

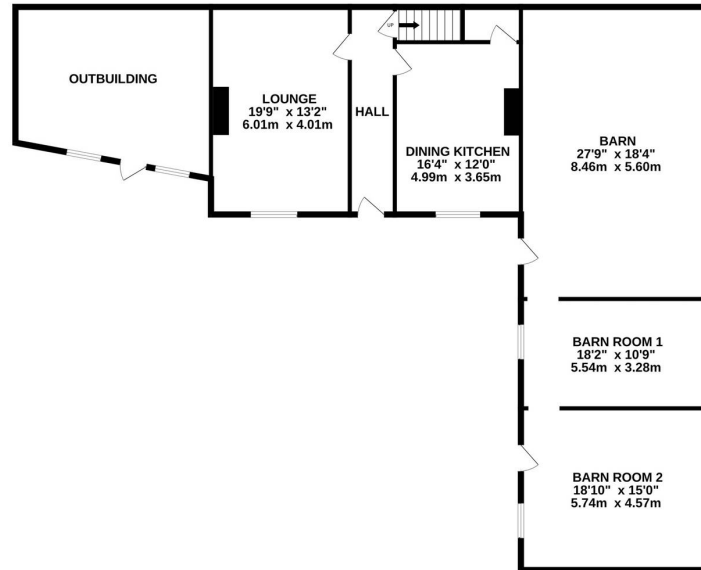


## Piper Well Farmhouse & Barn

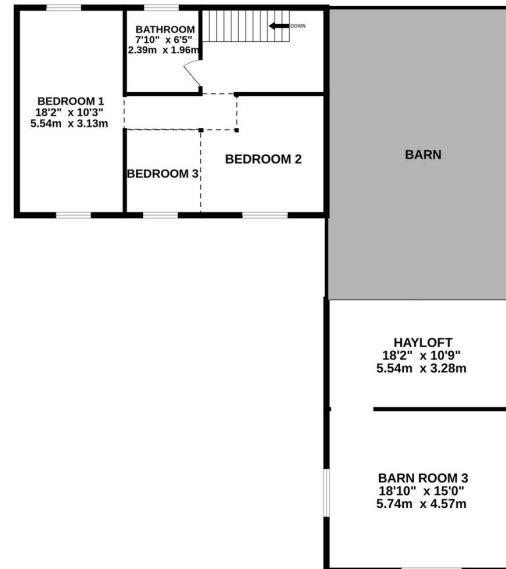
Piper Wells Lane, Shepley, Huddersfield, HD8 8BA

Best & Final Offers Over **£250,000**

GROUND FLOOR



1ST FLOOR



PIPER WELLS LANE

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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## Piper Well Farmhouse & Barn

Piper Wells Lane, Shepley, Huddersfield

**\*\* This property is offered via Best & Final Offers over £250,000. All bids to be submitted no later than 12 noon on Wednesday 9th October 2024. \*\***

A BEAUTIFUL COMBINATION OF A FARMHOUSE AND BARN IN A LOVELY, GOOD-SIZED PLOT OF APPROXIMATELY 0.5 ACRES SET IN A DELIGHTFUL POSITION WITH SUPERB VIEWS. THERE IS A YARD AREA TO THE FRONT BUT THE LAND IS MAINLY TO THE SIDE AND REAR. THE HOME HAS NOT BEEN LIVED IN FOR SOME TIME AND DOES REQUIRE MAJOR REJUVENATION AND SOME STRUCTURAL WORK. THE LAYOUT COULD EASILY PROVIDE THREE BEDROOMS AND HOUSE BATHROOM TO THE FIRST FLOOR, PLUS DINING KITCHEN AND LOUNGE TO THE GROUND FLOOR. A SINGLE-STOREY EXTENSION TO THE SIDE COULD PROVIDE FURTHER ACCOMMODATION SUBJECT TO THE NECESSARY CONSENTS.

INTERESTED PARTIES COULD CONSIDER SUITABLE TO CREATE ONE LARGE DWELLING OR TWO DWELLINGS; ALL OF WHICH WOULD BE SUBJECT TO NECESSARY PLANNING AND CONSENTS.

Tenure Freehold.

EPC Rating G.



Piper Well Farmhouse & Barn is in a state of disrepair, needing considerable rejuvenation, but is a particularly characterful property occupying a splendid location.

