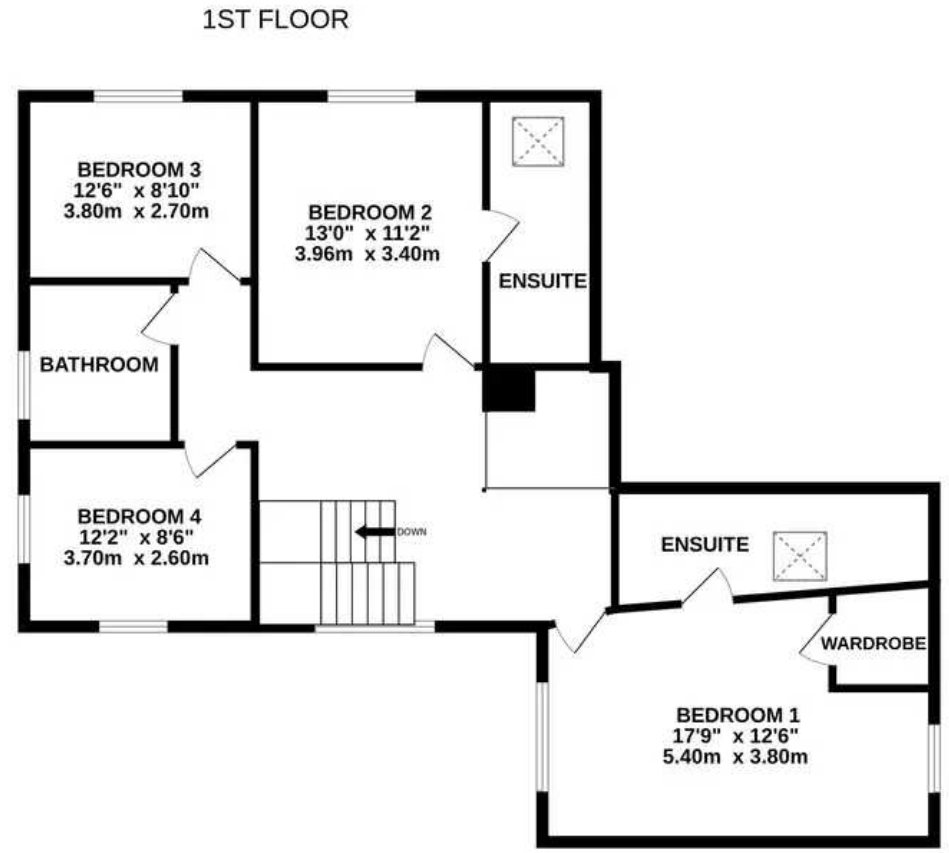
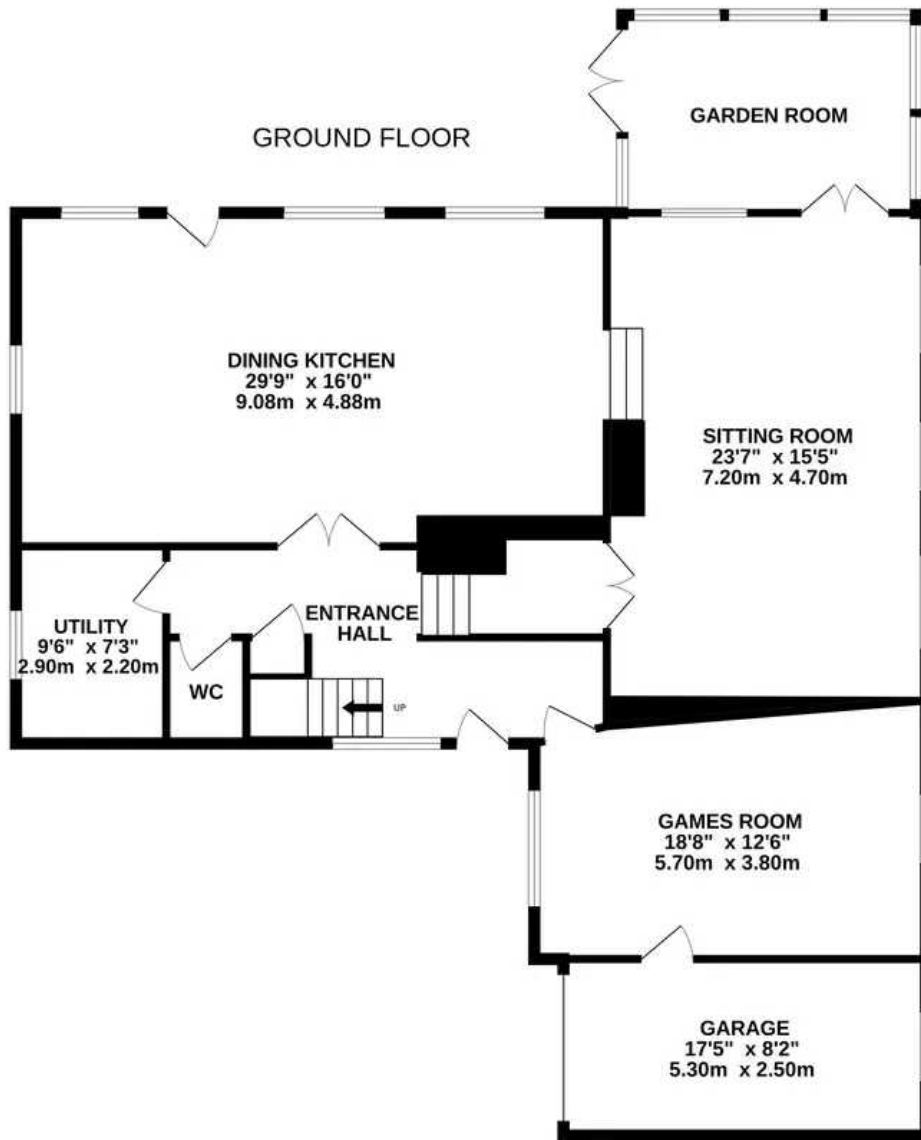




