

Simon Blyth
ESTATE AGENTS



THE BARN, HOLLIN BRIGG LANE, HOLMBRIDGE, HOLMFIRTH, HD9 2PG

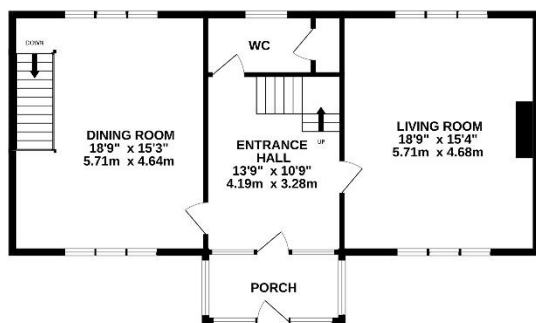
PROPERTY DESCRIPTION

NESTLED IN A BEAUTIFUL TREE-LINED SETTING IS THIS FABULOUS BARN CONVERSION, TUCKED AWAY OFF OF A PRIVATE ROAD OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS AND COMPLIMENTED BY GENEROUS GARDENS. THE BARN IS SITUATED IN THE POPULAR VILLAGE OF HOLMBRIDGE, WITH PLEASANT WALKS NEARBY, IN THE CATCHMENT AREA FOR WELL REGARDED SCHOOLING AND A SHORT DISTANCE FROM THE BUSTLING CENTRE OF HOLMFIRTH. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND FANTASTIC PLOT ON OFFER.

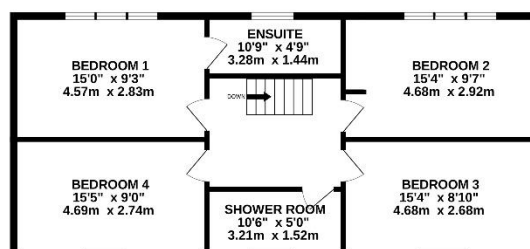
The accommodation briefly comprises of entrance porch, reception hall, lounge and second reception room to the ground floor. To the lower ground floor there is a spacious open-plan dining-kitchen and boot room. To the first floor there are four well-proportioned double bedrooms and the house shower room, with ensuite facilities to bedroom one. Externally there is an electric gated driveway which leads to the rear courtyard providing a double garage and off-street parking for multiple vehicles. The gardens extend into woodland with various lawns and patio areas. There is a multi-purpose, externally accessed green oak garden room with woodburning stove.

Offers Around £985,000

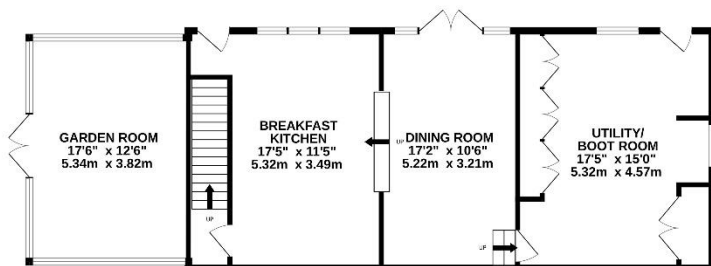
UPPER GROUND FLOOR



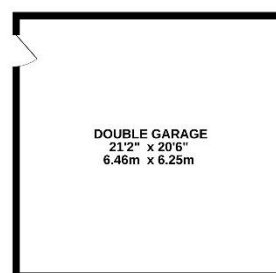
1ST FLOOR



LOWER GROUND FLOOR



GARAGE



HOLLIN BRIGG 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.

Made with Metropix ©2024

GROUND FLOOR

ENTRANCE PORCH

Enter the property through a double-glazed composite front door into the entrance porch. There are dual aspect banks of windows to both the front and side elevations, terracotta tiled flooring and a timber and glazed door provides access to the reception hall. There is decorative wall panelling with a terracotta tiled windowsill and adjoining windows to the rear of the entrance porch which provides borrowed light into the reception hall.

RECEPTION HALL

Measurements – 13'9" x 10'9"

As the photography suggests, the reception hall is a generously proportioned space which can be utilised for a variety of uses such as a home office, dining room with fitted book shelving in situ. There are exposed timber beams to the ceilings, partly exposed stone walls, and the reception hall provides access to the lounge, second sitting room and downstairs w.c. There is hardwood flooring, a radiator, ceiling light point, and a kite winding staircase rises to the first floor with cast iron balustrade and wooden banister.