The accommodation of Piper Well Farmhouse & Barn briefly comprises of an entrance hall which is the full depth of the farmhouse, a lounge with windows to the front and a chimney breast, and a dining kitchen also with a window to the front and chimney breast, to the ground floor. To the first floor, there is a landing, a house bathroom, and two large rooms; one of which could be divided using internal partitioning to create a third bedroom.

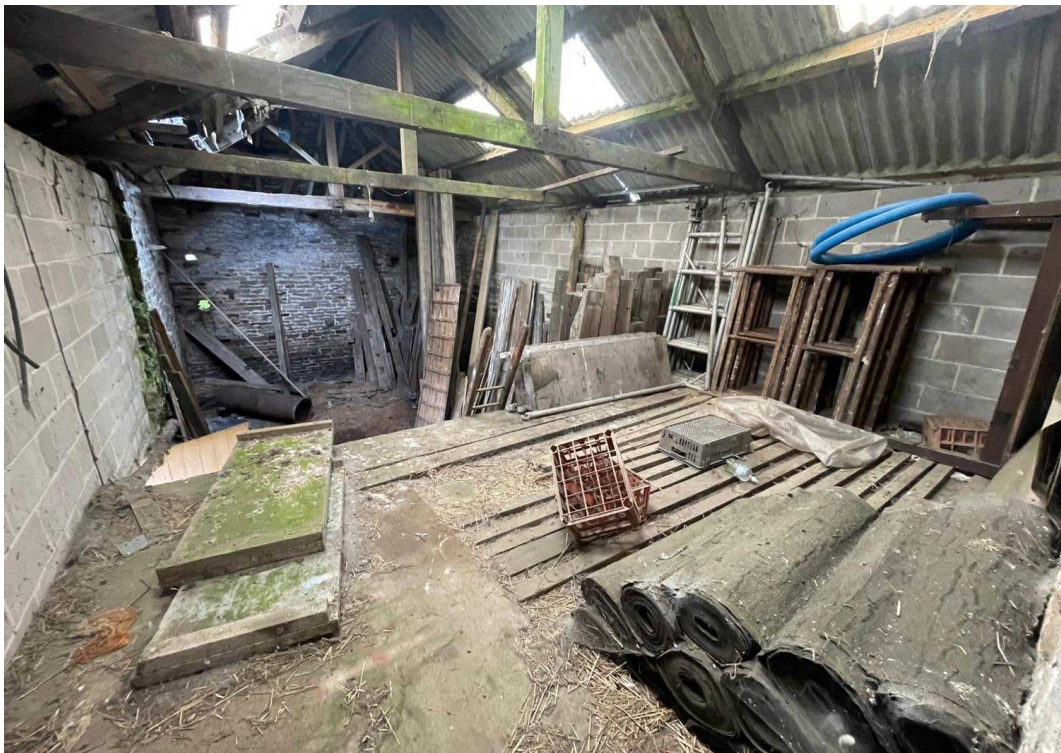
To the left of the farmhouse is a single-storey outbuilding which, after renovation, could provide further accommodation subject to necessary consents. To the right of the farmhouse is a very large, stone-built barn with double ceiling height. There is a loft above barn room 1 and a further room above barn room 2; which is perhaps best demonstrated by the floorplan. The entirety of the property sits within a generous plot with yard area to the front and gated access through to the land at the rear of the property. This land is contained by post and wire fencing.

