



Park Farm  
FARNLEY ESTATES

**D**ISTINCTIVE  
COUNTRY LIVING

AN EXCLUSIVE DEVELOPMENT OF 8 INDIVIDUALLY DESIGNED HOMES IN A SOUTH FACING LOCATION



# COUNTRY LIFE AT ITS BEST

“  
*The south side of Manor Road  
at Farnley Tyas has historically  
proven to be the location for  
Huddersfield's most sought  
after homes*



**Park Farm**  
FARNLEY ESTATES

*Open your doors and let the  
countryside flood in.*



*Hidden in the heart of Yorkshire's countryside,  
Farnley Tyas village has changed little over the past  
century. Surrounded by strikingly dramatic scenery,  
the village offers a rare combination of country living  
within easy reach of major towns and cities.*

It's a desirable lifestyle that can now be yours. Park Farm is a select development of just eight country homes located on the fringe of the village, within the footprint of the old Park Farm.



# SITE PLAN

① Park House



Existing farmhouse undergoing refurbishment  
3 bedrooms 2 bathrooms

② No.2 Park Farm



4 bedrooms 2 bathrooms

③ No.3 Park Farm



4 bedrooms 3 bathrooms

④ No.4 Park Farm



5 bedrooms 4 bathrooms

⑤ No.5 Park Farm



5 bedrooms 3 bathrooms

⑥ No.6 Park Farm



4 bedrooms 3 bathrooms

⑦ No.7 Park Farm



4 bedrooms 3 bathrooms

⑧ No.8 Park Farm



4 bedrooms 3 bathrooms



**Park Farm**  
FARNLEY ESTATES

\* Computer generated images and site map are intended for illustrative purposes and should be treated as general guidance only.

# No.2 Park Farm



## GROUND FLOOR

*Entrance Lobby*  
*Utility/Boot Room*  
*Cloakroom/WC*  
*Integral Garage*  
*Living/Dining/Kitchen* 24'3" x 26'2"  
*Master Bedroom* 19'11" x 10'11"  
*En suite*  
*Floor Area* 1,142 sq.ft.

## FIRST FLOOR

*Landing*  
*Bedroom 2* 14'9" x 13'4"  
*En suite Shower Room*  
*Bedroom 3* 10'0" x 14'9"  
*Bedroom 4* 15'6" x 10'1"  
*Bathroom*  
*Floor Area* 931 sq.ft.

## GARAGE

*Garage Area* 207 sq.ft.

GROUND FLOOR

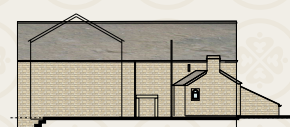
FIRST FLOOR



Front Elevation



Side Elevation



Rear Elevation



Side Elevation





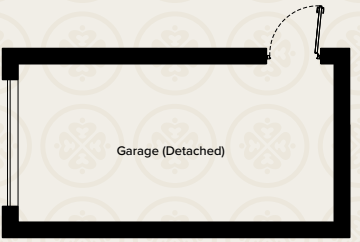
# No.3 Park Farm



GROUND FLOOR



FIRST FLOOR



GARAGE



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

## GROUND FLOOR

Entrance Hall	
Snug	11'1" x 9'9"
Lounge	15'10" x 11'1"
Dining Area/ Breakfast Kitchen	22'0" x 13'11"
Utility Room	10'3" x 7'3"
Cloakroom/WC	
<b>Floor Area</b>	<b>982 sq.ft.</b>

## FIRST FLOOR

Landing	
Master Bedroom	11'1" x 9'9"
En suite Shower Room	
Bedroom 2	11'10" x 10'1"
En suite Shower Room	
Bedroom 3	11'9" x 9'9"
Bedroom 4	10'9" x 10'3"
Bathroom	
<b>Floor Area</b>	<b>772 sq.ft.</b>

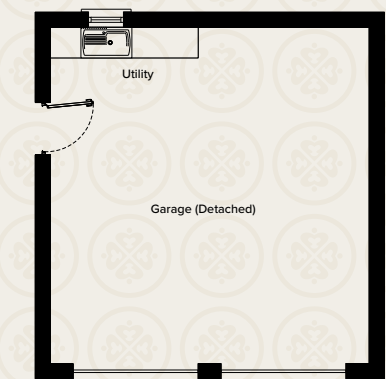
## GARAGE

<b>Garage Area</b>	<b>198 sq.ft.</b>
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# No.4 Park Farm



GROUND FLOOR



GARAGE



FIRST FLOOR

## GROUND FLOOR

- Entrance Hall*
- Study/Snug* 17'1" x 11'5"
- Living Room* 18'10" x 14'4"
- Living/Dining/Kitchen* 24'3" x 21'4"
- Boot Room* 8'0" x 11'5"
- Cloakroom/WC*
- Floor Area* 1262 sq.ft.

