.

Welcome to Holroyd Homes and our exciting new scheme at Broad Lane Farm.

We're a small and friendly team, all Huddersfield born and bred and founded on true family values of honesty, trust and integrity. We take pride in our homes and in the personal service you'll receive from start to finish.

We work closely with local designers, craftsman and suppliers to create individual homes of outstanding quality. From the choice of materials through to the layout of each house, attention to detail is paramount in everything we do.

We hope the results speak for themselves!



HOLROYD  
HOMES



# Peace and tranquility

Once a traditional cattle farm, Broad Lane Farm is a unique mixture of old and new situated in the beautiful village of Upperthong.

The development consists of just thirteen homes constructed across two phases with Phase I seeing the creation of ten exclusive new detached family homes at Upper Croft.

With access directly off Broad Lane and with no through traffic, peace and privacy are paramount. All properties benefit from being south facing with outstanding, truly expansive views of the upper Holme Valley.

Natural materials blend with the historic surroundings and

are further enhanced by striking contemporary features. Internally, this theme continues with quality and craftsmanship at the heart of everything we do.

Phase II will see the rejuvenation of the Grade II listed farmhouses in to three truly unique family homes. Oozing charm and individuality, these really are a one-off opportunity to own a piece of the area's history.

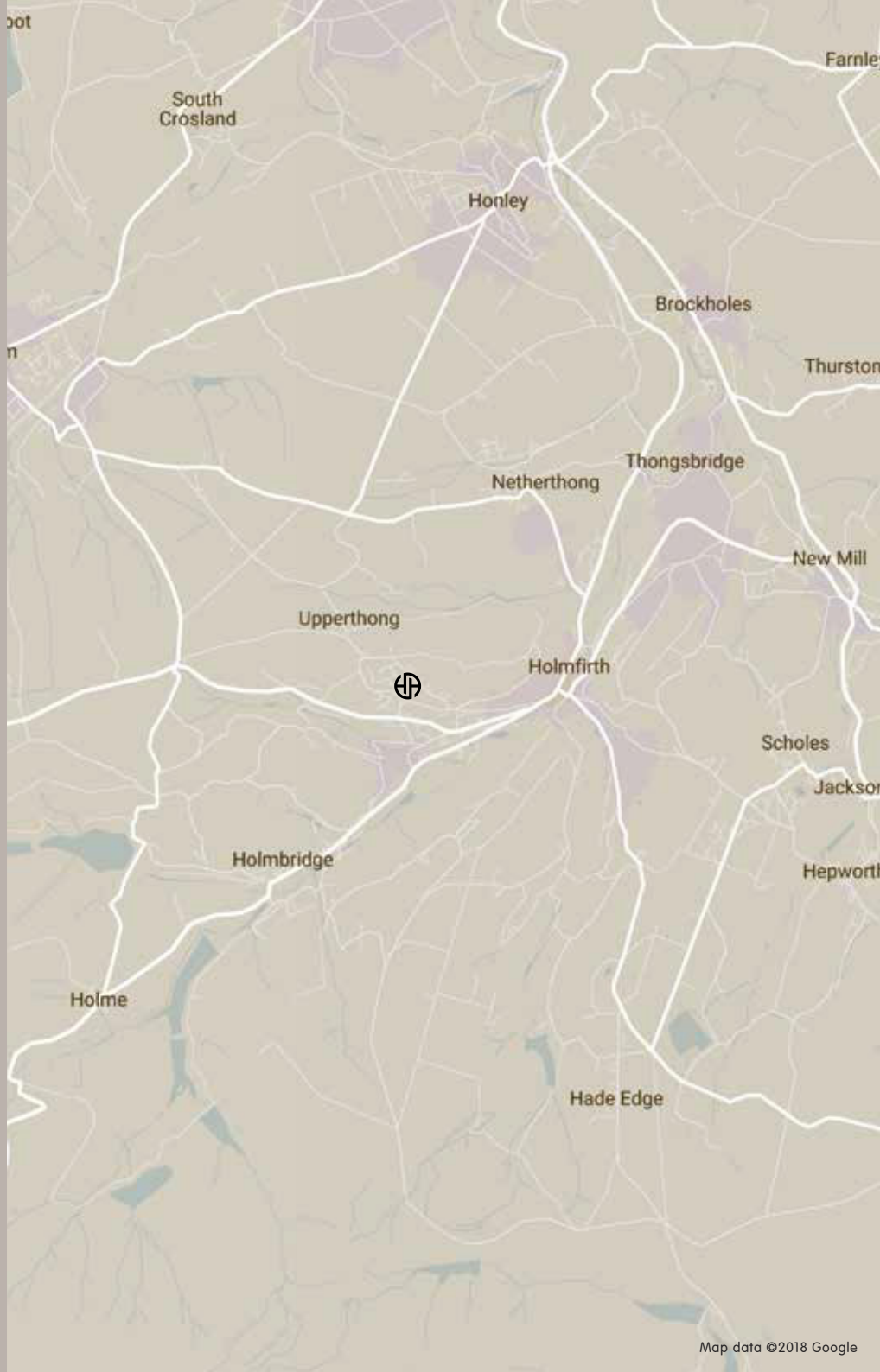
For more information on any of our properties or to book a viewing, please contact our estate agents WM Sykes.

