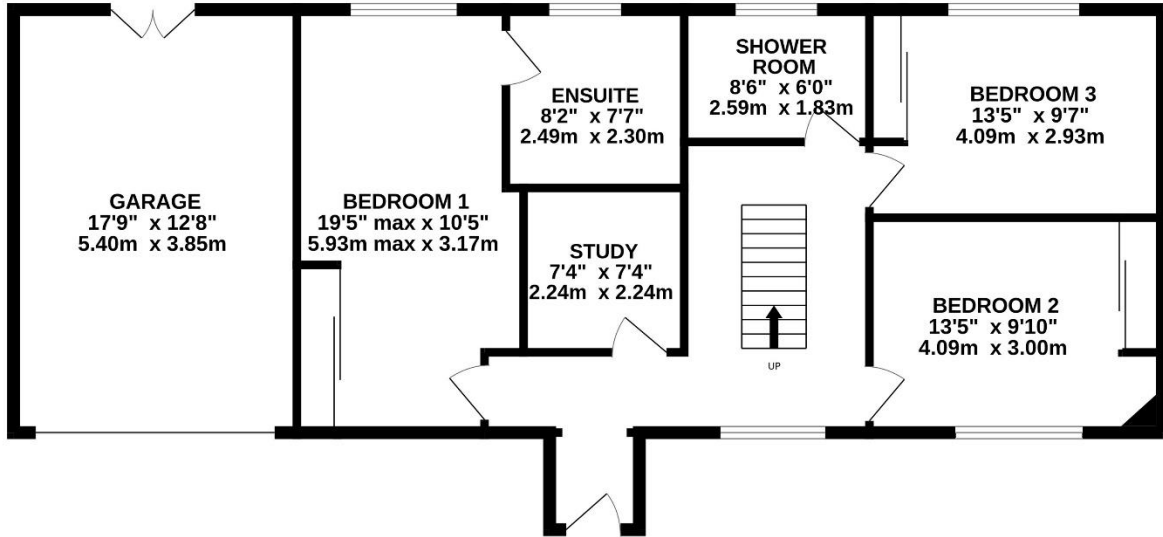


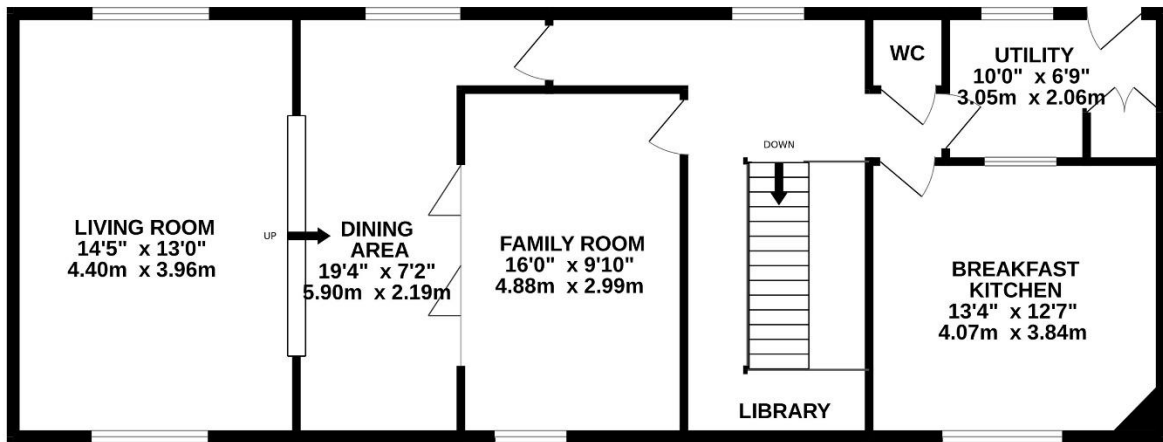


BARN END COTTAGE, YEW TREE LANE, HOLMBRIDGE, HD9 2NR

GROUND FLOOR



1ST FLOOR



YEW TREE ROAD

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

Standing in approximately 0.66 acres, this beautiful combination of paddock, gardens, views and a delightful, two-storey barn conversion, where the first-floor level joins the living accommodation, with a huge living room with dining area, second sitting room, impressive breakfast kitchen, library area over the galleried landing, utility room and w.c. To the ground floor, there are three double bedrooms, bedroom one being a through-room and enjoying the views and a recently updated, luxury en-suite. There is a house bathroom/ shower room and a home office/store. With an integral garage, scope exists to create further accommodation on the ground floor if so desired. There is easy access out to the gardens and paddock to the rear. A delightful, small hamlet setting with spectacular views across the valley and wonderful, nearby walks and riding out area. Barn End Cottage is a home that must be seen to be fully understood and appreciated. The location is particularly enchanting.