Sycamore Barn, Field Lane, The Village

Farnley Tyas, Huddersfield, HD4 6UD

Offers in Region of **£985,000**



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Sycamore Barn, Field Lane

The Village, Farnley Tyas, Huddersfield

A BEAUTIFULLY POSITIONED, DETACHED, FOUR-BEDROOM BARN CONVERSION WITH OAK GARDEN ROOM, TREMENDOUS SITTING ROOM, FABULOUS LIVING-DINING-KITCHEN, AND DOUBLE-HEIGHT GALLERIED ENTRANCE HALLWAY. WITH TWO RECEPTION ROOMS, FOUR GOOD-SIZED BEDROOMS AND THREE BATHROOMS, 'SYCAMORE BARN' IS SURE TO IMPRESS, PARTICULARLY WITH ITS FABULOUS, MATURE GARDEN AND SET IN THE HEART OF THIS MUCH LOVED AND ADMIRER VILLAGE.

The property briefly comprises galleried hallway, downstairs w.c., living-dining-kitchen, utility room, impressive sitting room, garden room, second reception room, four double bedrooms (two with en-suites), house bathroom, attached garage, and gated driveway.

Tenure Freehold.

Council Tax Band F.

EPC Rating D.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a timber door set within the former barn door opening and with a large amount of surrounding glazing. The galleried entrance hall benefits from lovely beams and timbers on display, a polished timber boarded floor, and a staircase rising to the first floor. Access is providing to the living-dining-kitchen, sitting room, downstairs w.c., utility room, and games room.

UTILITY ROOM

9' 6" x 7' 3" (2.90m x 2.21m)

The utility room features units to both the high and low levels with work surfaces over, which incorporate a one-and-a-half-bowl stainless-steel sink and drainer unit with mixer tap over. There is a window to the side elevation, and plumbing and provisions for a washing machine and tumble dryer.

DOWNSTAIRS W.C.

The downstairs w.c. features a low-level w.c., a stylish wash hand basin with cupboard beneath, a combination central heating radiator/heated towel rail, spotlighting to the ceiling, and a beam on display.





LIVING DINING KITCHEN

The living dining kitchen is an enormous space, boasting a lovely view out over the property's enclosed and mature gardens, courtesy of a large number of windows and a glazed door. The kitchen features stylish units to three sides with a huge amount of work surfaces and incorporating an integrated dishwasher, stainless-steel one-and-a-half-bowl sink unit with mixer tap over, and a bank of ovens including a combination microwave with warming drawer. There is plumbing and provisions for an American-style fridge freezer and provisions for wall-mounted television. The kitchen area also benefits from a central island unit which features attractive worksurfaces, a breakfast bar for informal dining, display shelving, a wine fridge, drawers, and a broad induction hob with hideaway extractor fan. The room features inset spotlighting, chandelier points, and attractive flooring with underfloor heating.