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## On your doorstep

Perched on the hillside overlooking the spectacular upper Holme Valley, Broad Lane Farm is nestled in the centre of the charming village of Upperthong. Being close to Holmfirth centre, yet right on the edge of the open countryside, the location truly offers the best of both worlds.

Within easy walking distance, the village is home to a welcoming country pub, village cricket team and junior and infants school. Breathe taking scenery is also just a stone's throw away allowing you to quickly escape everyday life and discover the endless network of footpaths and now world renowned cycling terrain.

A short hop down in to the thriving market town of Holmfirth are countless boutique shops, bars, cafes and restaurants waiting to be explored. Venturing further afield you'll find Huddersfield town centre a short 25 minute drive away with a vast array of leisure and retail offerings.

The wider area offers excellent schools, colleges and universities and if you're feeling cosmopolitan, Leeds, Manchester and Sheffield are within easy reach by both train and car.

### 1 mile

- Upperthong Junior & Infant School
- Royal Oak Pub
- Compo's Cafe Fish & Chips

### 1.5 mile

- Holmfirth Town Centre
- Holmfirth Picturedrome
- Catch Seafood Restaurant

### 2 mile

- Holmfirth Vineyard
- Holme Valley Memorial Hospital
- Peak District National park

### 2.5 mile

- Meltham Golf Club
- Thonsbridge Tennis & Fitness
- Holmfirth High School

### 5 mile

- Marsden Moor
- 3 Acres Country Inn
- Hincliffe's Farm Shop & Cafe









## ● The Farmhouse

Three bedroom Grade II listed cottage

## ● The Barn

Three bedroom Grade II listed barn conversion with contemporary family kitchen extension

## ○ The Mistal

Four bedroom Grade II listed cottage with contemporary family kitchen and private gated drive



### ① Upper Croft

Unique two storey, four bed detached with integral garage

### ② Upper Croft

Corner plot four bed detached with single integral garage

### ③ ④ Upper Croft

Four bed detached with single integral garage

### ⑤ ⑥ Upper Croft

Four/five bed detached with glazed sun room and single integral garage

### ⑦ ⑧ Upper Croft

Four bed detached with garden room and double integral garage

### ⑨ Upper Croft

Five bed detached with garden room and double integral garage

### ⑩ Upper Croft

Five bed detached with garden room, double integral garage and private gated entrance



PHASE 1

## Upper Croft

An outstanding selection of just 10 four bedroom detached homes, the homes at Upper Croft have been meticulously designed to blend in with the historic farm buildings yet maximise the outstanding setting.

Built from tumbled natural stone, the homes will feature light, spacious rooms and truly breathtaking views. Striking contemporary additions contrast with the traditional features, instantly letting you know these aren't just another new build.

All properties feature fabulous family kitchens leading straight out to the garden, perfect for family life and entertaining friends. Siesmatic units, quartz solid worktops and Neff appliances guarantee quality comes as standard.

Bifold doors lead off the lounge to the south facing balconies, inviting you to unwind and soak in the views on long summer evenings.



PHASE 1

For more information or to book a viewing | 01484 847700 | [holmfrith@wmsykes.co.uk](mailto:holmfrith@wmsykes.co.uk)

