



East Barn  
Abbey Road | Shepley | Huddersfield | HD8 8EP

FINE & COUNTRY

# EAST BARN



*A stunning barn conversion, sympathetically restored, offering spacious versatile accommodation; set within private grounds approaching 4 acres, whilst commanding breathtaking countryside views.*



The 4 bedroom accommodation incorporates bespoke open plan living, enjoys a wonderful flow of natural light, inviting the outdoors inside whilst landscaped gardens enjoy a south facing aspect and the adjoining paddock offers an enviable external lifestyle with potential equestrian facilities.

Enjoying the most idyllic of settings, tucked away on the edge of this much admired and highly sought after village, open countryside being immediately accessible whilst an abundance of local services includes highly regarded schools. The M1 motorway is easily accessible ensuring convenient access to surrounding commercial centres.

# KEY FEATURES

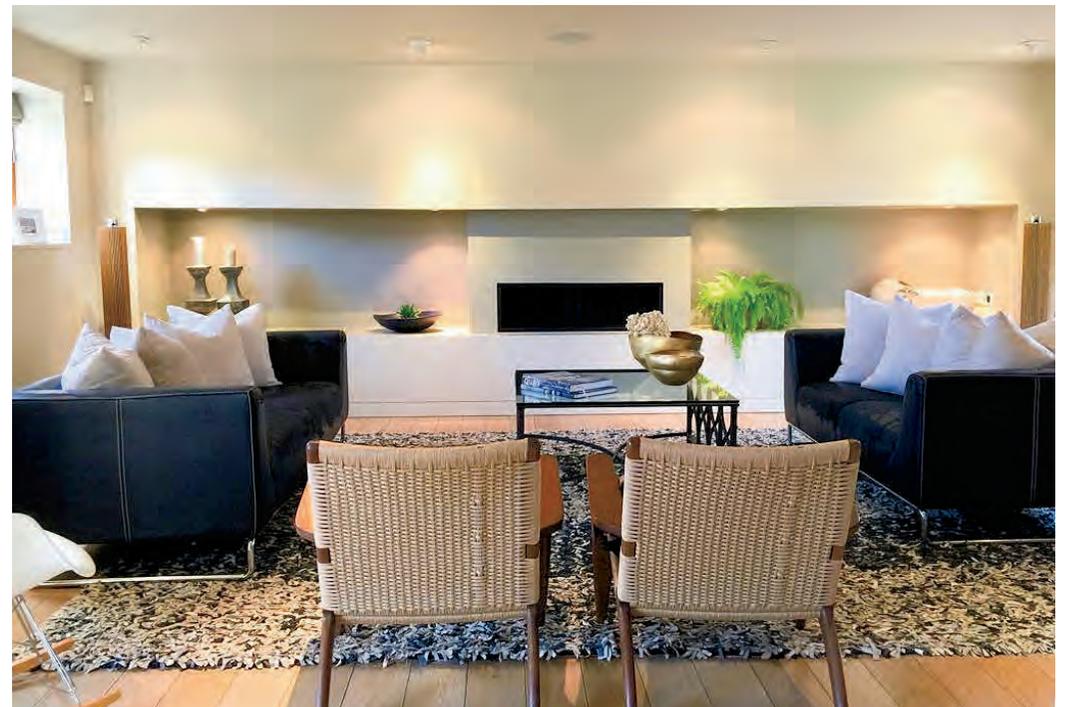
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## Ground Floor

A stone flagged path approaches the front door which set within the stone arch which once housed the original barn doors. A full height window offers a glimpse internally, the solid oak door opening to reveal a bright reception hall. A downstairs cloak room presents a stylish, backless, porcelain WC with a demi-sphere wash hand basin with chrome taps.

