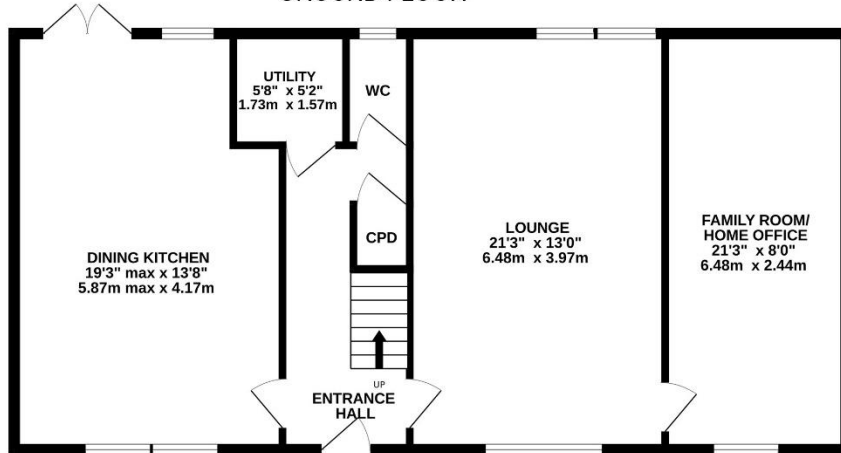


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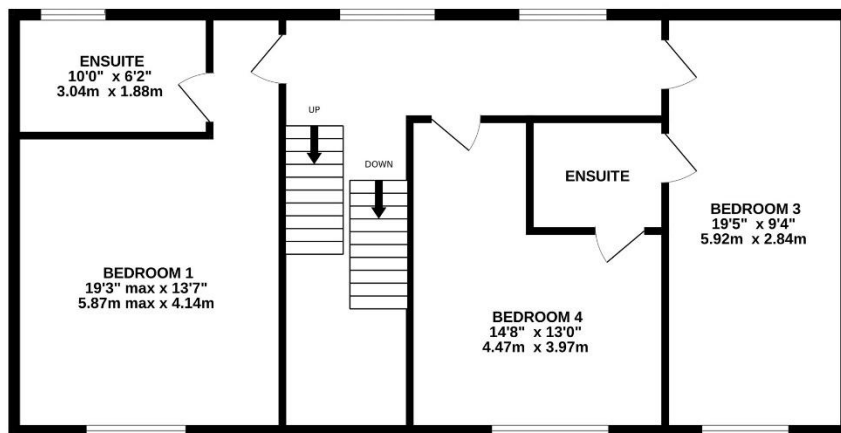


**THE DAIRY BARN, MANOR FARM, WILSHAW, HOLMFIRTH HD9 4DY  
OFFERS AROUND £695,000**

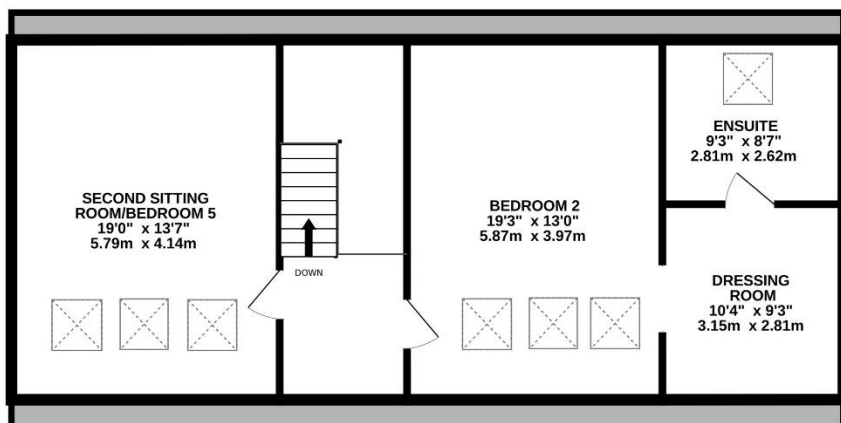
GROUND FLOOR



1ST FLOOR



2ND FLOOR



DAIRY BARN

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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## PROPERTY DESCRIPTION

