



DESCRIPTION

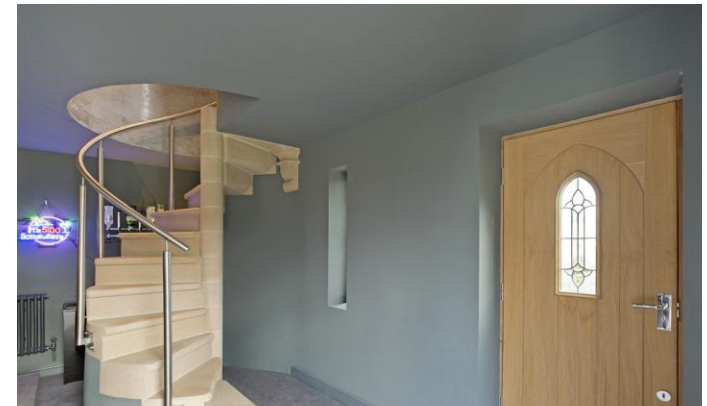
The Old Barn is a stunningly presented detached family home that has recently undergone significant internal improvement and extension to create one of the areas finest homes with private grounds and a paddock extending to just over 2 acres (.86Ha) with full planning for double stables. This charming home with a gas-fired heating system, offers reception rooms that flow to create delightful entertaining areas and a large kitchen ideal for living family use. Approached from a stylish reception hall there is a guest cloaks/wc, boiler room, stunning lounge with adjacent cinema room, dining room with a recessed Stovax fireplace. An archway opens up into a stunning breakfast kitchen with fitted appliances including a full electric Aga with module and a useful range of fitted storage cupboards with granite working surfaces. Steps lead to an under floor heated garden room with a glazed atrium and south facing tri folding doors commanding the amazing rural views There is a spacious study with three fitted work stations, ideal for those who work from home or accommodating children's homework.

A spacious landing leads to a superb master bedroom suit with a fitted dressing area and newly installed luxury en suite bathroom with a copper statement free standing roll top bath and a double stall walk in shower. There are four further bedrooms, three featuring updated en suites and a luxury house bathroom with a recessed tv and shower over the bath. One of the suites has a spiral staircase that leads down to the fully fitted and functioning cinema room offering self-contained apartment potential for a relative, teenage children or staff.

Approached from secure wrought iron electric gates, there is a sweeping driveway that offers ample parking and turning for a good number of cars. The well kept grounds offer formal lawns and patios plus steps that lead to a BBQ/sitting area that overlooks the grounds and the well kept fairways of Headingley Golf Club. The Old Barn is strategically located for access into the towns and cities below as well as Leeds Bradford Airport, approximately a 15 minutes car journey away. There excellent schools for all age groups in both private and state sectors.

Leeds – 6.5 miles, Bradford – 11 miles, Harrogate – 10.5 miles (all distances approximate)







GROUND FLOOR

FIRST FLOOR

TOTAL APPROX. FLOOR AREA 4625 SQ.FT. (429.6 SQ.M.)



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