The main living area for the property offers a complimentary contrast to the original character of the home. A stunning contemporary style open plan living area which results in sociable accommodation which is flooded with natural light whilst commanding an amazing outlook over the landscaped grounds. The eye is drawn to the feature wall with shelving, and to the centre, a very stylish, contemporary gas fire. The ground floor, in the main, has oak wooden floorboards, the only exception being limestone floor tiles to the kitchen area. Oak framed windows and French doors line the living room, down the length of the dining area, leading one to the kitchen. A storage cupboard is home to the properties' media system, which controls the integral speakers throughout the property.

The living kitchen is a beautiful room, retained period feature on display including exposed wooden beams which offer a delightful contrast to the conveniences of a truly modern, high specification bespoke kitchen. Glass sliding partition doors can be used to separate this room from the dining/ living area, or they can be left recessed behind the wall to maintain the open plan feel to the ground floor. This luxurious room boasts a beautiful black granite worktop and breakfast bar, a 'two-oven Aga' as well as an 'AEG' convection hotplate built into the worktop. An Integral fridge and an integral dishwasher can also be found, as well as a large number of storage cupboards and wall units. Adjacent to the beautiful kitchen is a wonderful snug/garden room. Large oak framed windows look over well-presented gardens and adjoining land beyond. A spacious room perfect to enjoy a morning coffee whilst French doors, again oak-framed, take you from the snug out to the rear patio and into your sprawling gardens encouraging 'Al-fresco dining'. Going back into the kitchen and over to the front elevation of the property, we go through a door leading you to the very useful utility room (Stainless steel sink & drainer, plumbing for washing machine, power sockets, space for additional fridge/freezer and numerous storage cupboards), another downstairs cloakroom (W/C and wash hand basin) as well as secondary entrance hall allowing access to the property from the front elevation.













## First Floor

A bespoke Oak staircase gains access to the first floor landing which has beautifully crafted oak floorboards.

The principal bedroom suite offers generous proportions, a stunning room truly impressive from all viewpoints, a cathedral style, high angled ceiling, with beautiful, exposed beams giving a hint to the history and age of the property. A rear facing Window overlooks the rear gardens, keeping you in touch with your rural surroundings whilst a Velux skylight invites an abundance of natural light indoors. The room has integral speakers, linked to the multimedia system, a walk in dressing room, with inbuilt cupboards, shelving and wardrobes. A gorgeous En-suite offers a real touch of class. Slate tiles decorate the floor, as well as lining the shower cubicle. The fantastic shower; a double width glass door, freefall shower head as well as a separate hand-held attachment. Aesthetically, as is found throughout this property, exposed beams complement the clean, modern décor, balancing new and traditional perfectly. The en-suite further comprises, a stylish porcelain wash hand basin with chrome taps, backless WC, shelving and a full width mirror fronted medicine cabinet.

The second bedroom suite offers spacious, double proportions and is positioned to the front elevation of the property with oak framed windows; one overlooking the front gardens and one overlooking the gardens to the side of the property. This room also benefits from an ensuite shower room consisting of, porcelain wash hand basin, with chrome taps, backless WC with 'Galassia' toilet seat. There is a separate tiled shower cubicle with glass door, with a large freefall shower head, and a chrome towel warmer.

There are two additional double bedrooms, each positioned to the rear aspect of the home. Bedroom three has the added extra of a maisonette storage level built over the first-floor hallway and impressive double doors. Cathedral style, high angled ceiling with exposed wooden beams. Oak framed windows allowing views over the rear gardens and a Velux with integral blind is built into the roof. The fourth double bedroom has an oak framed window to the side elevation of the property and two Velux windows, this room in particular is flooded with natural light.

The house bathroom offers luxury accommodation, is perfect for winding down at the end of the day. Once again, the eye is drawn up to the full height of the room, with exposed beams and a high angled ceiling. An impressive freestanding bath, with wall mounted chrome taps and hand-held shower head attachment can be found. As well as stylish porcelain wash hand basin with 'Grohe' taps, and backless WC. The house bathroom also has a separate tile-lined shower cubicle, with large waterfall shower head, with glass door. A chrome towel warmer can also be found.