## 1 Upper Croft

1383ft<sup>2</sup> plus 201ft<sup>2</sup> garage



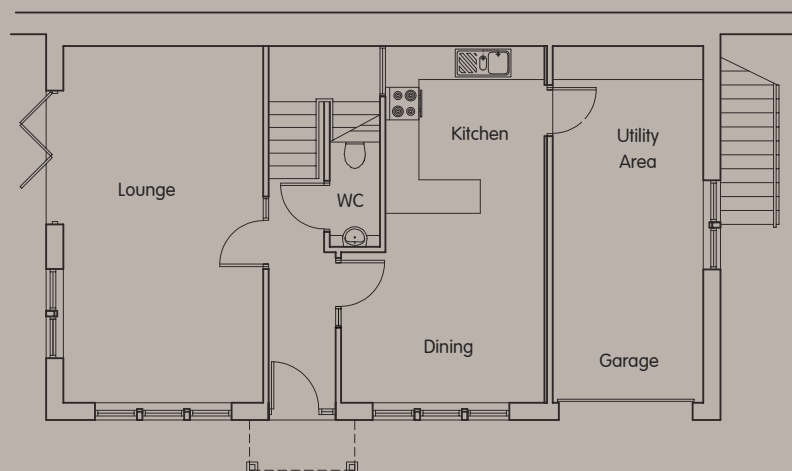
# 1 Upper Croft

1383ft<sup>2</sup> plus 201ft<sup>2</sup> garage

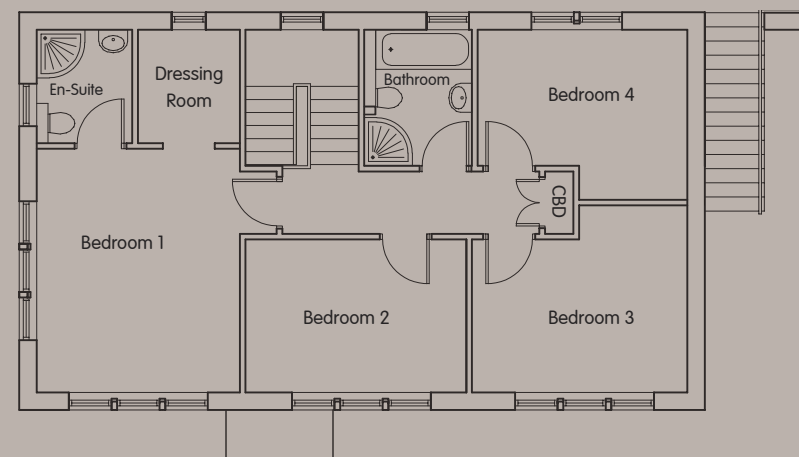
Set in it's own generous plot with gardens to three sides, this two storey, four bedroom detached incorporates a single integral garage, off street parking and a fully enclosed private garden.

Downstairs the hallway leads on to both the kitchen diner and the generous light filled lounge featuring bifold doors. A WC and utility area are also provided for convenience.

Upstairs, the amazing master suite, incorporating ensuite and walk-in dressing area, is flooded with light and views. A further three generous bedrooms and house bathroom complete the offering.



Ground Floor



First Floor





## 2 Upper Croft

1796ft<sup>2</sup> plus 203ft<sup>2</sup> garage



## 2 Upper Croft

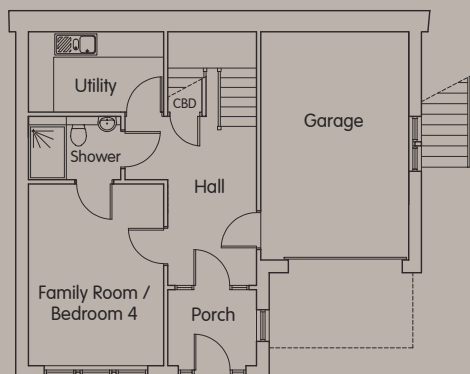
1796ft<sup>2</sup> plus 203ft<sup>2</sup> garage

Tucked away at the end of the street, this private four bed, three storey house offers a single integral garage and off street parking along with a generous enclosed rear garden.

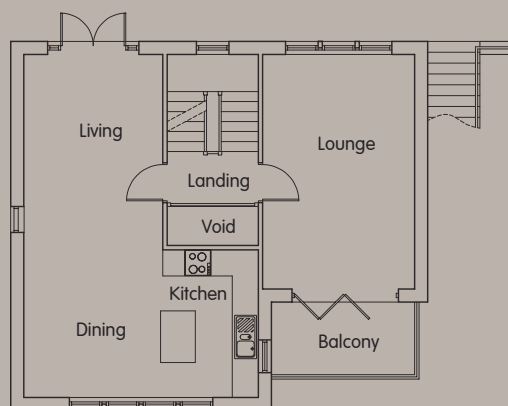
Downstairs, the vast hallway benefits from a feature full height atrium and leads on to the guest bedroom and utility.

The middle floor comprises a fabulous family kitchen with island unit and patio doors straight out to the garden. The generous lounge with bifolding doors gives access to the south facing balcony.

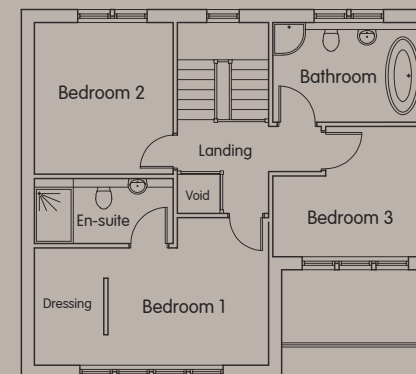
Upstairs, along with breath taking views, the master bedroom has walk-in dressing area and ensuite. There are a further two generous bedrooms and house bathroom featuring freestanding bath and separate walk-in shower.