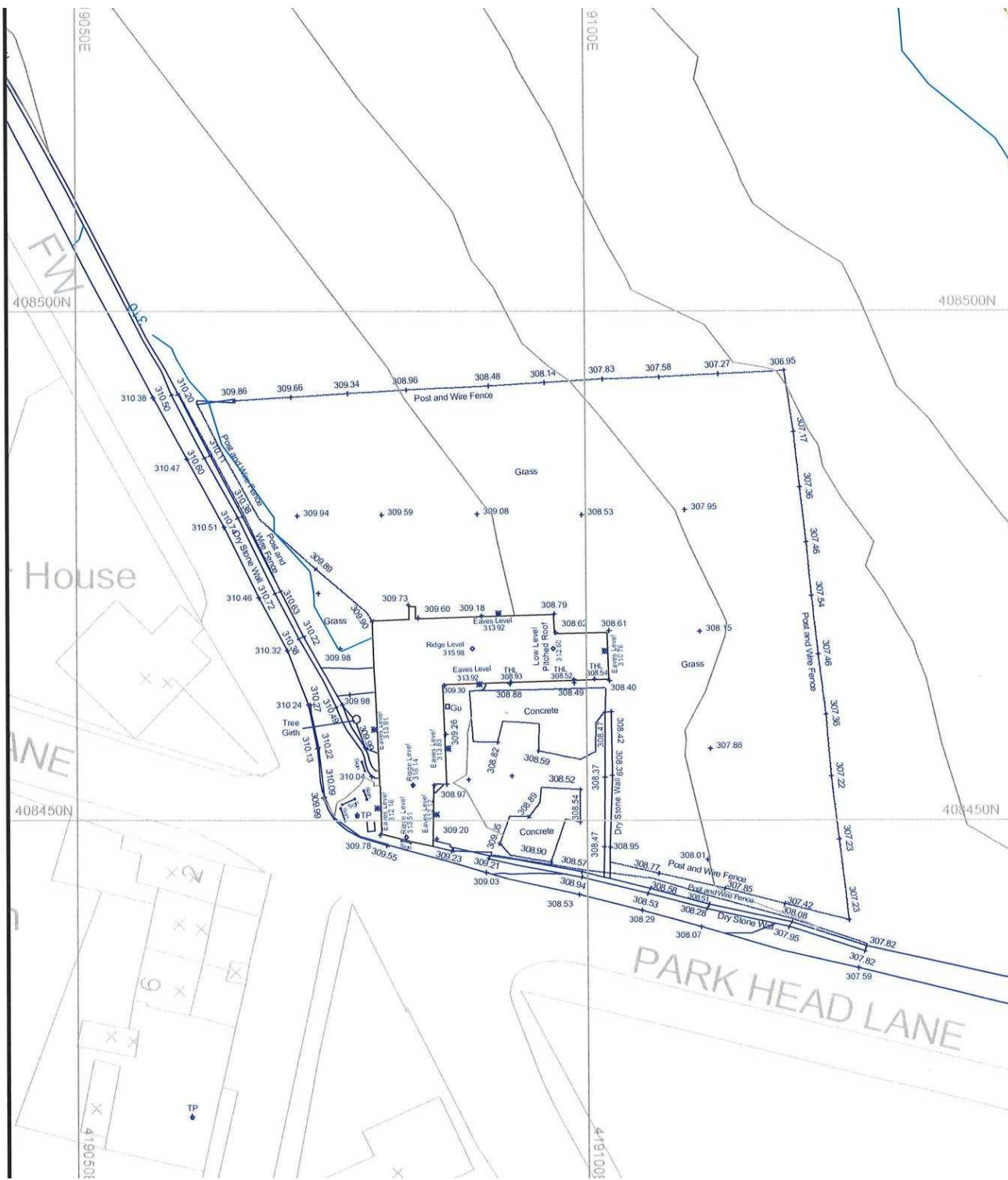
### SERVICES

The property's services will need to be renewed. We are informed that there was electricity and water at one time, and a septic tank will need to be installed.

***IMPORTANT NOTICE*** - Viewings are strictly by appointment only. This property needs to be viewed with extreme care; the first floor of the farmhouse is in need of repair and so venturing up to the first floor should be done so with great caution and at the individual's own risk. We do not recommend that children are brought to viewings.







## Piper Well Farmhouse & Barn topographic survey.

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- INTERESTED PARTIES COULD CONSIDER SUITABLE TO CREATE ONE LARGE DWELLING OR TWO DWELLINGS; ALL OF WHICH WOULD BE SUBJECT TO NECESSARY PLANNING AND CONSENTS.

**IMPORTANT NOTICE** – Viewings are strictly by appointment only. This property needs to be viewed with extreme care; the first floor of the farmhouse is in need of repair and so venturing up to the first floor should be done so with great caution.

#### **ADDITIONAL INFORMATION**

This property is offered via Best & Final Offers over £250,000.

All bids to be submitted no later than 12 noon on Wednesday 9th October 2024.

#### **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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#### **FREE VALUATIONS**

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.**

#### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

#### **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



## Simon Blyth Estate Agents

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