#### Externally

In addition to an abundance of parking East Barn also benefits from a detached double garage which has a remote control electric door. As our pictures demonstrate the gardens and grounds to the property are simply breath taking with formal landscaped gardens with a south facing elevation allowing a luxurious private lifestyle. The grounds in total extend to approaching four acres, which is mainly flat and offers excellent recreational land for wider family activities or the possibility of equestrian use.







# LOCAL AREA

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Shepley is an absolutely charming village located to the southeast of Huddersfield, northwest of Barnsley, between the villages of Thunderbridge, Shelley and Denby Dale surrounded by glorious unspoilt countryside. Locally there are quaint village pub's including The Woodman at Thunderbridge, The Farmers Boy and the 3 Acres at Emley. Local services are in abundance in the neighbouring villages of Denby Dale, Kirkburton and Scissett, ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10 minute drive; Shelley has a substantial Garden Centre with restaurant whilst both Huddersfield and Holmfirth are accessible within a 15 minute drive. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available in within the village.

Huddersfield 4.5 miles  
Leeds 20 miles  
Sheffield 23 Miles

Holmfirth 8 miles  
Manchester 33 Miles  
Wakefield 10 miles





# INFORMATION

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## Additional Information

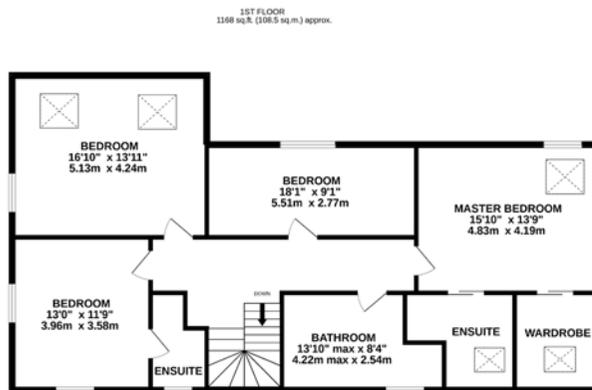
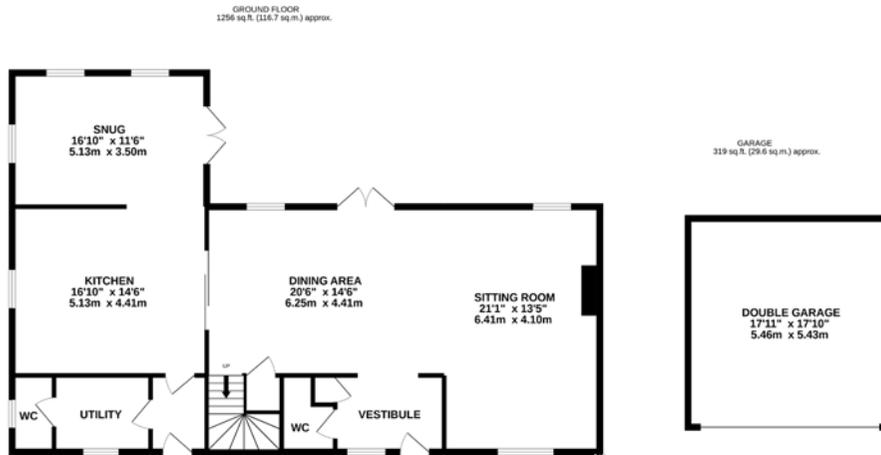
A Freehold property with mains water and electricity. Oil fired central heating and drainage via a septic tank. Council Tax Band – F. Fixtures and fittings by separate negotiation.

1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Fine & Country or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Fine & Country accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

## Directions

From Huddersfield centre proceed out of town on the A629 following the signs for Sheffield. At Waterloo continue forward on the A629 Penistone Road, continue through Fenay Bridge and Highburton. Penistone Road becomes Abbey Road, a Fine & Country Sale Flag, on the left hand side, will identify the tree lined lane which provides access up to East Barn.





TOTAL FLOOR AREA : 2743 sq.ft. (254.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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