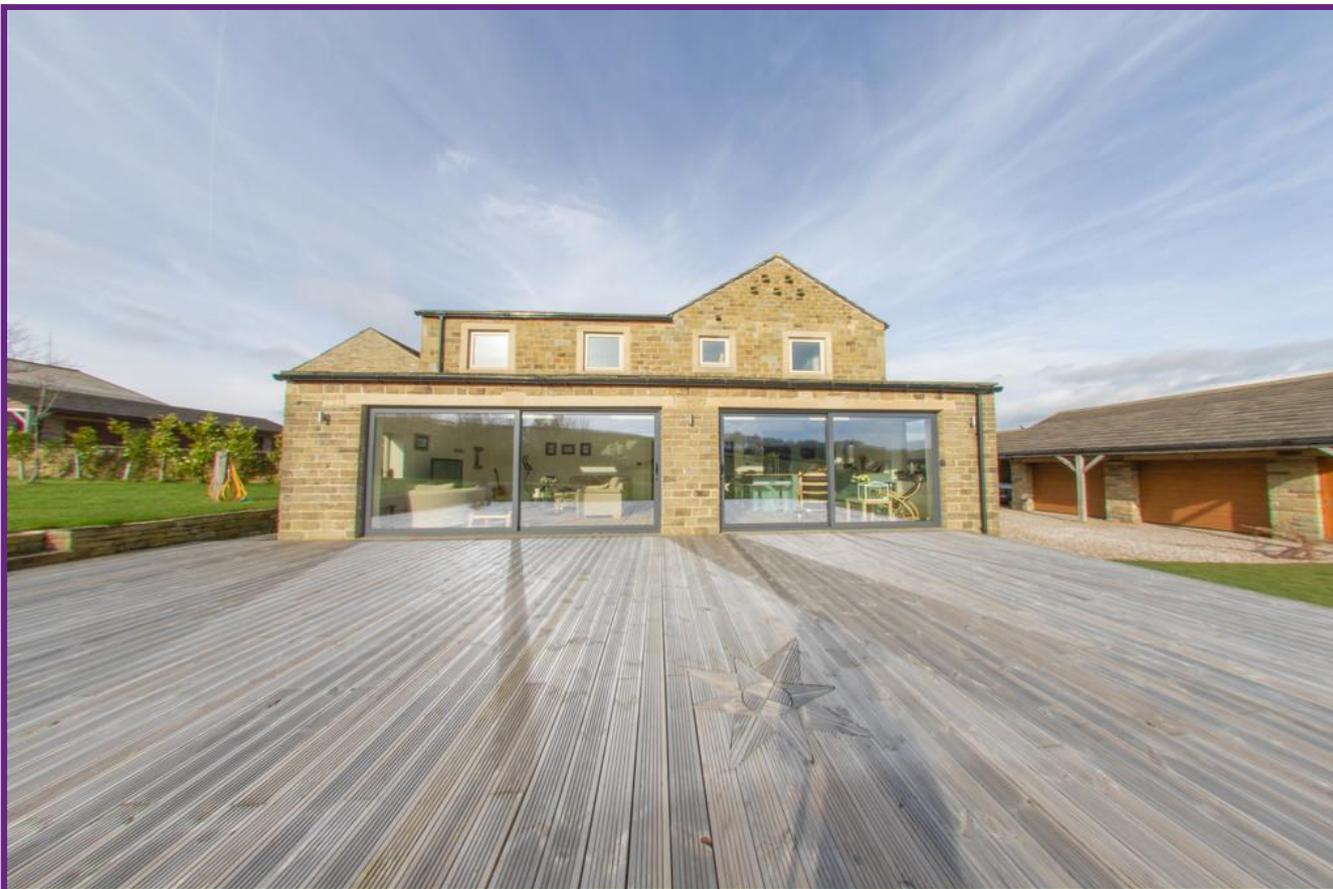


FOR SALE

Birdsedge Lane, Birdsedge, Huddersfield, West Yorkshire, HD8 8XR



HOUSE
STYLE
Barn
Conversion

RECEPTION
ROOMS
4

BEDROOMS
5

EPC RATING
82

NO VENDOR
CHAIN

A quite exceptional DETACHED VILLAGE RESIDENCE of particular interest to the EQUINE ENTHUSIAST set in 1.4 acres or thereabouts, providing beautifully presented accommodation complemented by a HIGH QUALITY STABLE BLOCK and further AGRICULTURAL BARN of 1,300 sq ft approx. *VENDOR WILL PAY STAMP DUTY SUBJECT TO FULL ASKING PRICE BEING ACHIEVED*