Lower Ground Floor



Upper Ground Floor



First Floor



PHASE 1

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## 3 & 4 Upper Croft

1784ft<sup>2</sup> plus 203ft<sup>2</sup> garage



## 3 & 4 Upper Croft

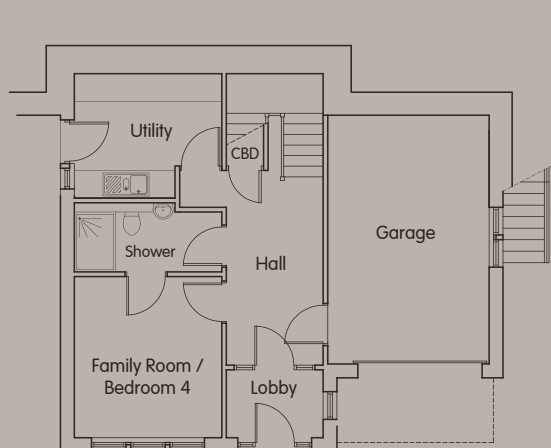
1784ft<sup>2</sup> plus 203ft<sup>2</sup> garage

This attractive four bed, three storey house offers a single integral garage and off street parking along with a generous enclosed rear garden.

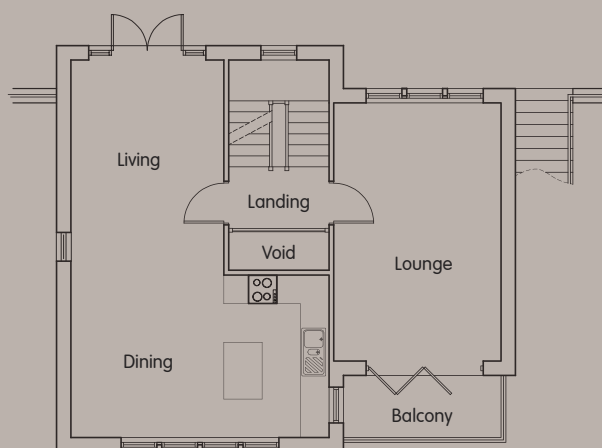
Downstairs, the vast hallway benefits from a feature full height atrium and leads on to the guest bedroom and utility.

The middle floor features a fabulous family kitchen with island unit and patio doors straight out to the garden. The generous lounge with bifolding doors gives access to the south facing balcony.

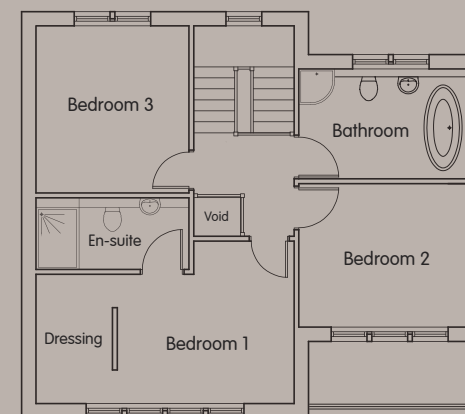
Upstairs, along with breath taking views, the master bedroom has walk-in dressing area and ensuite. There are a further two generous bedrooms and house bathroom featuring freestanding bath and separate walk-in shower.



Lower Ground Floor



Upper Ground Floor



First Floor



PHASE 1

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## 5 & 6 Upper Croft

1910ft<sup>2</sup> plus 212ft<sup>2</sup> garage



## 5 & 6 Upper Croft

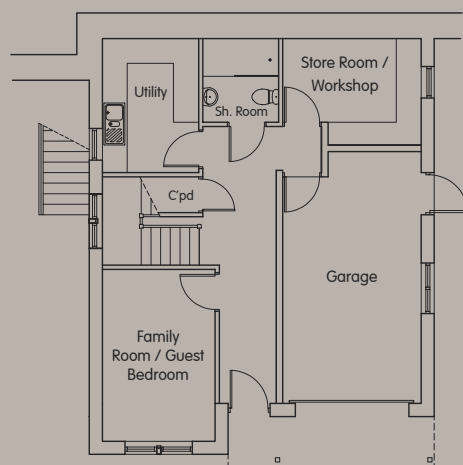
1910ft<sup>2</sup> plus 212ft<sup>2</sup> garage

This four/five bed, three storey house offers a single integral garage and off street parking along with enclosed rear garden.

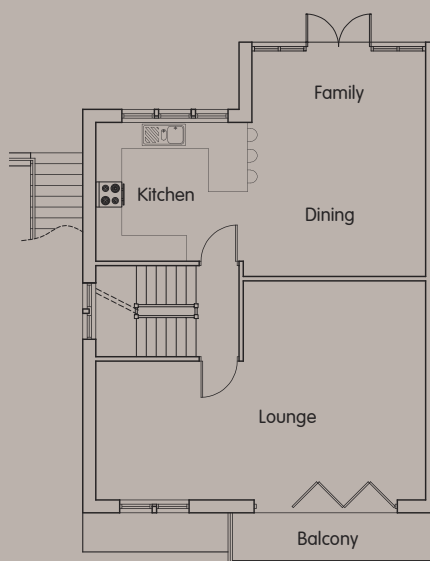
Downstairs, the hallway leads to a guest bedroom, shower room and utility. A useful room to the rear of the hall can be configured to suit your needs or simply provide additional storage.

