A STUNNING COMBINATION OF BEAUTIFUL FIELDS, STABLE YARD AND STABLE BLOCK, LARGE MÉNAGE AND TWO DETACHED DWELLINGS INCLUDING THE COACH HOUSE AND THE BUNGALOW ANNEX. ALL STANDING IN APPROXIMATELY SIX ACRES AND ENJOYING BEAUTIFUL RURAL VIEWS AND AN EXCEPTIONALLY COMMUTABLE LOCATION. THE TWO DETACHED THREE BEDROOMED PROPERTIES OFFER A FABULOUS OPPORTUNITY FOR THE FAMILY WHO WISH TO CARRY ON AN EQUESTRIAN DREAM. The principal dwelling, the coach house briefly comprises; entrance hall, large and impressive lounge with stunning views, dining kitchen, ground floor bedroom with ensuite, two further first floor bedrooms and shower room. The bungalow annex once again has three bedrooms, high specification bathroom, w.c, study, large lounge, boot room/lobby and delightful high-quality dining kitchen. With a total of six stables, tack room, feed room, workshop, tractor garage and large barn this home with its all-weather arena (40' x 22’ ) is a rare gem in the equestrian world and must be viewed to be both understood and fully appreciated. EPC Current Rating E.

Offers around £885,000
THE COACH HOUSE
ENTRANCE HALL
Attractive UPVC glazed door with matching glazed side panels gives access through to the entrance hall. This impressive entrance hall has a good sized window giving an outlook to the side. It has a high ceiling height with two chandelier points. There is a wall light point, coving to the ceiling and an attractive Velux roof like window affording a good amount of natural light into the hallway. Doorway from here gives access to the downstairs w.c/ensuite (See floor layout plan) and twin timber and glazed door leads through to the lounge.

LOUNGE
23'03'' x 13'09'' (7.09m x 4.19m)
The lounge has an attractive arched ceiling with two chandelier points, wall light points and spotlights. The true picture window enjoys views out over the property's gardens, ménage, paddocks and neighbouring agricultural land. The long distance views beyond are quite simply amazing and must be viewed to be fully appreciated. Twin glazed doors give direct access to the good sized gardens, large paved area and pond with extensive stone walling and many dawn/dusk outside lights.

DINING KITCHEN
15'05'' x 14'08'' (4.70m x 4.47m)
Timber and glazed door from the hallway leads through to the dining kitchen. This once again has superb long distance views and attractive ceiling with inset spot lighting. The room is fitted with a wealth of units at both the high and low level these with a large amount of working surfaces have decorative tiled splash backs, inset stainless steel sink unit with mixer tap over, integrated dishwasher, plumbing for automatic washing machine, in-built oven, hob and extractor fan over. There is also an integrated Neff deep fat fryer.
**BEDROOM ONE**
A large double bedroom with a pleasant outlook, good ceiling height with coving, two wall light points and central ceiling light point. Doorway from here leads through to the ensuite.

**DOWNSTAIRS W.C/ENSUITE**
It has a three piece suite comprising of a wall mounted wash hand basin, low level w.c and shower cubicle. There is tiling to the full ceiling height, obscure glazed window, inset spotlighting to the ceiling and extractor fan.

**FIRST FLOOR LANDING**
From the dining kitchen the staircase rises up to the first floor landing. This is courtesy of a good sized window that illuminates the staircase.

**BEDROOM TWO**
09'00 x 07'08'' (2.74m x 2.34m)
A pleasant room with a long distance view and angled beams and timbers on display.

**BEDROOM THREE**
09'00'' x 07'04'' (2.74m x 2.24m)
Once again a good sized room with superb long distance views with timbers and beams on display.

**BATHROOM**
Fitted with shower cubicle, low level w.c and wash hand basin. Once again beams and timbers on display.
The Annex was created four years ago and is to a high specification finish.

**PORCH/CLOACK ROOM**
Stable door of a high quality UPVC with inset glazed portal gives access through to the porch/cloakroom. This with a ceramic tile floor with underfloor heating has inset spotlighting to the ceiling, a high level coat shelving and plenty of space for riding boots and the like. Doorway leads through to the dining kitchen.