IN A DELIGHTFUL VILLAGE LOCATION AND FARMYARD DEVELOPMENT OF PARTICULARLY HIGH STANDARD. THIS FOUR / FIVE BEDROOMED THREE STORY BARN HAS A HUGE AMOUNT OF ACCOMMODATION THAT MIGHT NOT FIRST BE ESTABLISHED AT TO GLANCE, HOWEVER, WHEN VIEWED THE SUBSTANTIAL ACCOMMODATION AND THE HIGH QUALITY OF THE CONVERSION, IT WILL BECOME APPARENT. THERE ARE ENCLOSED LAWN GARDENS TO THE FRONT AND ENCLOSED COURTYARD GARDENS TO THE REAR WITH PARKING.

This home briefly comprises an impressive entrance hall, downstairs w.c., lounge, family room / home office, impressive dining kitchen with glazed doors out to gardens, utility room. With four bedrooms, bedroom one with en-suite, Bedroom two with en-suite and dressing room, bedrooms three and four, served by a Jack and Jill en-suite, Bedroom five to the top floor level acting as a second sitting room / hobby space. All in this wonderful rural location, Dairy Barn must be viewed to be fully appreciated and understood, as indeed does the setting.



## GROUND FLOOR

### ENTRANCE

The timber glazed door gives access through to the entrance hallway. This entrance hallway has beautiful timber bordered effect floor. The hallway is particularly impressive, having a very high ceiling height up to the very top of the. Ceiling height at the upper level there is a chandelier point and a beautiful staircase with oak and glazed balustrading. There is a useful under stair storage cupboard and a doorway gives access through to the downstairs w.c.

### LOUNGE 21'3" x 13'0"

Doorway leads through to the lounge. This, as the photograph suggests, is a particularly impressive room. It has windows to the front and rear, providing a good amount of natural light, and a particularly pleasant view out over the property's gardens to the front, courtesy of a large barn door window, which is of an enormous size. The room has two ceiling light points and under floor heating, which is to be found throughout the ground floor of the property. From the lounge a doorway leads through to the family room / home office.



### **DOWNSTAIRS W.C.**

This has a low level w.c. and stylish wash hand basin, obscure glazed window and the inset spotlighting to the ceiling.

### **FAMILY ROOM / HOME OFFICE**

**21'3" x 8'0"**

This, once again, is of a good size as a chandelier point, provision for wall mounted television, display plinth and broad and particularly tall window once again giving a lovely outlook over the property's lawned gardens



## DINING KITCHEN 19'3" x 13'8"

Across the hallway doorway leads through to the dining kitchen. This large and impressive room once again has windows to both the front and rear, twin windows overlook the property's lawn gardens, and there are two glazed doors that lead out to the enclosed courtyard style garden. The dining kitchen is fitted with a wealth of units, these being at both the high and low level, have a fabulous amount of quartz working surface and this quartz working surface extends to form a breakfast bar with seating for approximately four. There is a stylish ceramic one-and-a-half bowl sink unit with stylish mixer tap over. There is an integrated dishwasher, integrated wine fridge, integrated Induction hob with splash back and glazed and stainless-steel extractor found above. There's also a wine storage, integrated double ovens and integrated fridge and freezer. The kitchen also has inset spotlighting to the ceiling, chandelier point above the breakfast bar, provision for wall mounted television and as a continuation of the very attractive flooring.





## UTILITY ROOM 5'8" x 5'2"

The utility room has units at a low level, providing storage space, plumbing for automatic washing machine, working surface stainless steel sink unit. It is also home to the property's hot water tank and gas fired central heating boiler.

A staircase with glazed balustrading and previously mentioned an oak handrail rises to the first-floor landing.



## LANDING

This has windows providing a good amount of natural light and inset spotlighting to the ceiling. It also features the staircase rising to the top floor, landing, details of which are to follow.