The middle floor leads to the family kitchen featuring a stunning glazed sun room and patio doors straight out to the garden. The generous lounge with bifolding doors gives access to the south facing balcony.

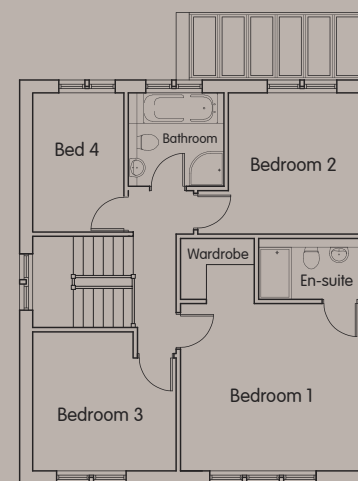
Upstairs features the south facing master bed with walk-in dressing area and ensuite, three further bedrooms and house bathroom with bath and separate walk-in shower.



Lower Ground Floor



Upper Ground Floor



First Floor



## 7 & 8 Upper Croft

2020ft<sup>2</sup> plus 290ft<sup>2</sup> garage



## 7 & 8 Upper Croft

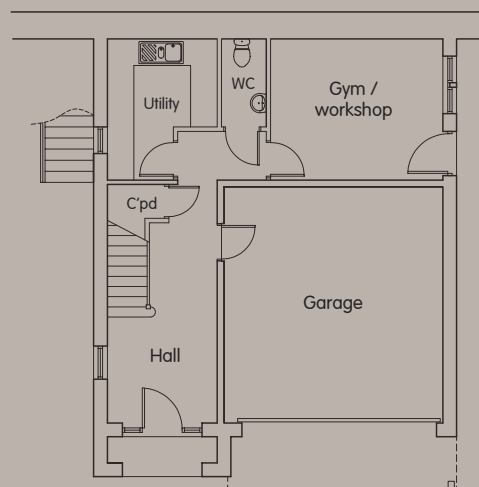
2020ft<sup>2</sup> plus 290ft<sup>2</sup> garage

This four bed, three storey house offers integral double garage and off street parking along with a generous enclosed rear garden.

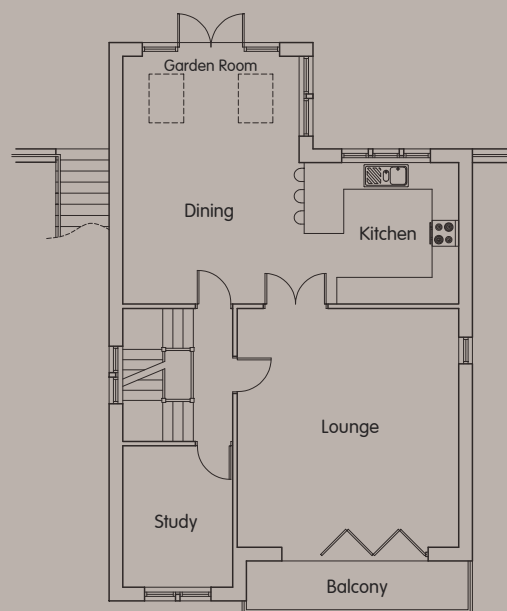
Downstairs, the hallway leads to the utility and an additional useful room to the rear of the hall featuring a separate side entrance which can be configured to suit your needs or simply provide additional storage.

The middle floor leads to the family kitchen featuring a stunning garden room and patio doors straight out to the garden. The generous lounge with bifolding doors gives access to the south facing balcony. Additionally, the south facing Study makes working from home a real pleasure.

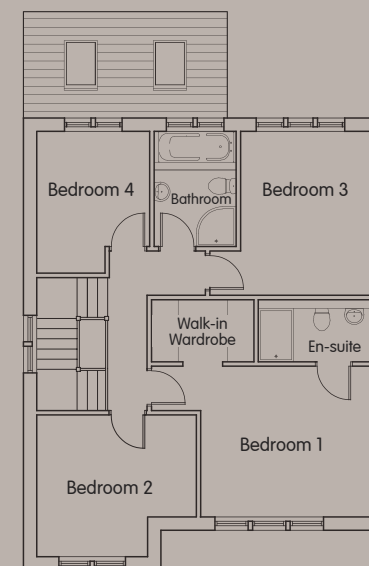
Upstairs finds the south facing master bed with walk-in dressing area and ensuite, three further bedrooms and house bathroom with bath and separate walk-in shower.