## FIRST FLOOR

- Landing*
- Master Suite* 15'2" x 14'1"
- Dressing Room*
- En suite Shower Room*
- Bedroom 2* 14'4" x 12'6"
- En suite Shower Room* 11'0" x 10'10"
- Bedroom 3*
- En suite Shower Room*
- Bedroom 4* 11'7" x 11'5"
- Bedroom 5* 11'7" x 9'7"
- Bathroom*
- Floor Area* 1262 sq.ft.

## GARAGE

- Garage Area* 444 sq.ft.



Front Elevation



Side Elevation



Rear Elevation

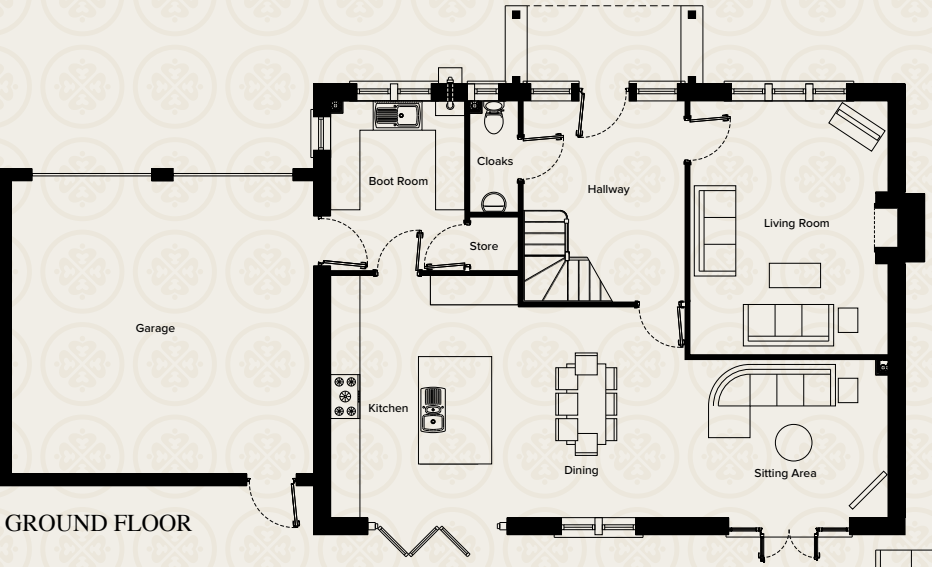


Side Elevation



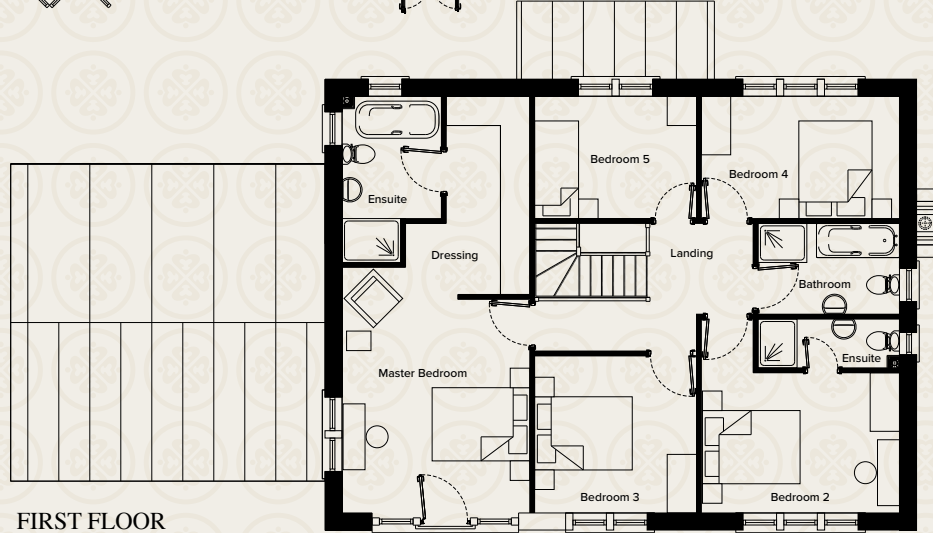


# No.5 Park Farm



GROUND FLOOR

**GROUND FLOOR**  
*Entrance Hall Cloakroom/WC Living Room* 17'1" x 13'4"  
*Living/Dining*  
*Kitchen* 37'6" x 16'3" max./10'8" min.  
*Boot Room* 11'5" x 9'0"  
*Integral Garage*  
