

MARTIN&CO



- STUNNING BARN CONVERSION WITH LAND
- APPOINTED TO A HIGH STANDARD
- MODERN FITTED KITCHEN, GRANITE WORKTOPS
- SNUG. SEPARATE BAR/GAMES

Prune Park Lane

A stunning barn conversion surrounded by 2.5 to 3 acres of land with fabulous far reaching views which should be viewed to be fully appreciated. With 6 bedrooms (two en-suite) and spacious living accommodation the property has been well maintained by the current owners and is appointed to a high standard.

Offers Over £750,000
Freehold



Property Description

Martin & Co are delighted to offer to the market this stunning, 6 bedroom barn conversion that has been thoughtfully modernised to a high standard.

The property is located in a popular area and is set back from the road within 2.5 - 3 acres of land, has a long driveway, large garage/barn and ample parking/turning area to the rear.

Due to the extent of the land - which surrounds the property to three sides - there may be the potential to erect a stable block - or another suitable outbuilding - subject to any planning permission and building regulations as required. (Local council is Bradford MCC)

DESCRIPTION

A beautiful family home offering spacious accommodation, which has been extended and refurbished to a very high standard. The property benefits from 6 bedrooms, two of which are en-suite, two reception rooms, bar, study, dining room, breakfast kitchen, playroom and utility. Many of the rooms have far reaching views over the fields and to the moors beyond.

There is a large garage/barn with a further hobby/games room above and ample parking externally. The front garden has some mature planting and the split-level patio area leads directly from the lounge and bar areas, again having the benefit of far reaching views into the distance.

The property benefits from underfloor heating to the majority of rooms, a security system, some external lighting and solar panels (owned outright).

ENTRANCE HALL TO REAR

A spacious entrance with single glazed oak door and window panel leading to dining room. Cupboard concealing manifold





for under floor heating. uPVC part glazed door to rear. Velux window.

DINING ROOM

21' 3" x 15' 1" (6.5m x 4.6m) Exposed stone wall which perfectly frames the large feature window/patio doors leading to the front garden. Stunning ceiling beams and an open plan solid oak staircase, with integral feature lighting. A galleried landing overlooks the dining room. Under floor heating. Concealed location of electric/gas meters, fuse board and solar panel meter.



BREAKFAST KITCHEN

20' 8" x 16' 4" (6.3m x 5.0m) Overlooking the field to the front and fitted with a range of base, wall and drawer units painted in complimentary colours with a granite work top over. Double under mounted stainless steel sink and tap and drainer grooves. Six burner Smeg range cooker with double oven, grill, plate warmer. Extractor above. Free standing American fridge/freezer. Integrated Smeg microwave/pizza oven. Integrated Bosch dishwasher (new 2016). Island bar with matching base units underneath, granite work top with solid wood wrap around to two sides. Seating for a minimum of five people. Laminate floor with under floor heating. TV point for Sky. Towel rail radiator.

PLAYROOM/SUN ROOM

11' 9" x 9' 6" (3.6m x 2.9m) A bright room overlooking the fields and located to the rear of the property. uPVC windows to three sides. Laminate floor. Radiator



UTILITY ROOM

21' 3" x 11' 5" (6.5m x 3.5m) Four uPVC windows, two open, two fixed. Laminate floor. A range of base units with gloss laminate work top. Free standing Belfast sink with stainless steel taps. Plumbing and space for free standing washing machine. Space for free standing tumble dryer. The boiler room is located in the utility and houses the pressurized cylinder and combi boiler. (Compact HRE Intergas boiler new October 2016)



FRONT PORCH

0'0" x 0'0" uPVC part glazed stable door. Location of solar panel inverter. Part glazed wood door leading to utility room.

WC

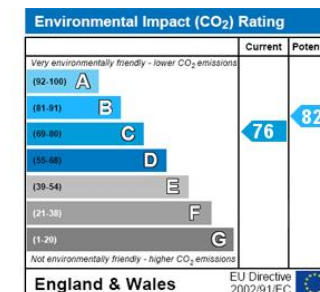
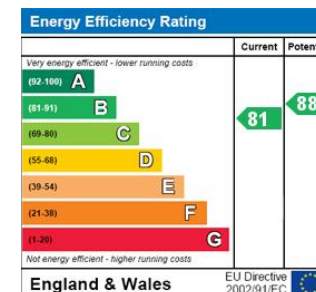
0'0" x 0'0" Low flush WC. Pedestal hand wash basin. Tiled splash back. Tiled floor. Extractor fan. Under floor heating.

GUEST BEDROOM

18'4" x 9'2" (5.6m x 2.8m) A spacious ground floor bedroom to the front with two uPVC windows (fitted wooden blinds included) overlooking front garden. Dimmer switch to ceiling lights. Laminate floor. Under floor heating.

ENSUITE

0'0" x 0'0" Fully tiled en-suite comprising bath with tiled panel and shower/riser rail over, together with a bi-fold glass shower screen. Pedestal hand wash basin and low flush wc.



1 Daisy Place, Saltaire, West
Yorkshire, BD18 4NA

www.martinco.com
01274589132
saltaire@martinco.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Please Note: The appliances/heating/services have not been tested, nor any equipment in the property. Accordingly, we strongly advise prospective buyers commission their own survey or service report before finalising their purchase.