



**The Barn House and Cruck Cottage  
Ashes Lane  
Almondbury  
Huddersfield  
HD4 6TE**



IN A SPECTACULAR LOCATION JUST BELOW CASTLE HILL AND WITH FABULOUS VIEWS OVER SURROUNDING COUNTRYSIDE AND BEYOND. THIS IS A RARE COMBINATION OF A BEAUTIFUL LARGE GRADE II LISTED BARN CONVERSION TOGETHER WITH ITS SEPARATE TWO BEDROOM COTTAGE ANNEX, WITH DOUBLE GARAGE, LOVELY GARDENS AND AN ACCOMMODATION THAT IS SURE TO PLEASE. THIS VERY VERSATILE FAMILY HOME HAS IN PART BEEN LET FOR HOLIDAY ACCOMMODATION OVER MANY YEARS PARTICULARLY SUCCESSFULLY. WITH A TOTAL OF FIVE BEDROOMS, THIS INTERESTING WELL LAID OUT HOME MUST BE VIEWED TO BE FULLY APPRECIATED. THE DOUBLE HEIGHT STAGGERINGLY BEAUTIFUL SITTING ROOM IS A MAGNIFICENT FEATURE WITH WONDERFUL TIMBERS AND BEAMS ON DISPLAY AND LARGE WINDOWS OVERLOOKING SOUTHERLY FACING GARDENS. THERE IS A GOOD SIZED DRIVEWAY AND DOUBLE GARAGE. It briefly comprises entrance hall, sitting room, galleried library area, study, dining room, breakfast kitchen, utility room, pantry, store rooms with potential, separate w.c./shower room, three bedrooms, house bathroom, two en-suites, the adjoining cottage comprises of a double height dining living kitchen, two bedrooms, bathroom workshop and studio. Being just a short walk away from the village amenities and adjoining stunning rural walks, this home must be viewed internally to be fully understood and appreciated.

