

*The Paddocks*



**D**ISTINCTIVE  
COUNTRY LIVING



A RARE OPPORTUNITY TO CREATE TWO OF YORKSHIRE'S FINEST HOMES



IDYLLIC COUNTRY LIVING IN  
PICTURESQUE FARNLEY TYAS



*The Paddocks*



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# The Paddocks



## YOUR LIFESTYLE CHOICE

*The opportunity to write your family's story into the fabric of your new home.*

*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. The Paddocks is a select development of two large country homes located on the fringe of the village, within the footprint of the old Beech Farm. Each home within The Paddocks is an open book. The entire internal layout is yours to design, giving you the opportunity to write your family's story into the fabric of your new home.



# *Stock Dove House*



## GROUND FLOOR

Floor Area 197.65 m<sup>2</sup>  
2128 sq.ft.

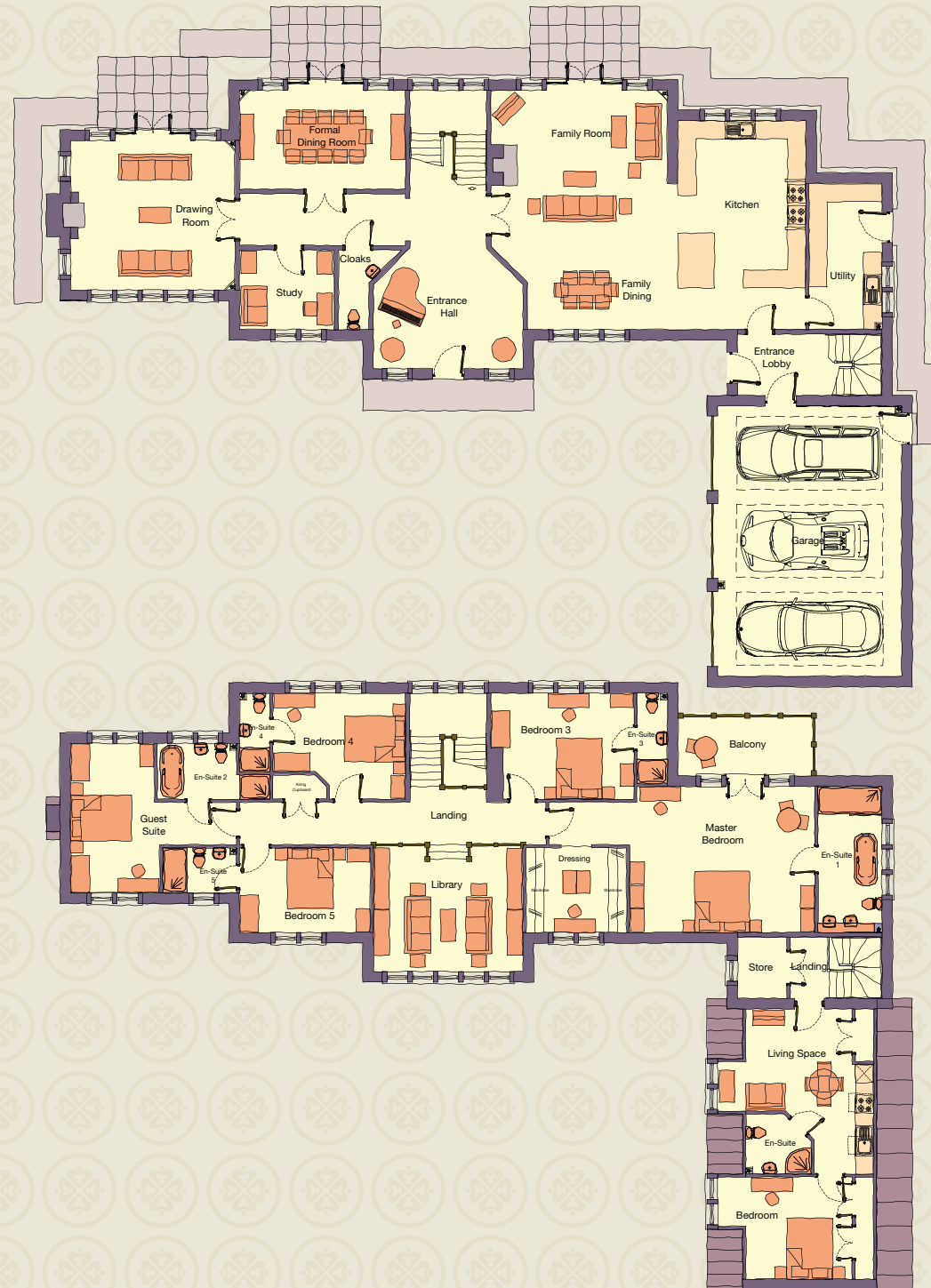
## FIRST FLOOR

Floor Area 228.79 m<sup>2</sup>  
2462 sq.ft.

Total Floor Area 426.44 m<sup>2</sup>  
4590 sq.ft.

## GARAGE

Garage Area 53.65 m<sup>2</sup>  
575 sq.ft.



# *Carr Wood House*





## GROUND FLOOR

Floor Area 243.18 m<sup>2</sup>  
(including Garden Room @ 39.00 m<sup>2</sup>)  
2618 sq.ft.  
(including Garden Room @ 420 sq.ft.)