Lower Ground Floor



Upper Ground Floor



First Floor



PHASE 1

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## 9 & 10 Upper Croft

2129ft<sup>2</sup> plus 404ft<sup>2</sup> garage

## 9 & 10 Upper Croft

2129ft<sup>2</sup> plus 404ft<sup>2</sup> garage

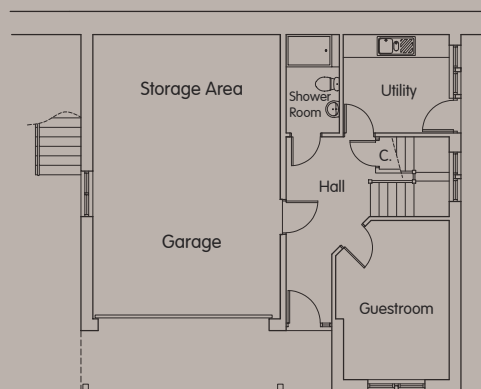
The largest of the homes on offer, this four bed, three storey house offers integrated double garage and off street parking along with a generous enclosed rear garden.

Downstairs, the hallway leads to the Guest bedroom, shower room and utility. Additionally, the plentiful space to the rear of the garage could be configured to suit your specific needs.

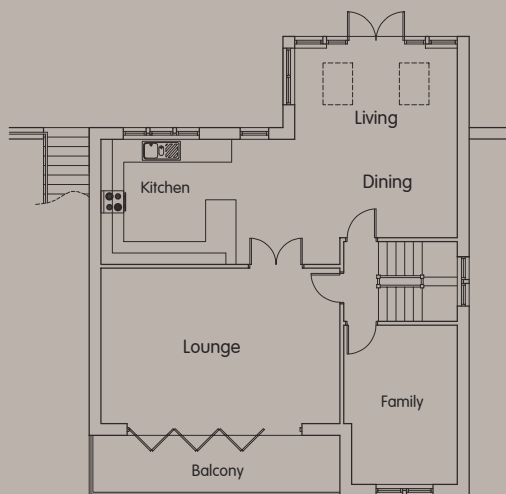
The middle floor leads to the family kitchen featuring a stunning garden room and patio doors straight out to the garden. The generous lounge with bifolding doors gives access to the south facing balcony and is next to the family room, giving ultimate flexibility for family living.

Upstairs features the south facing master bedroom with walk-in dressing area and ensuite, three further bedrooms and house bathroom with bath and separate walk-in shower.

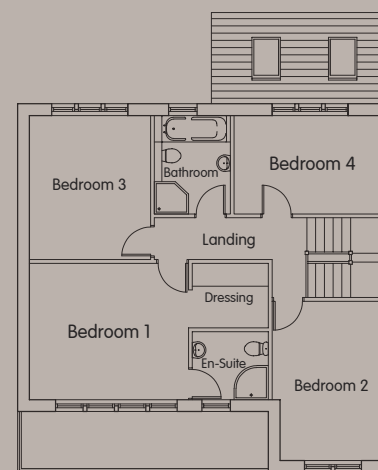
No.10 has the additional benefit of a larger plot enjoying the full width of the site and incorporating an extended private driveway and gates; the ultimate in privacy and security.



Lower Ground Floor



Upper Ground Floor



First Floor



# Heritage Revitalised

Dating back to the early 18th Century, this delightful cluster of buildings offers a truly unique opportunity to own part of the area's history, with none of the usual hassle associated with older buildings.

All three properties are to be significantly rebuilt to modern standards yet retain original features such as inglenook fireplaces, mullioned windows and timber beams giving that quaint charm a new build could never match.

Each property has been designed around modern living with large family kitchens featuring bifold doors out to the gardens, en-suites to all master bedrooms and off street parking for two cars.

Truly the best of both worlds.