**Floor Area** 1049 sq.ft.



FIRST FLOOR

**FIRST FLOOR**  
*Landing*  
*Master Suite Bedroom* 12'7" x 16'6"  
*Dressing Room* 11'2" x 5'7"  
*En suite Shower Room*  
*Bedroom 2* 13'4" x 9'5"  
*En suite Shower Room*  
*Bedroom 3* 10'11" x 9'5"  
*Bedroom 4* 8'3" x 13'4"  
*Bedroom 5* 10'11" x 8'3"  
*Bathroom*  
**Floor Area** 1049 sq.ft.



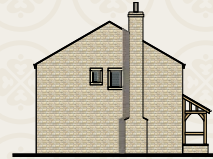
Front Elevation



Side Elevation



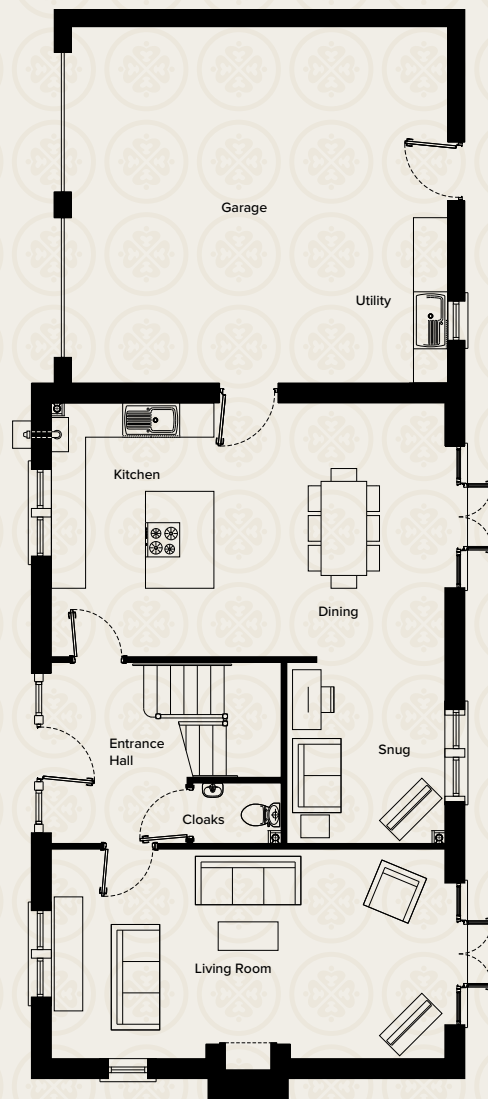
Rear Elevation



Side Elevation

**GARAGE**  
*Garage Area* 452 sq.ft.

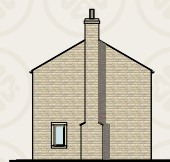
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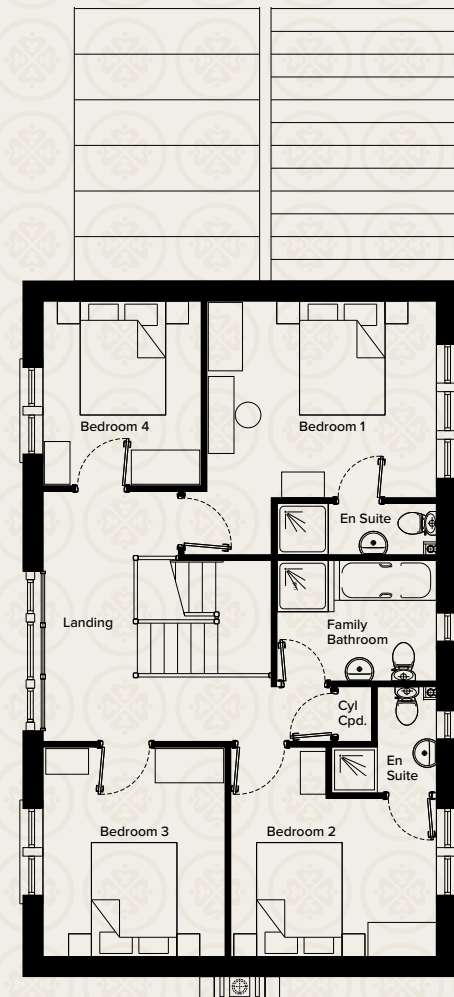
GROUND FLOOR