LOUNGE

Measurements – 18'9" x 15'4"

The lounge is a generously proportioned dual aspect reception room, which features banks of double-glazed mullioned windows to both the front and rear elevations. The lounge is brimming with both charm and character, with both timber beams and batons to the ceilings and a fabulous, exposed stone feature wall with recessed display cabinets which have inset spotlighting and glass shelving. The lounge has a radiator, two wall light points, a central ceiling light point and a window seat beneath the window to the front elevation. The focal point of the room is the fireplace with a clear view cast iron, multi fuel burning stove which is set upon a raised stone hearth with stone, lintel above and stone back cloth.



W.C

The downstairs w.c. features a two-piece suite which comprises low level w.c. and a broad wash hand basin, recessed into a vanity unit with tiled work surface. There is tiled flooring and tiling to the splash areas, a ceiling light point and a bank of windows with deep sill to the rear elevation, which takes full advantage of the picturesque woodland aspect. Additionally, there is a cottage style door with Suffolk thumb latch which encloses a useful cloak cupboard which has shelving in situ.



DINING ROOM / SECOND SITTING ROOM

Measurements – 18'9" x 15'3"

The second reception room again is a generously portioned space, which benefits from a wealth of natural light cascading through the banks of double-glazed mullioned windows to both the front and rear elevations. The dining room again is a multipurpose space and could be utilised as a family room / playroom. There are timber beams and batons exposed to the ceilings, a central ceiling light point, fabulous hardwood flooring and a radiator. A staircase then descends to the lower ground floor.



LOWER GROUND FLOOR

Taking the staircase from the second reception room / dining room you reach a vestibule which has shelving, a ceiling light point and a cottage style door proceeds to the open plan, dining kitchen room.

OPEN-PLAN DINING KITCHEN

Measurements – 17'2" x 10'6"

As the photography suggests, the open plan dining kitchen room is a generously portioned space. There is attractive tiled flooring with underfloor heating, double-glazed windows to the front elevation and an external door providing direct access to the front gardens.

BREAKFAST KITCHEN AREA

Measurements – 17'5" x 11'5"

The kitchen features a bespoke fixed frame kitchen with shaker-style cupboard fronts and with complementary hardwood work surfaces over which incorporates a Belfast ceramic sink unit with chrome mixer tap. The kitchen is well equipped with built-in appliances which include an integrated dishwasher and a built-in fridge. There is space for a five-ring range cooker with ceramic splash back and canopy style cooker hood over and the focal point of the kitchen is the breakfast island which has matching cupboards and drawer units beneath, and a granite top. The kitchen area then seamlessly leads into the dining area, which has a beautiful arched doorway with double glazed French doors leading to the gardens which also provide a fabulous open aspect view across the property's gardens and of the tree lined outlook. The dining area features a ceiling light point, two wall light points, attractive travertine tiled flooring and a radiator. A door provides access to the utility room.





DINING AREA



BOOT ROOM / UTILITY/ GYM

Measurements – 17'5" x 15'0"

The boot room / utility is a generously proportioned space which features dual aspect windows to both the front and side elevations. There is timber flooring, inset spotlighting to the ceiling, a radiator and an external door to the front elevation. Additionally, there is a fitted base unit with hardwood work surfaces over incorporating a Belfast sink unit with chrome mixer tap and there is floor to ceiling fitted cupboards which have hanging rails, shelving, coat hooks, and a bench seating area. Additionally, a cupboard houses the wall mounted combination boiler. There is plumbing and provision for automatic washing machine and space for a vented tumble dryer. The centrepiece of the room is the island with work surface over and cupboards beneath for additional storage.



GARDEN ROOM / HOME OFFICE STUDIO

Measurements – 17'6" x 12'6"

The garden room features a fabulous, vaulted ceiling with banks of windows to both the front, side, and rear elevations. There is attractive tiled flooring with underfloor heating, a central ceiling light point and a log burning stove with exposed cast iron flue and multiple plug points in situ. The garden room offers further flexibility and could be utilised as a home office, hobby room or studio with fabulous views across the property's gardens and surrounding woodland.