PHASE 2



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## The Farmhouse

1406ft<sup>2</sup> plus off street parking

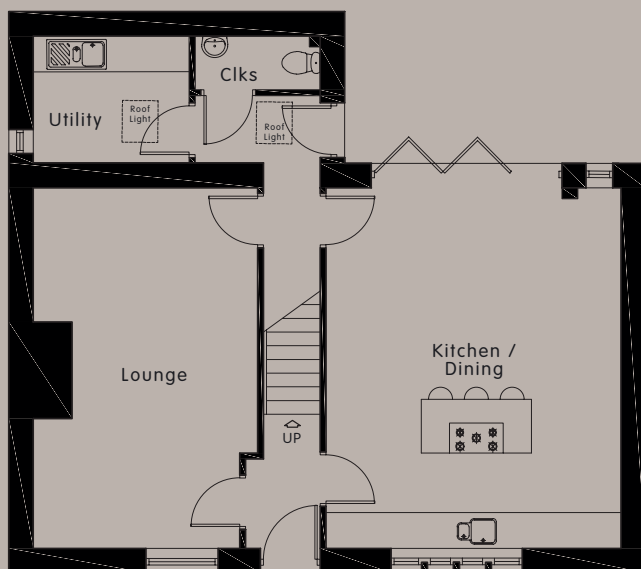


## The Farmhouse

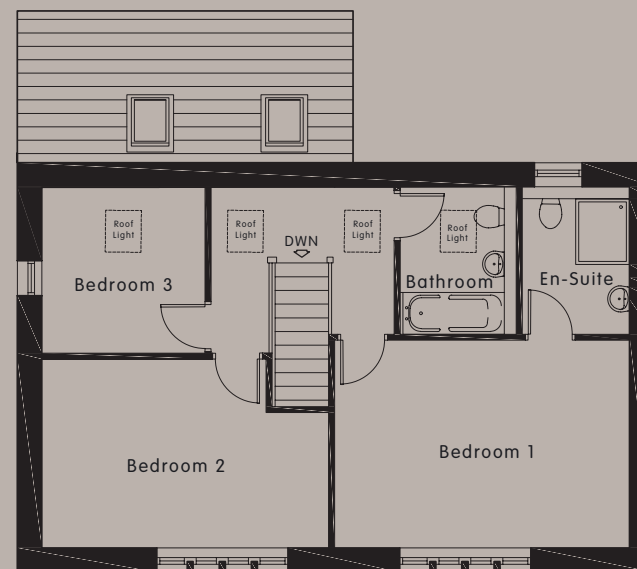
1406ft<sup>2</sup> plus off street parking

A picture postcard three bed semi-detached cottage offering off street parking and enclosed rear garden. Downstairs you'll find the family kitchen with bifolds out to the garden, cosy lounge with gas stove, utility and WC.

Upstairs you'll find the master bed with en-suite, house bathroom and a further two bedrooms.



Ground Floor



First Floor





PHASE 2

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## The Barn

1393ft<sup>2</sup> plus off street parking

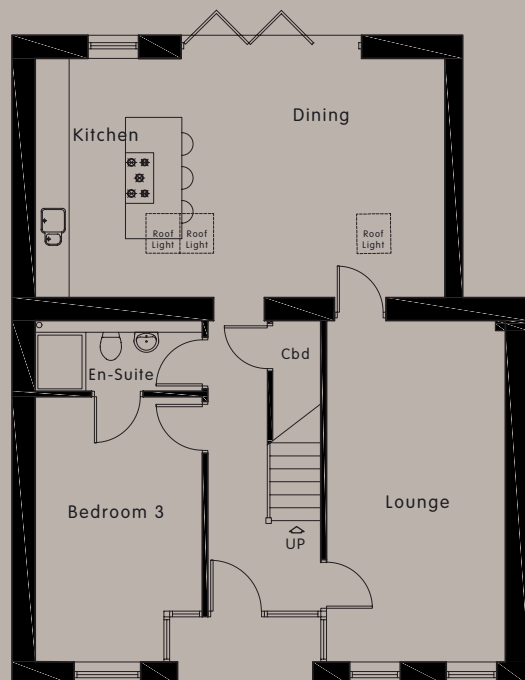
# The Barn

1393ft<sup>2</sup> plus off street parking

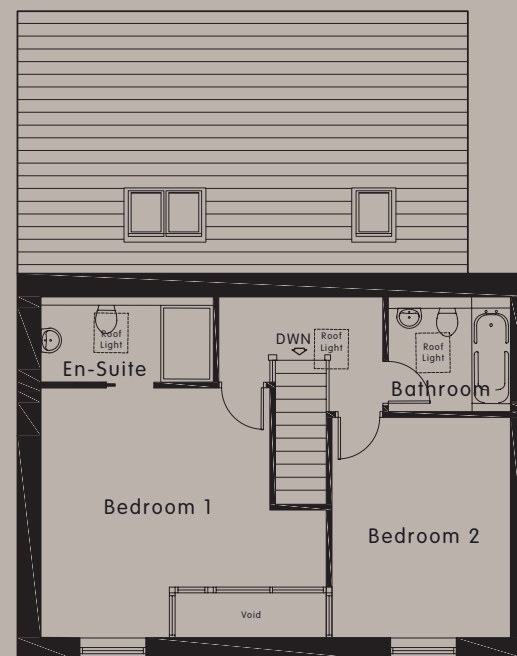
Oozing charm yet flooded with light, this three bed barn conversion features off street parking and an enclosed rear garden.

Entering through the full height glazed archway, the sense of space and light is continued into the huge family kitchen with large skylights and bifold doors giving a truly contemporary feel. Downstairs is also home to the lounge featuring gas stove and a useful third bedroom with ensuite.

Upstairs the master bedroom features an ensuite along with a second well proportioned bedroom.