**DINING KITCHEN**
17'03" x 10'02" (5.26m x 3.10m)
This with a windows overlooking the property's gardens and beyond has again a continuation of the ceramic tile flooring with underfloor heating. There is inset spotlighting to the ceiling, further wall mounted central heating radiator, provision for wall mounted TV, comprehensive range of units these being at both the high and low level with a large amount of attractive working surfaces with inset and stylish sink unit with a one and a half bowl style has a mixer tap over. There is a Halogen hob with stylish extractor fan over, inset stainless steel and glazed fronted ovens, an integrated automatic washing machine and also provision and plumbing for an American style fridge freezer. There is also an integrated dishwasher and under unit lighting. The kitchen also features an integrated stainless steel and glazed fronted microwave.
LOUNGE
18'10" x 11'00" (5.74m x 3.35m)
Attractive oak door with stylish door furniture leads through to the lounge. This once again as the floor layout plans suggest is a good sized room and has two good sized windows giving a pleasant view out over the gardens and glazed doors giving direct access out to the gardens and allowing the room a large amount of natural light. There are two ceiling light points, two central heating radiators and a stylish door leads through to the stylish study/occasional fourth bedroom.
STUDY/OCCASIONAL FOURTH BEDROOM
11'00" x 04'10" (3.35m x 1.47m)
The study has a window has an outlook to the side and is served by an ensuite w.c.

ENSUITE W.C
This with wash hand basin, low level w.c, chrome heated towel rail and is also home for the property's Heatrae Sadia electro max economy seven boiler.

INNER HALL
From the dining kitchen doorway leads through to an inner hall. This inner hall has a loft access point and two ceiling light points.

BEDROOM ONE
10'02" x 09'07" (3.10m x 2.92m)
A large double room with a pleasant outlook to the front, large walk-in wardrobe with internal light and central ceiling light point.

BEDROOM TWO
10'02" x 07'06" (3.10m x 2.29m)
A pleasant room with an outlook to the side, inset spotlighting with multi-colour function and remote control operation. This lighting feature is also the case in bedroom three.

BEDROOM THREE
10'04" x 06'02" (3.15m x 1.88m)
Bedroom three is a similar room with outlook to the side, in-built wardrobe and spotlighting.
HOUSE BATHROOM
06'00" x 07'02" (1.83m x 2.18m)
Once again with underfloor heating this house bathroom is of a good size and is fitted with a four piece suite in white. This comprises of corner shower with American style chrome shower fittings, low level w.c, vanity unit with stylish wash hand basin and cupboards beneath, a double ended bath with mixer tap being centrally located, shaver socket, central heating radiator/heated towel rail in chrome, ceramic tiling to the full ceiling height, extractor fan and inset spotlighting.

OUTSIDE
Leading from Liley lane is a pleasant driveway/lane which leads to The Coach House. An impressive automatic gate opens and the delightful combination of The Coach House, the Annex, barns and stable yard, ménage, fields and views become immediately apparent. The Coach House has lovely gardens being mature, well-kept and featuring stunning views across the land and valley views beyond. With many attractive features including attractive lighting, pond and delightful sitting areas which catch the south facing sun, the garden compliments The Coach House superbly. Lawn areas are also to be found adjacent to the annex, having a pleasant aspect.

LAND AND EQUESTRIAN FACILITIES
Standing in approximately six acres this beautiful equestrian property has three large fields, together with other small paddocks. The fabulous stable yard is created from a steel framed building which provides extensive accommodation. The main barn is comprised of three large stables, two with automatic waterers, feed room, large tack room with washing machine, hot water shower for horses, controlled from inside, two further internal stables/hay store, tractor store/garage with stairs leading to extensive first floor storage area. Additionally there is a separate stable block which incorporates two12x12 (approx) stables and a smaller stable/round bale store with double doors for easy access. There is also a separate 11'04 x10'03 workshop and a 20ft container for additional storage. The principal building is covered by an alarm system and 24 hour smoke alarm.
ALL WEATHER ARENA
40'00" x 22'00" (12.19m x 6.71m)
Which is to fibre sand measures approx. 40'00" x 22'00".

FIELDS
The fields are extremely well boundaried and are supplied with water from both the wells and mains water supply.
PLEASE NOTE
This property was created approximately four years ago and has a high specification of finish. There is upvc double glazing.

VIEWING
For an appointment to view, please contact the Holmfirth Office on 01484689689

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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