SITTING ROOM

23' 7" x 15' 5" (7.19m x 4.70m)

Twin doors lead into the sitting room, which is a most impressive and characterful room, with double height ceiling with beams on display. There are dual-aspect windows providing a large amount of natural light and pleasant views out over the gardens, and a tremendous stone chimney breast which reaches up to the full ceiling height and has a stone flagged hearth and is home to a broad, twin-glazed, cast-iron, wood-burning stove. To one end of the room is a fabulous built-in unit with display shelving, storage cupboards, lighting, and space and provisions for mounted television. There are two stylish vertical central heating radiators and twin glazed doors providing access through to the garden room.

GARDEN ROOM

The garden room takes full advantage of the barn's fantastic position, enjoying the afternoon and evening sun. The oak garden room has twin glazed doors out to the gardens, fabulous travertine flooring with underfloor heating, inset spotlighting to the ceiling, a wall of exposed stonework, and glazing to the three sides.





FAMILY/GAMES ROOM

18' 8" x 12' 6" (5.69m x 3.81m)

This second reception room features glazing to the driveway side, obscure glazing to the rear, inset spotlighting to the ceiling, and provisions for a wall-mounted television. A personal door provides access through to the garage.

FIRST FLOOR

FIRST FLOOR LANDING

From the entrance hall, an impressive staircase with spindle balustrading turns and rises up to the galleried first-floor landing, which takes full advantage of the windows surrounding the entrance door, and has a wonderful angled ceiling with beams on display. There are a number of lighting points, and oak and larch doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE

17' 9" x 12' 6" (5.41m x 3.81m)

Bedroom one is a beautiful, spacious double bedroom with a Venetian style, mullioned bank of windows to the front, with the central being arch-topped. The room features a further window to the rear providing a pleasant outlook, timbers on display, and doorways which lead through to the dressing room and en-suite facilities.

BEDROOM ONE EN-SUITE

The en-suite is presented to a particularly high standard and features a large corner bath, a low-level w.c., and vanity unit with cupboards beneath and tiled splashback. There is attractive tiling to one wall, attractive flooring, a Velux window, an extractor fan, inset spotlighting to the ceiling, built-in cupboards, a beam on display, and a combination central heating radiator/heated towel rail.





BEDROOM TWO

13' 0" x 11' 2" (3.96m x 3.40m)

Bedroom two is another lovely double bedroom with a super view out over the property's gardens. There are beams on display and a doorway which leads through to the en-suite.

BEDROOM TWO EN-SUITE

The en-suite is fitted with a fabulous, stylish suite including low-level Roca w.c., a ceramic circular sink set upon a glazed and timber unit, and large shower with fixed glazed screen and fabulous chrome fittings. There is a high angled ceiling, inset spotlighting, attractive flooring, a Velux window, and combination central heating radiator/heated towel rail.



BEDROOM THREE

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom three is a particularly pleasing double bedroom with fabulous views out over the property's gardens. There are beams and timbers on display.

BEDROOM FOUR

12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom four is yet again a good-sized room with windows to two sides and high angled ceilings with beams on display.

HOUSE BATHROOM

The house bathroom features a fabulous three-piece suite comprising of an impressive sink unit with vanity drawers beneath, a low-level w.c., and a shaped bath with high specification chrome shower fittings above. There is a chrome central heating radiator/heated towel rail, inset spotlighting to the ceiling, attractive flooring, fabulous tiling where appropriate, and an obscure glazed window.

Additional Information

** If a double garage is required, the family/games room could be converted back for this use. ** It should be noted that the property has gas-fired central heating, double-glazing, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.





EXTERNAL

FRONT GARDEN

A short distance down Field Lane, you reach the high-quality, automatically operated gates of Sycamore Barn which lead onto the good-sized, block paved driveway, providing parking for two/three vehicles and access to the attached single garage. The garage benefits from an up-and-over door and a personal door through the property's accommodation. An external personal door from the garage leads out to the property's gardens.

REAR GARDEN

The property benefits from superb rear gardens, securely enclosed by mature shrubbery and trees. The gardens are accessed via three points within the home and via a gate to the side of the property. Principally laid to lawn, the rear gardens feature mature shrubbery and trees, and are an ideal space for enjoying the afternoon and evening sun. Directly to the rear of the home is a paved patio area, garden shed, and additional storage area.





ADDITIONAL INFORMATION

If a double garage is required, the family room could be converted back for this use.

It should be noted that the property has gas-fired central heating, double-glazing, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Saturday – 9am to 4:30pm

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Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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