The property enjoys a most desirable setting in this highly regarded village, being positioned well away from Birdsedge Lane and also enjoying particularly high levels of latent security provided by adjacent dwellings. The outstanding conversion of a former stone barn was completed in 2017 and to all intents and purposes, this is therefore a brand-new home. Many original architectural features are in evidence, exposed stonework and ceiling timbers being complemented by a contemporary level of appointment and presentation throughout, the property further benefiting from mains gas electricity and drainage.

Complemented by a high quality stable block, double garage and further agricultural barn, the accommodation on offer comprises entrance vestibule, dining hall, lounge, outstanding open plan kitchen/family/garden room opening out onto a stunning South facing decking area, inner hallway, study, three cloaks/WCs to the ground floor, utility room, principal bedroom suite with walk in wardrobe and en suite shower room, four further double bedrooms with en suite facilities to bedrooms two and three, family bathroom, wonderful galleried landing.

£1,250,000

Zoopa.co.uk

rightmove.co.uk

PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk

www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

GROUND FLOOR

ENTRANCE VESTIBULE

8' 0" x 6' 2" (2.44m x 1.88m) Displaying oak flooring and exposed stone sills to the windows, this entrance area then leads through to the dining hall.



DINING HALL

23' 5" x 17' 0" (7.14m x 5.18m) A most impressive entrance to the property, the dining hall exhibiting a double height ceiling with exposed purlins and trusses and wonderful galleried landing, There are numerous ceiling downlighters, exposed stonework to one wall, three wall light points and oak flooring.



LOUNGE

18' 1" x 16' 10" (5.51m x 5.13m) This double aspect room exhibits numerous downlighters to the ceiling, there is wiring provision for satellite and terrestrial television, exposed stone relief to the window reveals and there is also provision for the installation of a woodburning stove.

CLOAKROOM/WC

5' 2" x 4' 7" (1.57m x 1.4m) Providing a two-piece suite in white comprising of a vanity wash hand basin with white gloss fronted cupboard beneath, low flush WC, stone flooring and extractor fan. To the rear of the cloakroom is also a useful storage cupboard.



KITCHEN/GARDEN/FAMILY ROOM

36' 0" x 16' 3" (10.97m x 4.95m) A quite outstanding room designed to take full advantage of the wonderful views and also very much suited to family gatherings and entertaining. To the kitchen area is a generous range of olive gloss fronted base and wall units complemented by an extensive area of granite worktop surfaces which contains an inset 1 1/2 bowl stainless steel sink unit. There is a further island workstation/breakfast bar unit with built in wine cooler and further storage facilities, there is a freestanding Rangemaster cooker with surface extractor, integrated dishwasher and space for a freestanding fridge/freezer. The room exhibits stone flooring throughout, there are numerous ceiling downlighters, two wide sliding patio doors which open out onto the expansive timber deck in addition to which are four wall light points, uplighters and four Velux skylight windows. The room also provides wiring for terrestrial and satellite television.

REAR HALLWAY

With stone flooring, access to a useful understairs store and also giving access to the following rooms.



STUDY

13' 6" x 11' 7" (4.11m x 3.53m) Having nine ceiling downlighters and also Cat 5 cabling.

CLOAKROOM/WC

9' 3" x 3' 2" (2.82m x 0.97m) Providing a two-piece suite in white comprising of a pedestal wash hand basin and low flush WC. There is also stone flooring, three ceiling downlighters and an extractor fan.

The rear hall which gives access to the aforementioned cloakroom and study enjoys a private entrance ideal for anyone seeking home consulting facilities.