Ground Floor



First Floor





PHASE 2

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## The Mistal

1585ft<sup>2</sup>, private gated parking

## The Mistal

1585ft<sup>2</sup> plus off street parking

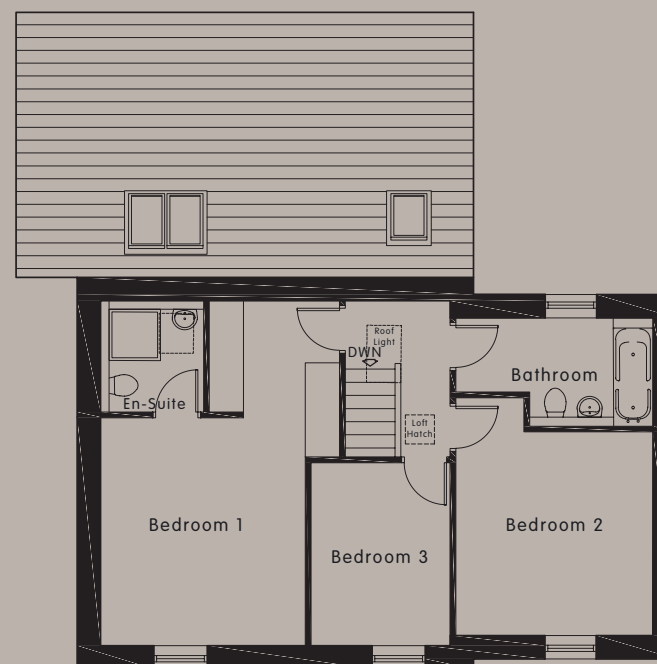
Once used to house cattle, The Mistal is to be transformed and significantly extended to provide four bedroom accommodation featuring private gated parking and a fully enclosed rear garden.

The stunning family kitchen is undoubtedly the heart of this home and includes large rooflights and bifolding doors, flooding the room with light. Additionally downstairs will be a large lounge with gas stove and flexible ensuite guest bedroom/family room depending on your needs.

Upstairs, the master bedroom features ensuite and dressing area and a further two bedrooms make this a truly great family home.



Ground Floor



First Floor





Top of Broad Lane, Upperthong

# External Specification

Feel assured that every home at Broad Lane Farm will be finished to the highest standard using only the best, high quality materials throughout. Our attention to detail in both the design and construction means this is no ordinary new build, it's your home and one you can be truly proud of.

## Upper Croft

- Tumbled and dyed natural stone walls with natural stone headers, sills, jambs and mullions.
- Marley Eternit Edgemere Riven roofing tiles.
- Contemporary anthracite grey woodgrain uPVC windows and doors with satin chrome ironmongery.
- Anthracite grey sectional garage doors (automation available).
- Black uPVC guttering and downpipes.
- Brushed stainless steel exterior lighting.
- Tumbled block paving to house driveways.
- Hit and miss privacy fencing to gardens.
- Turfed rear gardens.
- Sandstone effect riven paving to paths and patio.
- Low level hedging to front gardens.
- Native feature trees to front and rear gardens.

## The Cottages

- Original stonework to be reused and pointed in natural lime mortar.
- Aged natural stone roofing slate.
- Black cast-iron guttering and downpipes.
- Vertical boarded oak entrance door with satin chrome ironmongery.
- Hardwood timber windows painted in heritage off white with satin chrome ironmongery.
- Brushed stainless steel exterior lighting.
- Tarmacked to private access drive.
- Tumbled block paving to house driveways.
- Drystone walling and hit and miss privacy fencing to boundaries.
- Turfed rear gardens.
- Natural stone paving to paths and patio.
- Native feature trees to front and rear gardens.

# Internal Specification

## Kitchen

- Stunning contemporary Siematic kitchens incorporating soft close drawer system.
- Solid quartz worktops and upstands.
- Neff 4 zone induction hob and extractor.
- Neff integrated stainless steel multifunction oven.
- Neff built-in combination microwave oven.
- Zanussi integrated fridge freezer and dishwasher.
- Integrated under counter wine cooler.
- Under unit LED lighting.

## Bathrooms and WC

- High quality, cutting edge NU sanitaryware throughout supplied by the local experts; Easy Bathrooms.
- CARA illuminated demister LED mirror to house bathroom.
- Striking grey metallic heated towel rails to house bathroom and ensuite.
- The latest luxury porcelain tiles to walls (half height as standard) and floors.
- Walk-in shower units (plot dependant) featuring chrome TORINO thermostatic overhead shower.

## Heating & Electrics

- High-performance Viessmann storage combination boiler providing both central heating and mains pressure hot water.
- Television cabling and sockets to all bedrooms, kitchen and lounge.
- CAT 6 cabling throughout allowing for seamless data distribution.
- Security alarm, mains smoke detectors and wired front door bell all as standard.
- Satin chrome socket and switch covers throughout (white plastic socket covers to bedrooms).
- All downlights in brushed chrome.

## Finishes & Fittings

- Contemporary ash staircase with glass balustrading.
- Stylish white oak veneered internal doors with satin chrome ironmongery.
- Quality carpets to all stairs, lounge and bedrooms.
- Stylish porcelain floor tiles to family dining kitchens and entrance halls.
- Stylish porcelain floor tiles to family kitchens.
- Heritage off-white emulsion to all internal walls.



**SieMatic**

## Warranty

All homes come with Federation of Master Builders 10 year structural warranty as standard for complete piece of mind.







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