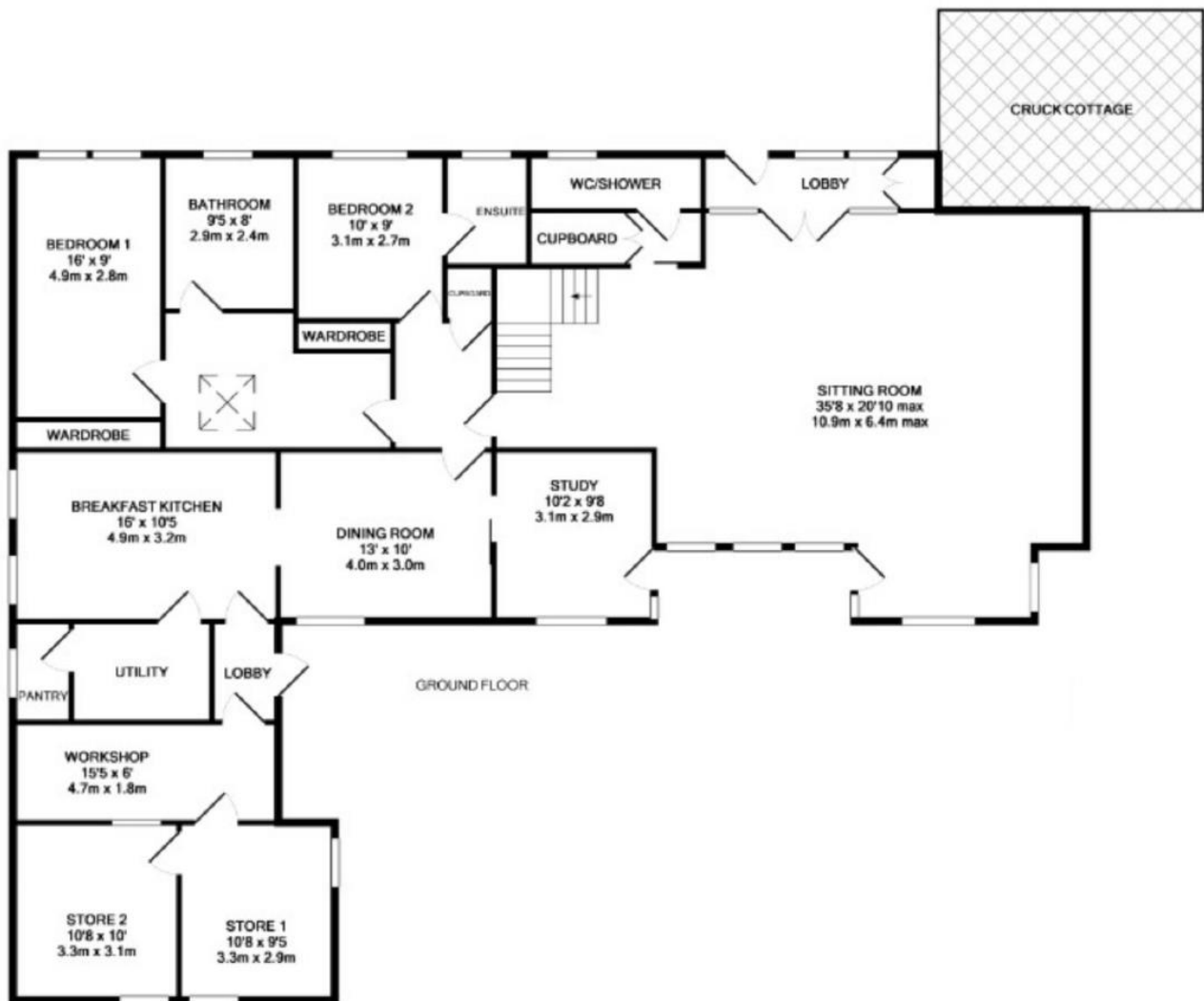
**Offers around £680,000**

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## THE BARN HOUSE

The barn house accommodation is accessed through a period door into a large entrance lobby, this with cloak cupboards has beautiful flooring, a lovely view over the gardens, glazing and twin doors also being glazed giving a spectacular view into the sitting room and out over the rear gardens beyond.

## SITTING ROOM

As the photos suggest this is a staggeringly beautiful room being the former barn with wonderful timbers on display, these timbers being a combination of construction and roofing timbers add a huge amount of character, the many windows allow lovely views out over the gardens but also allow a tremendous amount of natural light into this spectacular room. With exposed stone work, appropriate lighting and a beautiful timber polished floor. The room has glazed doors to the garden and is also overlooked by the galleried first floor landing/library area.



## DINING ROOM/BREAKFAST KITCHEN

An attractive good sized room with a pleasant outlook overlooking the property's rear gardens, this opens through to the breakfast kitchen. This as the photographs suggest is a well appointed room with delightful units at high and low level, working surfaces, attractive tiling, two windows, further velux window highlighting the beams on display and inbuilt high quality appliances. A doorway from here gives access to a utility and a pantry. Further door leads through to a rear entrance lobby, giving external access and also access to a good size workshop, and two good sized store rooms; both of which offering tremendous potential subject to the necessary consents.





## KITCHEN



## STUDY

A lovely room also used as a second sitting room/TV room, this has once again a glazed door out to the gardens and a window overlooking the gardens.

## DOWNSTAIRS W.C./SHOWER ROOM

## LIBRARY AREA/GALLERIED LANDING

This has spectacular views over the sitting room and is of a useful size and enjoys a velux style window.



## INNER HALL



## BEDROOM ONE

A lovely double room with windows overlooking the gardens and a bank of inbuilt wardrobes, house bathroom next to bedroom being well equipped. Please note the other bedrooms both have en-suite facilities.

Access to the loft space via a drop down ladder, there is a window electricity and heating which is obtained from the inner hall landing outside bedroom one.





### BEDROOM TWO

Once again with inbuilt robes this room is served by an en-suite.