UTILITY ROOM

12' 7" x 14' 5 (maximum)" (3.84m x 4.39m) This very well proportioned utility also acts as the main entrance to the property for anyone arriving at the dwelling in a vehicle, the main entrance door opening out into the rear gravelled courtyard. The utility provides a generous range of base and wall olive fronted storage cupboards complemented by granite worktop surfaces with an inset 1 1/2 bowl stainless steel sink unit. There are also concealed plumbing facilities for an automatic washing machine, ceiling downlighters and stone flooring. From the utility room access is then provided to a boiler room, this containing the Viessman central heating boiler and Albion hot water cylinder. There is also a low flush WC.

FIRST FLOOR

LANDING

A large part of this first-floor landing enjoys a wonderful galleried aspect over the dining hall below and as such takes full advantage of the impressive exposed ceiling timbers and stonework to internal walls. There are a number of wall light points and access is then in turn provided to the following accommodation.



MASTER BEDROOM

20' 4" x 11' 8" (6.2m x 3.56m) This very well-proportioned double aspect bedroom with rear facing window affording delightful views over the formal gardens and grazing land also displays exposed ceiling timbers and it is heated by way of two double panel radiators. Access is provided to a generous WALK IN WARDROBE providing a range of black oak effect and part mirror fronted wardrobes with hanging rails, shelves and drawers.

EN-SUITE SHOWER ROOM

10' 1" x 7' 3" (3.07m x 2.21m) Having half height Travertine wall tiling with further tiling to the floor and providing a four piece suite in white comprising of twin vanity wash hand basins with white gloss fronted cupboards beneath, large step in shower cubicle with thermostatic shower and low flush WC. The en suite once again enjoys a fine outlook over the grounds to Plough Barn, it is heated by way of a double panel radiator and a further chrome towel rail.

BEDROOM TWO

11' 4" x 13' 0" (3.45m x 3.96m) Enjoying an outlook over the stable block and across the village centre, this well proportioned second bedroom provides a double panel radiator, there are exposed ceiling timbers and a TV aerial point.

EN-SUITE SHOWER ROOM

6' 5" x 6' 8" (1.96m x 2.03m) Having half-height Travertine tiling to the walls and providing a three piece suite in white comprising a Travertine tiled cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also an extractor fan and exposed timbers.

BEDROOM THREE

10' 3" x 15' 9 (maximum)" (3.12m x 4.8m) A particularly characterful room with exposed stonework to the front facing arched window, this double bedroom also exhibits exposed ceiling timbers, it provides a TV aerial point and also a double panel radiator.

EN-SUITE SHOWER ROOM

6' 6" x 7' 11" (1.98m x 2.41m) With Travertine part tiling to the walls and further tiling to the floor, a three piece suite in white is provided comprising of a step in shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There is also an extractor fan and a radiator.

BEDROOM FOUR

21' 6" x 10' 5" (6.55m x 3.18m) A bedroom of expansive proportions, having windows to two elevations which result in fine open views and once again being heated by way of a double panel radiator.

BEDROOM FIVE

12' 7" x 12' 1" (3.84m x 3.68m) A charming bedroom with exposed purlins and trusses, rear facing barn door style window and also double panel radiator. The room further benefits from a walk in wardrobe which has fitted hanging rails, shelves and drawers.

HOUSE BATHROOM

13' 9" x 7' 6" (4.19m x 2.29m) With half height Travertine tiling to the walls, further tiling to the floor and providing a four piece suite in white comprising of a roll top bath set on ball and claw feet, low flush WC, pedestal wash hand basin and large shower cubicle with thermostatic shower. Once again there are exposed ceiling timbers, there is also a double panel radiator and a heated chrome towel rail.



OUTSIDE



STABLE BLOCK

This is a high quality timber built stable block, of L shaped configuration, benefitting from light and power supplies and also automatic water troughs to all stables.

Garage/Implement store 20'7" x 11' 8" having twin opening entrance doors

Stable 1 19'0" x 14"

Stable 2 14'0" x 12'0"

Stable 3 14'0" x 12'0"

Stable 4 14'0" x 12'0"

Tack room 14'0" x 10'8"



DOUBLE GARAGE

27' 7" x 21' 4" (8.41m x 6.5m) A very well proportioned double garage with electrically operated twin entrance doors and benefitting from light and power supplies and also a useful area of rafter storage. Having a width of 27'7", the garage is certainly capable of accommodating three vehicles.