FIRST FLOOR

LANDING

Taking the staircase to the first floor you reach an impressive landing, which features a vaulted ceiling with partly exposed timber truss and beams on display. There are double glazed skylight windows to both the front and rear elevations, providing the landing with a great deal of natural light, and there is a central chandelier point, a radiator and cottage style doors with Suffolk thumb latches provide access to four well-proportioned double bedrooms and the house bathroom.



BEDROOM ONE

Measurements – 15'0" x 9'3"

Bedroom one is a generously proportioned double bedroom, which has ample space for free standing furniture. There is a bank of double-glazed mullioned windows to the front elevation which have pleasant panoramic views across the property's gardens and of the woodland beyond. There are exposed stone cheeks with a timber lintel over the windows, a central ceiling light point, a radiator and the principal bedroom benefits from en-suite bathroom facilities.



ENSUITE BATHROOM

Measurements – 10'9" x 4'9"

The en-suite bathroom features a modern contemporary three-piece suite which comprises panel bath with thermostatic shower over and glazed shower guard, a broad pedestal wash hand basin with Chrome monobloc mixer tap and a low level w.c. with push button flush. There are tiled walls and tiled flooring, a chrome ladder style radiator, inset spotlighting to the ceiling and an extractor vent. Additionally, there is a bank of double-glazed mullioned windows to the front elevation with exposed stone surround, timber lintel above and tiled sill. The window again takes advantage of the pleasant views across Dob Dike and of the tree line backdrop.



BEDROOM TWO

Measurements – 15'4" x 9'7"

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a fabulous double glazed arch window to the rear elevation, a fabulous, exposed stone wall, a ceiling light point and radiator.



BEDROOM THREE

Measurements – 15'4" x 8'10"

Bedroom three can be utilised as a generously proportioned double bedroom which has ample space for free standing furniture. The current vendors utilise this room as a dressing room. There is a beautiful arched double-glazed window to the rear elevation, a ceiling light point, radiator and a loft hatch, which provides access to a useful attic space.



BEDROOM FOUR

Measurements – 15'5" x 9'0"

Bedroom four again is a generous proportion double bedroom which has ample space for freestanding furniture. There is a beautiful, exposed stone wall, a bank of double-glazed mullioned windows with stone surround and timber lintel above to the front elevation which has pleasant views, a central ceiling light point, radiator and a loft hatch provides access to a useful attic space.



HOUSE SHOWER ROOM

Measurements – 10'6" x 5'0"

The shower room features a modern, contemporary three-piece suite which comprises of a fixed frame walk in shower with thermostatic Aqualisa shower, a low level w.c. with push button flush and a broad wash hand basin with Chrome mixer tap, vanity cupboard beneath and tile splash back. There is attractive tiling to the walls, tiled flooring with under floor heating, a beautiful stone wall with partly exposed stone arch, inset spotlighting to the ceiling and an extractor fan. Additionally, the house bathroom features a vaulted ceiling partly exposed in the trusses on display. There is a double-glazed window to the rear elevation and a Chrome ladder style radiator.



REAR EXTERNAL

The barn is approached off a private road. There is a lawn area with well stocked flower and shrub beds and immediately to the rear of the property is accessed into the entrance porch. A gate encloses stairs which lead down to the side patio and taking an immediate right hand turn as you pull onto the private road a driveway leads down to electric remote-controlled gates which enclose the rear garden.





FRONT

Externally to the front, the property occupies a particularly impressive position, with a fabulous open outlook across Dob Dyke and of the tree lined backdrop. Immediately to the rear of the property there is a stone patio which provides an ideal space for alfresco dining and barbecuing. The driveway from the side of the property has electric gates leading out to a gravelled courtyard, which provides off street parking for multiple vehicles and then leads to an impressive, detached stone built double garage with additional storage in the roof space. There are attractive dry-stone walls, a lawn area with well stocked flower and shrub beds and beyond the stone wall is a further lawn area with mature flower and shrub beds which again takes full advantage of the pleasant open aspect views with impressive open aspect views into the distance between the trees across the valley. As the aerial view depicts the property occupies a generous proportion plot with the gardens extending further into a tree lined lawn area which is particularly private and enjoys the tranquil sound of Dob Dyke. Steps lead from the stone patio to the upper garden, which is laid predominantly to lawn and the garden features well stocked flower and shrub beds.





ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – G

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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 TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259