Front Elevation



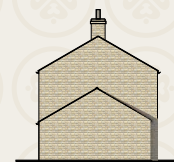
Side Elevation



FIRST FLOOR



Rear Elevation



Side Elevation

## GROUND FLOOR

- Entrance Hall Cloakroom/ WC Living Room* 22'8" x 12'1"
- Dining Kitchen* 14'7" x 22'8"
- Snug Area* 10'5" x 11'0"
- Integral Garage*

*Floor Area* 855 sq.ft.

## FIRST FLOOR

- Landing*
- Master Bedroom* 11'4" x 11'10"
- En suite Shower Room*
- Bedroom 2* 11'10" x 9'1"
- En suite Shower Room*
- Bedroom 3* 10'6" x 12'1"
- Bedroom 4* 10'8" x 10'6"
- Bathroom*

*Floor Area* 855 sq.ft.

## GARAGE

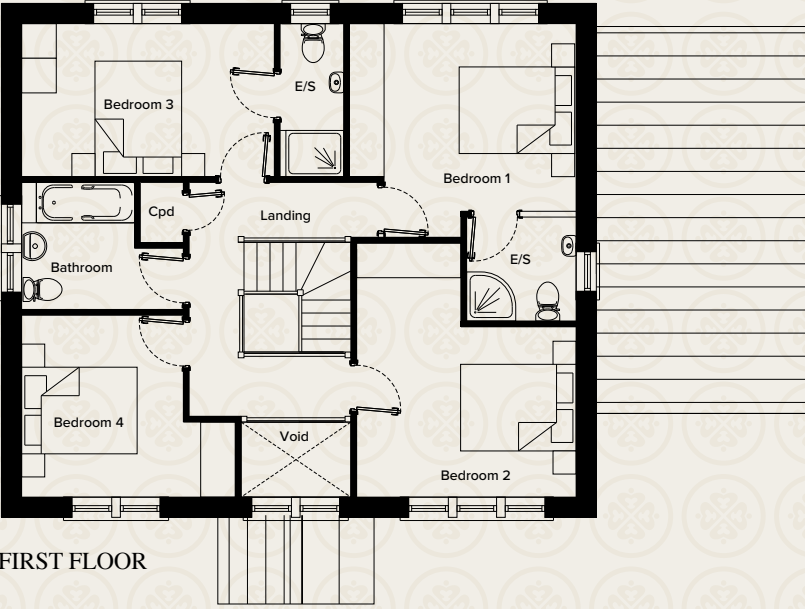
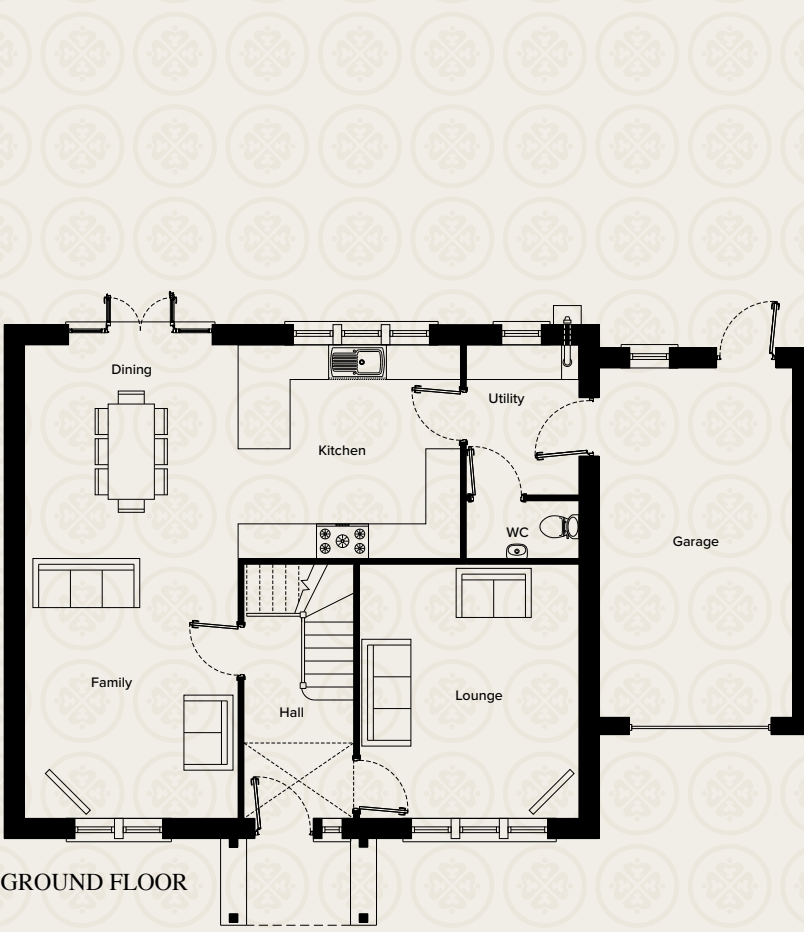
*Garage Area* 452 sq.ft.