Offers Around £600,000

ENTRANCE AND HALLWAY

An attractive, period-style, high quality door gives access through to the entrance vestibule. This has a quarry tiled floor with inset mat-well. A broad opening leads to the fabulous, ground floor entrance hallway, with beautiful beams and timbers exposed to the full roof height via a staircase that rises to the living space on the first floor. The upper hallway enjoys a tremendous view out to the rear and enjoys the view out through the arched picture window to the ground floor. The first-floor hallway has a galleried landing and a library area with shelving, beams and timbers on display, perhaps best demonstrated by the photograph.



UPSTAIRS W.C.

A doorway gives access to the upstairs w.c. which is fitted with a stylish w.c., wash handbasin, ceramic tiling, inset spotlighting, attractive flooring and extractor fan.

LOUNGE

Measurements – 14'5" x 13'0"

A doorway leads through to the lounge. This exceptionally large room has wonderful beams and timbers on display. There are mullioned windows to the both the front and the rear, giving stunning views out over the property's gardens and paddock to the rear and a super view over the rural countryside to the front with Holmfirth Vineyard in the distance and the moors on the horizon. The room is particularly spacious and has wall light points at the lower level, at the upper level, which is currently used as a dining area, there is a chandelier point and a further window to the rear. The room has an attractive, wall-mounted fire and there are bi-folding doors that give access through to the family room / dining area.



FAMILY ROOM / DINING AREA

Measurements – 16'0" X 9'10" / 19'4" X 7'2"

This space changes on a regular basis due to family requirements and is currently used as a second sitting room which is particularly pleasant and has a lovely view out to the front of the property and wonderful beams and timbers on display. As the floor plan demonstrates, this can facilitate a huge amount of open-plan space, giving ideal time for Christmas, parties and the like.



BREAKFAST KITCHEN

Measurements – 13'4" x 12'7"

Having, once again, a stunning view, courtesy of mullioned windows, this room has a high angled and beamed ceiling, a wealth of units at both the high and low level with a large number of working surfaces. There is an impressive Rangemaster oven with backcloth and matching extractor fan, a stylish one and a half bowl sink unit with mixer tap above, inset induction hob and the kitchen also boasts under unit lighting, wine fridge and fridge/freezer space. There is spotlighting to the ceiling and as previously mentioned, wonderful beams on display.



UTILITY ROOM / EVERYDAY ENTRANCE

Measurements – 10'0" x 6'9"

This has a stable-style door out to the rear gardens and beyond, twin windows, wall-mounted Worcester gas fired central heating boiler, a large amount of storage cupboards, additional fridge space, stainless steel sink unit with mixer tap above, plumbing for an automatic washing machine and space for a dryer.



STAIRCASE

This leads down to the entrance hallway, previously described. Once again, the beautiful, large, arch-topped, picture window is worthy of mentioning again and the stunning view across the valley.



BEDROOM ONE

Measurements – 19'5" max x 10'5"

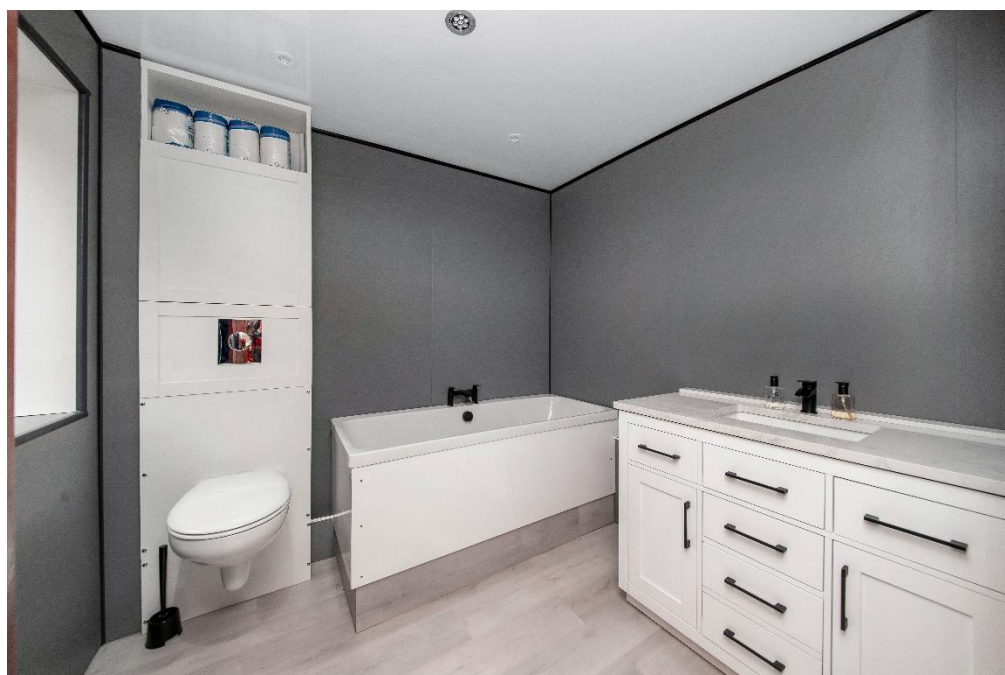
An impressive, double bedroom with windows to both the front and rear, inset spotlighting to the ceiling, beam on display, a bank of in-built wardrobes, high quality flooring and doorway through to the en-suite.