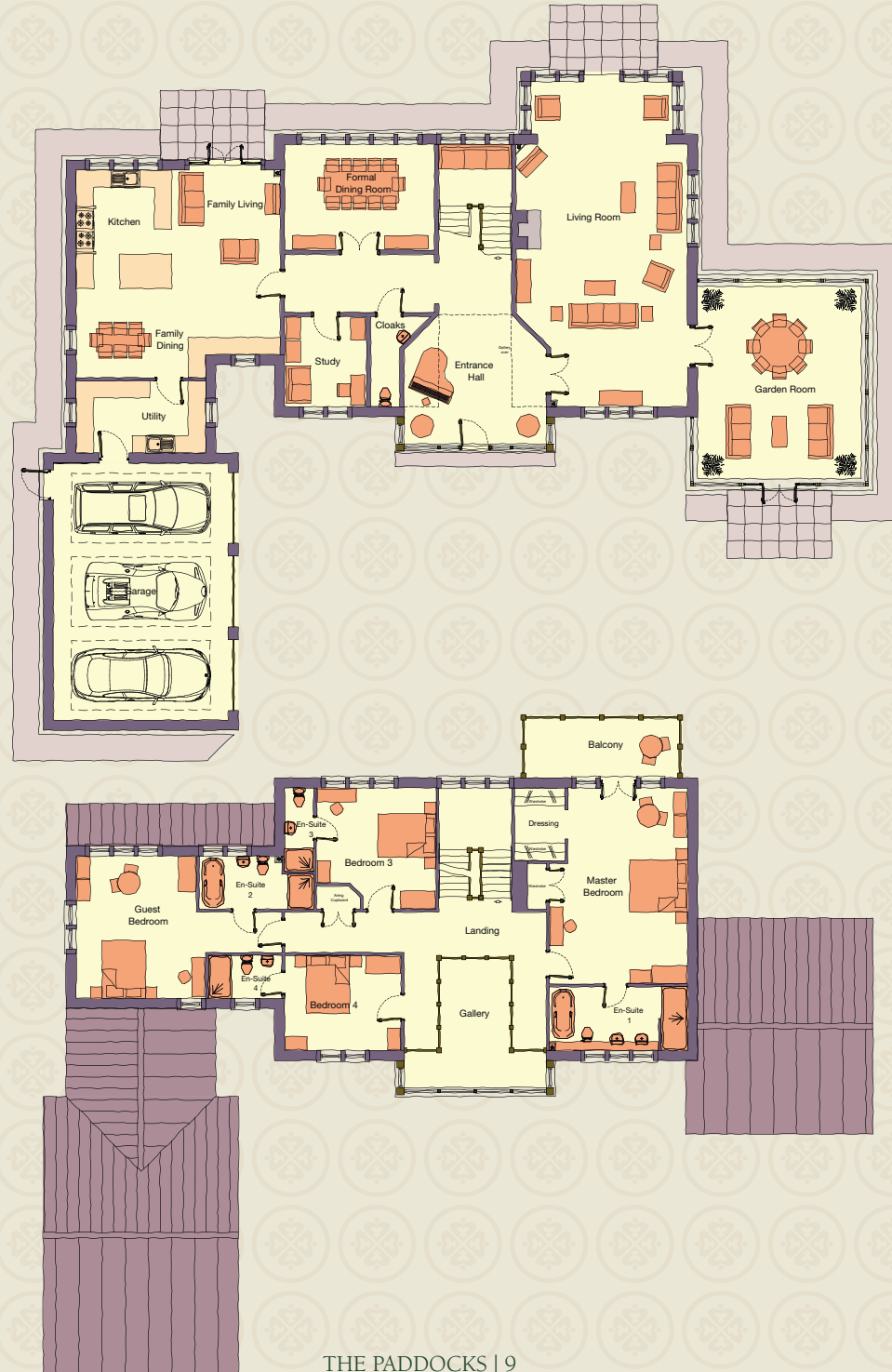
## FIRST FLOOR

Floor Area 167.85 m<sup>2</sup>  
1807 sq.ft.

Total Floor Area 411.03 m<sup>2</sup>  
(including Garden Room @ 39.00 m<sup>2</sup>)  
4425 sq.ft.  
(including Garden Room @ 420 sq.ft.)

## GARAGE

Garage Area 53.65 m<sup>2</sup>  
575 sq.ft.



# A GLORIOUS SETTING







# BUILT ON TRADITION

*Life at The Paddocks offers a wealth of opportunity.*

*The Paddocks 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 The Paddocks homes are in keeping with the character of the village.

For those who love the outdoors, life at The Paddocks 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.

# LOCATION

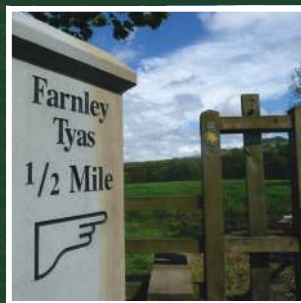


*Yorkshire was recently voted the third most beautiful place in the world\*, and the dramatic scenery in and around Farnley Tyas adds gravitas to this claim.*

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 2013



# YOUR HOME, YOUR CHOICE



*The only standardised aspect of The Paddocks homes is the quality of build and finish.*

The beauty of purchasing a home in The Paddocks is the freedom to create a home that reflects your personality and complements your family's lifestyle.

All the operational elements, including planning permission, utilities and building regulations, which often deter people from building their own homes, have been taken care of by our experts. It leaves you free to focus on the things that really matter to you.

Whether you prefer the spacious feel of open plan or the cosiness of discrete rooms, the internal layout and flow is yours to design. The number of rooms, bedrooms and bathrooms, and the size of each, is entirely your decision. If you need a helping hand, or an expert to assess your choice, our trained architects and interior designers are on hand to guide you through the process.

The only standardised aspect of The Paddocks homes is the quality of build and finish. The homes will be designed and built to exceed current building standards and, as you'd expect from a high quality development, incorporate energy-efficient materials.

# 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.



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.



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.



Kirklees Metropolitan Council has been involved with the consultation process and evolution of the planning application every step of the way. Council representatives have stated that they believe this project embodies many of the governments new 'location' objectives and could be used as a blueprint for future projects of this type.

[www.beechfarmfarnleytyas.co.uk](http://www.beechfarmfarnleytyas.co.uk)



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