# No.7 Park Farm



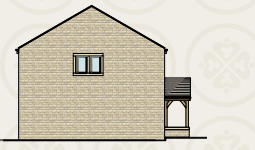
Front Elevation



Side Elevation



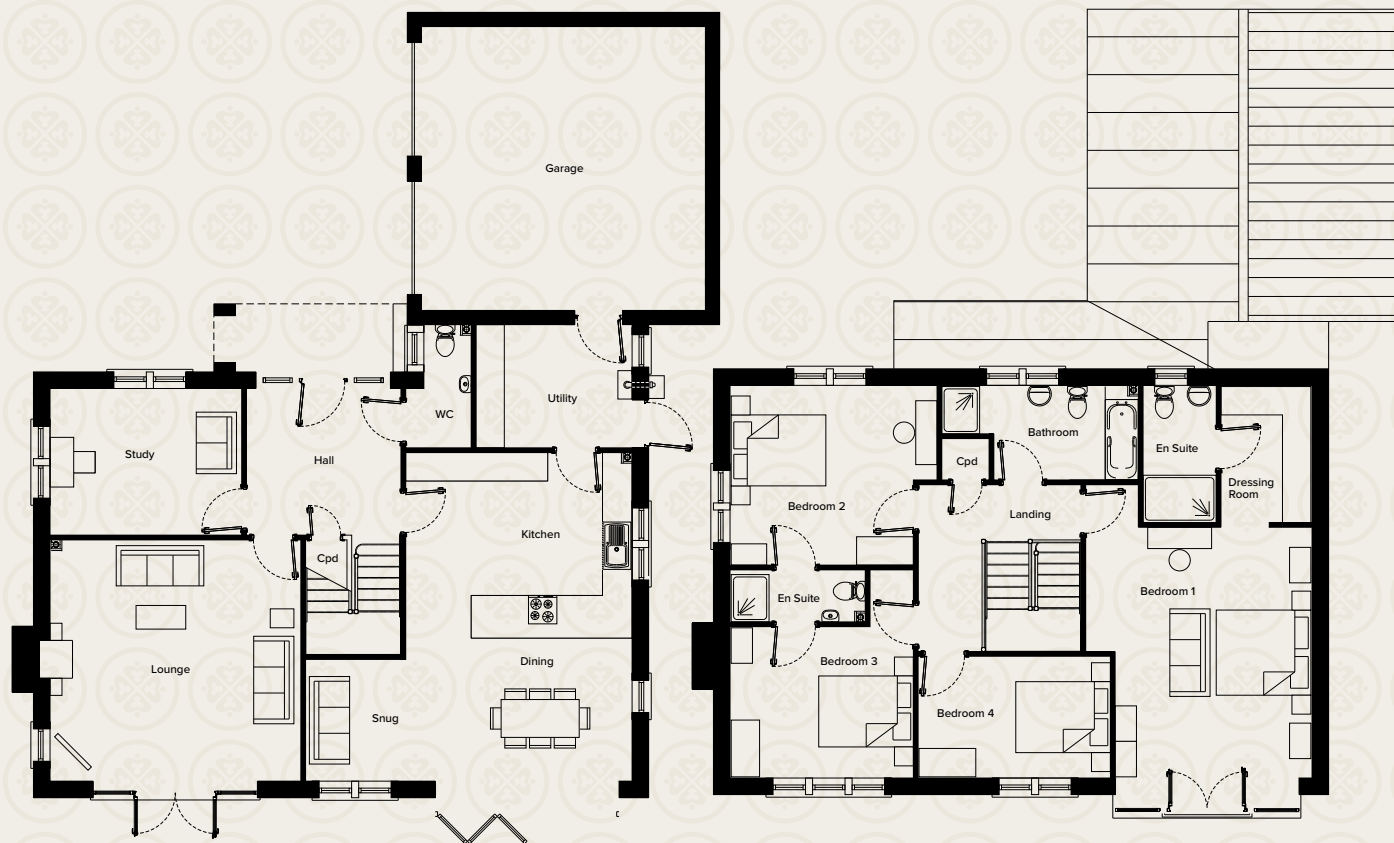
Rear Elevation



Side Elevation

<b>GROUND FLOOR</b>	
<i>Floor Area</i>	855 sq.ft.
<b>FIRST FLOOR</b>	
<i>Floor Area</i>	847 sq.ft.
<b>GARAGE</b>	
<i>Garage Area</i>	452 sq.ft.

# No.8 Park Farm



GROUND FLOOR

FIRST FLOOR

## GROUND FLOOR

Entrance Hall Cloakroom/  
WC Study 10'2" x 13'3"  
Lounge 17'5" x 16'9"  
Living/  
Dining Kitchen 22'9" x 22'8" max.  
Utility 10'0" x 8'7"  
Integral Garage

Floor Area 1189 sq.ft.

## FIRST FLOOR

Landing 27'3" x 13'8"  
Master Suite 27'3" x 13'8"  
Dressing Area 9'6" x 6'4"  
En suite Shower Room  
Bedroom 2 12'6" x 14'8"  
Jack and Jill En suite  
Shower Room Bedroom 3 12'9" x 10'6"  
Bedroom 4 13'4" x 9'0"  
Bathroom

Floor Area 1125 sq.ft.

## GARAGE

Garage Area 452 sq.ft.



Front Elevation



Side Elevation



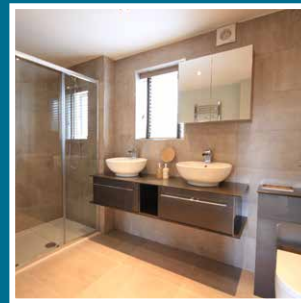
Rear Elevation



Side Elevation



# BUILT ON TRADITION



*At Park Farm we have designed each home without compromise using only the finest quality interior fixtures and fittings you would expect in homes of this echelon.*

