



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

SUBSTANTIAL GRADE II FARMHOUSE RESIDENCE WITH ADJACENT BUILDINGS SUITABLE FOR CONVERSION (STP)

**UPPER HOUSE FARM, 124 & 126 HOPTON LANE,
UPPER HOPTON, MIRFIELD, WEST YORKSHIRE, WF14 8JP**

Total Site Area 4.67 ha (11.53 acres) or thereabouts



- Grade II Listed farmhouse providing 6-bed accommodation (including annexe) with original beamed ceilings, open fires & original well
- Conveniently located in Upper Hopton only a short distance from Mirfield town centre with far reaching views
- Includes separate cottage, coach house (partially developed), 2 barns offering potential for further development (STP) on total site area of 11.53 acres

0113 2348999

Location

Upper House Farm is situated on Hopton Lane only 1 mile from Mirfield town centre. Upper Hopton is a desirable residential area with far reaching views over the Kirklees and Calderdale areas, along with accessibility to both M1 (via Flockton (J38) and Wakefield (J39)) and the M62 (Junction 25 at Brighouse).

Description

Upper House Farm comprises a Grade II Listed stone built farmhouse with kitchen – having a range of bespoke solid wood units, granite and wood worktops, central island, AGA along with bespoke fridge/freezer – utility room having an original feature well, creel with plumbing for washing machine – along with dining room and cloakroom. At first floor there is an open plan spacious lounge with exposed beams, open fire and mullion windows; 4 first floor bedrooms, house bathroom featuring freestanding bath and double shower.

The annexe forms part of the farmhouse which includes entrance porch, kitchen/living area incorporating solid wood cupboards, Belfast sink and fridge with the lounge having a log burner. Two double bedrooms both having feature fireplaces and window seats, modern en-suite shower room having vanity sink, double shower and vanity mirror off the master bedroom.

Total Floor Area (Upper House Farm) 284m² (3,052 sq. ft) or thereabouts plus outbuildings/barns

Upper House Farm includes a walled garden frontage to the farmhouse, ample onsite parking immediately off Hopton Lane, relatively recently constructed garage/workshop, 2 bedroom cottage (partially converted to first fix) and coach house (requiring refurbishment). The property includes a large garden area/orchard and there are some Tree Preservation Orders onsite.

Upper House Farm includes extensive external space/gardens/orchards and rear fields with boundaries as per LR plan below.



Total Site Area 4.67 ha (11.53 acres) or thereabouts



Services

We are advised the premises benefit from mains water, sewer drainage, electricity along with the AGA and independent lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Tenure

We are advised the property is freehold.

Planning

We are advised the site is situated in the greenbelt and 124 Hopton Lane (farmhouse), 126 Hopton Lane (cottage) and adjoining barn are Listed (Grade II). Some trees are subject to TPO's.

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Price

Seeking offers in the region of £1.45m.

VAT

The price is quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael

Tel: 0113 234 8999
alec@michaelsteel.co.uk

Wilcock & Co
Natalie Wilcock

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hello@wilcoandco.co.uk

Our Ref: 3606/A/M
January 2025

Subject to Contract

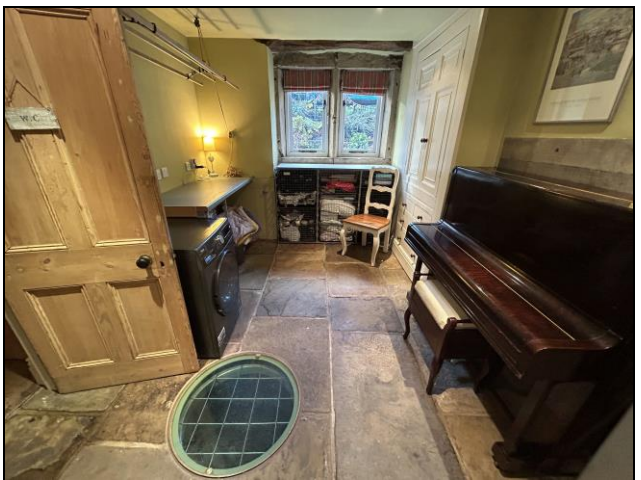


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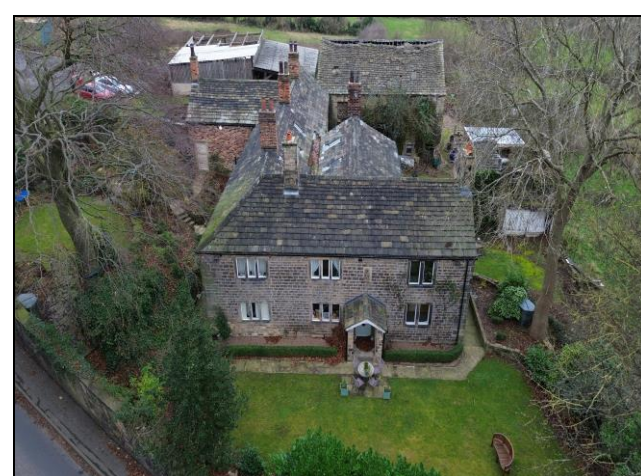
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.



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