**BEDROOM ONE**  
**19'3" x 13'7"**

A large double bedroom with window giving a pleasant outlook to the front provision for wall mounted television, inset spotlighting to the ceiling, attractive door similar to be found throughout the property gives access through to the en-suite.



**EN-SUITE TO BEDROOM ONE**  
**10'0" x 6'2"**

The en-suite is fitted with a three-piece suite in white comprises pedestal wash hand basin, low level w.c. paneled bath with high quality chrome fittings, particularly to the shower above with glazed screen. Combination central heating radiator / heated towel rail in chrome, shaver point, obscure glazed window, extractor fan and inset spotlighting to the ceiling, ceramic tiled flooring and ceramic tiling to the full ceiling height.



### **BEDROOM THREE** **19'5" x 9'4"**

This good-sized room once again has a pleasant outlook to the front, two ceiling light points and has provision for a wall mounted television. It also has a doorway giving access to an en-suite. This en-suite is shared with bedroom four.



### **EN-SUITE TO BEDROOM THREE & FOUR**

The en-suite is beautifully fitted out as the photograph suggests, and the floor layout plan indicates its size. It has ceramic tile flooring, tiling to the half-height and full height around the large shower. There is a low level w.c., vanity unit with wash hand basin and mixer tap, inset spotlighting, combination central heating radiator / heated towel in chrome and extractor fan.



### **BEDROOM FOUR** **14'8" X 13'0"**

Bedroom four is a pleasant room with twin windows giving a pleasant outlet to the front and having two ceiling light points.

A staircase once again with oak handrail and glazing gives access up to the top floor landing. Here a doorway leads through to bedroom two.

### **BEDROOM TWO** **19'3" X 13'0"**

With a dressing room and en-suite, this bedroom could be considered as the principal bedroom if so desired. It has provision for wall mounted television, inset spotlighting to the high and angled ceiling, three Velux windows provide a good amount of natural light and a broad opening leads to the dressing room area.



## DRESSING ROOM

10'4" X 9'3"

Once again with Velux window, inset spotlighting and from here a doorway leads through to the en-suite.



## EN-SUITE TO BEDROOM TWO

9'3" X 8'7"

This is a particularly good size and has ceramic tiling to the half-height and full height around the shower area itself. The shower is of a good size and fitted with chrome fittings, there is a low level w.c., vanity unit with wash hand basin and mixer tap over, combination central heating, radiator, heated towel rail, inset spotlight, extractor fan and shaver socket.



## **BEDROOM FIVE / SECOND SITTING ROOM** **19'0" X 13'7"**

The bedroom across the landing is bedroom five / Second sitting room. This once again, is a very large, versatile room which has provision for wall mounted television. It will make an ideal cinema room / games room / home office or indeed, whatever people may decide. There is inset spotlighting to the high angled ceiling, two Velux windows, and all is presented to a high standard.



### **EXTERNAL**

Externally the property forms part of the delightful Manor Farm development, this development is a much-admired project of conversion and new build in years to come. The barns are in a delightful courtyard and have a further courtyard that provides a good amount of parking, turning and visitor parking space. Dairy Barn has two allocated parking spaces, and the pedestrian pathway gives access to the enclosed gardens to the front. These gardens to the front are lawned and have a delightful pathway giving access to the entrance door to the rear. As the photograph suggests, there is a further courtyard style garden with high attractive stone walling and this with graveled surface is a particularly safe outdoor space.



### **ADDITIONAL INFORMATION**

The property has gas fired, central heating, external lighting, underfloor heating to the ground floor level. It has been subject to a full renovation and conversion scheme of high quality of local builders of high repute. The property has double glazing. Carpets, curtains and certain other extras may be available by separate negotiation.

#### **TENURE**

This property is a Freehold property

#### **EPC**

The EPC energy rating is: TBC

#### **COUNCIL TAX**

The property is in Council Tax Band: TBC

#### **VIEWING**

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

#### **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





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