EN-SUITE

Measurements – 8'2" x 7'7"

This has recently been updated to a particularly high standard and has a fabulous vanity unit with stylish taps, drawers, high quality, stone-style surface, ceramic wash handbasin, Grohe wall-mounted w.c. with concealed cistern and stylish bath. There is inset spotlighting to the high specification ceiling, good-sized window and attractive flooring.



BEDROOM TWO

Measurements – 13'5" x 9'10"

With an outlook to the front, this good-sized, double bedroom, once again, has a bank of in-built wardrobes. A bank of mullioned windows giving a terrific view and attractive flooring.



BEDROOM THREE

Measurements – 13'5" x 9'7"

Yet again, a double bedroom with a bank of mullioned windows giving an outlook to the lower garden area to the rear of the property. There is a bank of in-built wardrobes, attractive flooring and a central ceiling light point.



STUDY / HOBBY ROOM

Measurements – 7'4" x 7'4"

With no windows, this good-sized room is currently used for hobby purposes. See floor layout plan.

HOUSE BATHROOM / SHOWER ROOM

Measurements – 8'6" x 6'0"

This is finished to a wet-room style. It has previously been fitted with a bath. There is a wall-mounted, high-quality shower with wet-room drain beneath, fabulous flooring, high quality finish throughout, wash handbasin of a stylish nature with mixer tap above and concealed cistern w.c., extractor fan, chrome, heated towel rail, inset spotlighting to the ceiling and twin, mullioned windows.



EXTERNAL

FRONT

The property stands in approximately 0.66 acres. To the front, the property is accessed by a shared lane, giving access to five properties including Barn End Cottage. The property has a broad parking apron, giving parking for three/four vehicles and access to the integral garage. To the side, there is a gateway giving access to the paddock/field.





REAR

A public pathway gives access to the rear with additional garden including sitting out space and potting shed. The rear can be accessed via the property's external doorways on the first and ground floor levels.



GARAGE

Measurements – 17'9" x 12'8"

The garage is of a particularly good size and has doors out the rear. The garage is fitted with power, light and water and as previously mentioned, has automatically operated up-and-over-door. The garage was created from accommodation previously, therefore conversion back to accommodation would be relatively straight forward, if so desired.

GARDENS

As the photographs suggest, the current owners have created delightful garden areas with lovely pathways and hard landscaping. There is a vegetable area in the garden and a good-sized lawn, rockeries and shrubbed beds, a greenhouse, garden shed and a lovely summer house.



SUMMER HOUSE

This good-sized summer house enjoys a particularly pleasant view out over the paddock. The paddock is beautiful and is blessed with mature trees and attractive stone walling. There is a gateway to Yew Tree Lane at the far corner.

It should be noted that riding out from here would be particularly pleasant with proximity to wonderful, rural, countryside being close at hand.





ADDITIONAL INFORMATION

It should also be noted that the property has gas-fired central heating (LPG, the tank being located within the paddock). The property also has double glazing and external lighting. The property also adjoins a public footpath, giving direct access to superb, rural walks.

Carpets, curtains and certain other fixtures may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – E
Property tenure – Freehold
Local authority – Kirklees
Council tax band – C

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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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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Wakefield
01924 361631

Huddersfield
01484 651878

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01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259