We are delighted to appoint Procter Brothers ([www.procter-brothers.co.uk](http://www.procter-brothers.co.uk)) as our contractor at Park Farm. They have done a magnificent job at Beech Farm, and we are confident that they will deliver another quality development here.



## SPECIFICATION

### *External Envelope*

- Natural coursed stone external walls
- Softwood timber windows with double glazed units
- Natural stone features to openings
- Stone slates to roof with lead flashings at abutments

### *Kitchen*

- Individually designed fitted kitchen and utility room from Ellis Furniture.
- Ceramic tiled flooring and skirting upstand to kitchen area
- Low voltage chrome downlighters for ceiling lights.
- Flat skimmed painted ceiling.

### *Hallway*

- Flat skimmed painted ceiling.
- Staircase with hardwood handrail and spindles low voltage chrome downlighters for ceiling lights

### *Living Room*

- Feature fire surround and hearth with Class A flue for provision of wood burning stove

### *Bathrooms*

- Individually designed bathroom furniture from Ellis Furniture
- Bathroom fittings from Atlas Bathrooms
- Flat skimmed painted ceilings
- Heated chrome towel rails
- Low voltage chrome down lighters to ceilings
- Ceramic tiled flooring and skirting upstand
- Ceramic half tiled walls, and fully tiled to shower cubicles