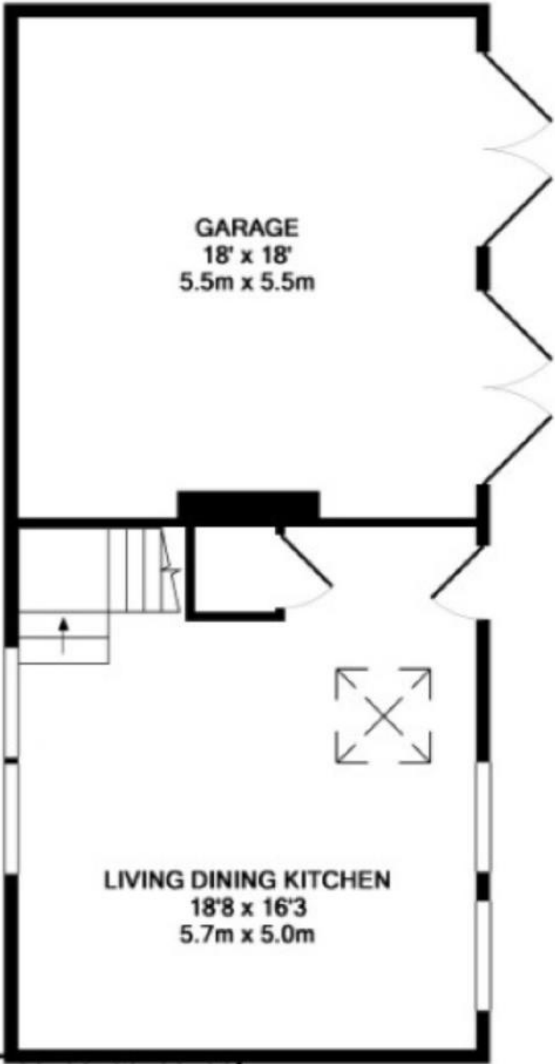
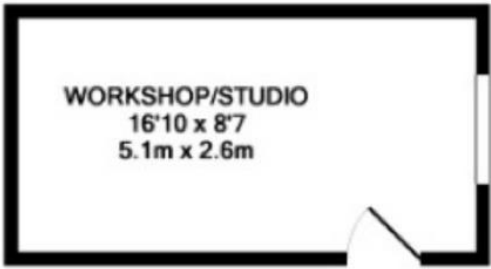
### BEDROOM THREE

This double bedroom once again is served by an en-suite, it has a large fitted wardrobe with access to storage area.

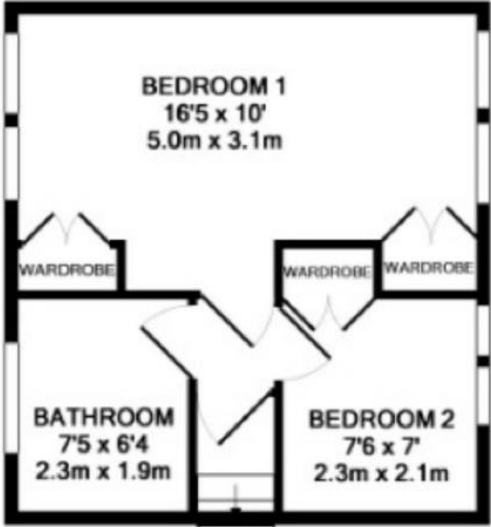
### CRUCK COTTAGE

An equally characterful annex cottage once again forming part of the beautiful farm buildings.





GROUND FLOOR



1ST FLOOR

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### **LIVING DINING KITCHEN**

This double storey two bedroom cottage has a fabulous living dining kitchen open to the full roof height and having the beautiful cruck frame on display. There are windows to the front and rear.



### **FIRST FLOOR LEVEL**

Staircase leads up to the first floor level (please note this first floor level is positioned above the double garage belonging to the properties)



### **BEDROOM ONE**

Bedroom one with windows to both the front and rear, a characterful room with inbuilt wardrobes.

### **BEDROOM TWO**

Bedroom two once again with a pleasant outlook and wardrobes and well equipped bathroom.

## EXTERNALLY

Outside, The Barn House and Cruck Cottage form part of a former farmyard and they occupy approximately 2/3 of the whole farmyard and buildings with the adjoining farmhouse being a separate property. The driveway provides a good amount of parking and turning space for the properties for sale (separate driveway off the principal driveway exists for the farm house) gives access to an integral double garage once again with characterful internal features, a covered walk way through the buildings provides pedestrian access to the barn house. There is also a workshop/studio of a good size.



## GARDENS

The extremely well-tended gardens are a combination of delightful cobbled courtyard with lawned areas, mature shrub trees, sitting out area, large greenhouse and potting shed. There is a substantial veg garden which could be lawned for those who might wish to have a play lawn.



## RIGHT OF WAY

The farmhouse has a right of way over the initial part of the driveway.



## VIEW



## ADDITIONAL INFORMATION

Please note the property is grade II listed and is fitted with gas fired central heating and is double glazed.

## DIRECTIONS

### 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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### 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

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### **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 independant 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 am to 5:30 pm

Saturday - 9:00 am - 4.30 pm

Sunday - 11:00 am - 4:00 pm

Details printed 06/06/19