BARN

53' 4" x 24' 5" (16.26m x 7.44m) Of block and timber clad construction to three elevations with the final elevation being of timber sleeper construction, this most versatile barn has an internal floor area of approximately 1,300 sq ft and lends itself to a variety of uses such as machinery store, potential further stabling whilst it would also prove suited in our opinion to vehicle storage, of particular interest to any purchaser with a private vehicle collection.

GARDENS AND GRAZING LAND

The property is accessed off Birdsedge Lane via a gravelled driveway and upon first entering the gravelled courtyard to the dwelling, there is a parking area to the right-hand side, ideal for visitors. The main gravelled courtyard area which is placed between the garage/stable block and the rear elevation of course provides extensive further parking with a number of gates also offering access to the grazing areas. Adjacent to the very generous timber deck which is accessed from the garden/family room is a principally lawned garden whilst beyond this and at a lower level is an area of grazing land which would be suited to sub-division to create smaller paddocks. To the rear of the garage and stable block is a further grassed area which has planning consent for the construction of an outdoor school/manege. The rear grazing area then provides access to the barn, to the right-hand side of this area is a wild flower garden.



SERVICES

Mains water, gas, drainage and electricity are laid to the property.

HEATING

A gas fired central heating system is installed, with under floor heating to the whole of the ground floor area.

DOUBLE-GLAZING

The property benefits from sealed unit double glazing.

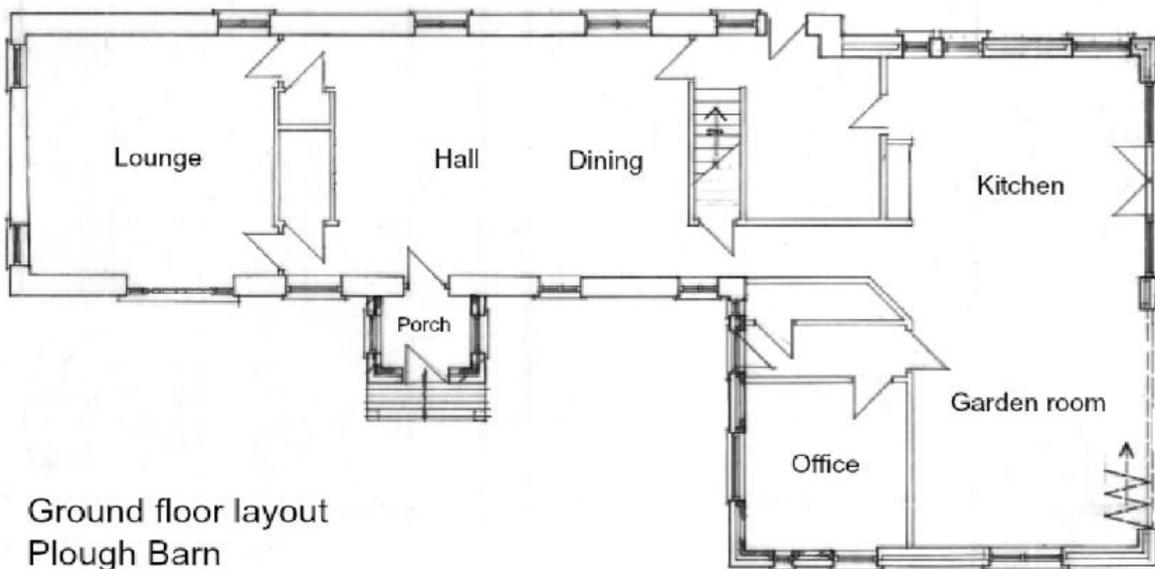
TENURE

We understand the property to be freehold.