### *Heating & Hot Water*

- Heating will be provided via an A+ rated gas fired boiler feeding under floor heating to the ground floor
- Stelrad soft line radiators to first floor with individual thermostatic valves
- Electric under floor heating to bathrooms at first floor



### *Internal Doors & Woodwork*

- Oak vertically panelled doors
- Ironmongery to be contemporary chrome lever handles on back plates
- Painted large section skirting boards, architrave and plinth blocks

### *Externals*

- Turf to front and rear gardens with topsoil to borders 600mm wide
- Boundary to be constructed in natural stone or close boarded fencing
- Paving blocks to access road
- Paving blocks to driveway
- 600mm square flags to paths and patios
- External tap and power point
- Stainless steel outdoor wall lighting to front and rear

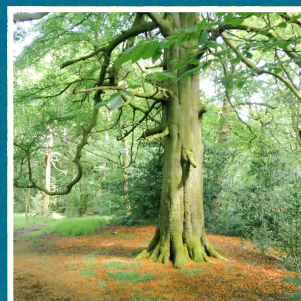
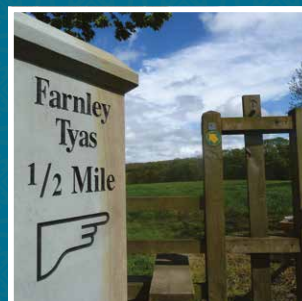
### *Electrical*

- Brushed chrome fittings to principle ground floor rooms
- Low voltage chrome downlighters for ceiling lights to ceilings in kitchens, bathrooms and en-suites.
- 13 amp double power outlet points.
- Sky TV to living room and master bedroom.
- Smoke detectors to comply with building regulations.
- Heat detectors to kitchen.

### *Security*

- Manually operated vertically timber boarded garage door
- House alarm
- Window locks

# LOCATION



*Yorkshire was recently voted the third most beautiful place in the world\*, and the dramatic scenery in and around Farnley Tyas adds gravitas to this claim.*

The village is situated a couple of miles from Huddersfield town centre, and a similar distance from Holmfirth, where Last of the Summer Wine was filmed. Yet, perhaps surprisingly, many of the North's major cities are within easy reach. Leeds, Sheffield and Manchester are all within an hour's drive-time of Farnley Tyas.

By rail, London is just two hours from the major Yorkshire stations, which can be accessed from neighbouring villages via the TransPennine Express railway.

\*Lonely Planet

*Life at Park Farm offers a wealth of opportunity.*

*Park Farm offers a different way of life. The surrounding fields, with ancient woodlands that date back to the reign of Henry VIII, offer a sense of seclusion that transports you back to a bygone age. The village itself dates back to the 11th century, and a true community spirit still thrives today.*

The area's heritage is reflected in the use of traditional building materials. Stone slate roofing and Yorkshire stone walls ensure that Park Farm homes are in keeping with the character of the village.

For those who love the outdoors, life at Park Farm offers a wealth of opportunity. Rural pursuits from clay pigeon shooting to off-road horse riding are all available on Farnley Estates' land, while neighbouring villages are home to established sports clubs.

As you'd expect from a traditional Yorkshire village, the school, church and public house, are cornerstones of the community. The Golden Cock Pub which traces its roots back to the 1800's, is renowned for its warm welcome, real ales and home-cooked food. Farnley Tyas First School, which takes children from Reception through to Year 5, is a small, voluntary controlled church school, with an 'outstanding' Ofsted rating





## WHO WE ARE...



Farnley Estates own and manage 1,500 acres of land surrounding Farnley Tyas, and the farm on which The Paddocks is founded. Over the past seven centuries, the Estate has had only three owners. The current owners, who live and work in the area, are dedicated to conserving and improving this spectacular Estate for future generations to enjoy.



John Radcliffe & Sons was established in 1802 and is the oldest company in Huddersfield. For over 200 years they have developed many important properties in the area, including a number of the town's major heritage buildings. Their excellent reputation for the highest standard of workmanship, professionalism and accuracy lies at the very core of each project, and has contributed to the continuing success of this family business.



Watson Batty is an award-winning multidisciplinary architectural practice. The company's talented and innovative teams provide an exceptional service that combines the highest levels of design with technical expertise. Watson Batty adds value to every project by taking the time to understand their clients and striving to meet their specific needs.

FOR FURTHER INFORMATION PLEASE CONTACT:



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