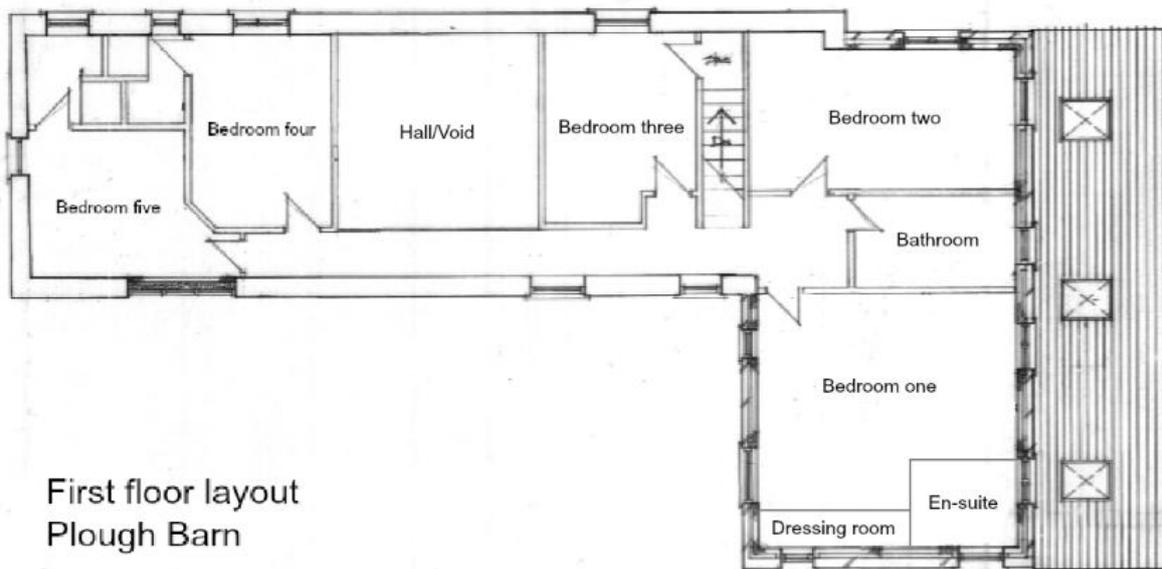
DIRECTIONS

From our Denby Dale office leave Denby Dale via Miller Hill and at the Dunkirk crossroads proceed straight across to enter Lower Denby. Proceed up Denby Lane into Upper Denby and at the side of the Church bear right to continue along Denby Lane. At the T junction turn right onto the A629 High Flatts main road. After approximately half a mile and upon entering Birdsedge turn left onto Birdsedge Lane and the entrance to the property will be found on the left-hand side after approximately 80 yards.

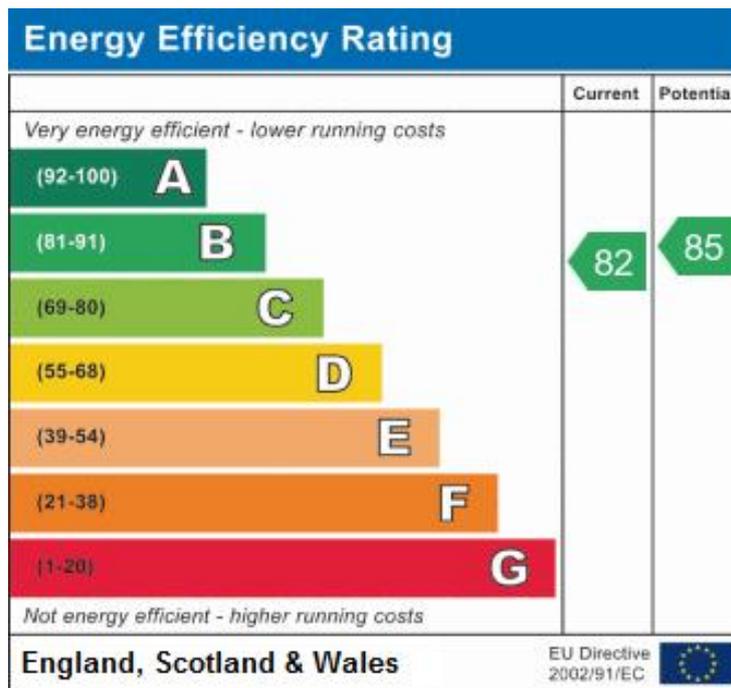




Ground floor layout
Plough Barn



First floor layout
Plough Barn



For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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