



Lane End Barn
Roydhouse | Shelley | Huddersfield | HD8 8LR

FINE & COUNTRY

LANE END BARN

A stunning detached barn conversion, sympathetically modernised and extended resulting in spacious versatile accommodation; set within southerly facing 6 acres of grounds, whilst commanding breathtaking cross valley views.

Wrought iron gates open to a sweeping driveway which extends through private landscaped gardens to reveal this delightful home which is presented to an exceptional standard throughout retaining original period features resulting in a wealth of charm and character.

The 5 bedroom accommodation incorporates a self-contained suite, a bespoke open plan living kitchen whilst a wonderful flow of natural light is invited indoors. Externally there is garaging for seven vehicles and the gardens are wrapped on either side by the adjoining paddocks.

Occupying the most idyllic of countryside settings resulting in the most enviable of external lifestyles whilst an abundance of local services are easily accessible.







An oak framed entrance portico shelters the oak entrance door and opens to a generous reception area which has a bank of oak cupboards to the expanse of one wall and further French doors to the rear opening into an enclosed stone cobbled rear courtyard. Off the hallway access is gained to a cloaks room which is presented with a two-piece suite.

The living/dining kitchen offers a sociable open-plan area with windows to four aspects ensuring excellent levels of natural light are invited indoors whilst commanding a stunning outlook over the gardens; a glazed door opens directly onto a south facing stone flagged seating terrace. This room has limestone flooring and exposed timbers to the ceiling. Presented with a traditionally styled bespoke kitchen finished in pippy oak with stunning coloured granite work surfaces which incorporate a Belfast double bowled ceramic sink. A central island displays a bevel edged granite top which incorporates a further stainless-steel sink unit and extends to a three-seater breakfast bar. There are various appliances including a Falcon range stove with a 5 ring gas hob and extractor fan; a dishwasher and two integrated Liebherr fridge and freezers. Off the kitchen a utility has plumbing for a washing machine, space for a dryer and convenient hanging/drying space.

The dining room is positioned off the kitchen and offers generous proportions with floor to ceiling windows of the former barn arch overlooking the rear courtyard garden.

An adjoining versatile room is currently used as a home office whilst access is gained to a second cloak room which is presented with a modern two-piece suite.







Seller Insight

“ Set within the hamlet of Roydhouse in the Kirklees district of West Yorkshire, this substantial stone-built detached property sits in a quiet tucked away location with stunning views over the Pennines. Sitting in six acres of landscaped garden and paddocks, the barn was converted into a dwelling approximately forty years ago and has been updated to provide all the best of modern living whilst retaining plenty of original character. The current owners have lived here a little over 22 years and love the beauty of the place; ‘a beautiful home in a truly stunning location, it’s a wonderful mix of rural beauty and elegance with paddocks and views of rolling hills, formal gardens and luxurious elements.’

Surrounded by walking, biking and riding trails, with the Trans Pennine trail running close by, the area is excellent for outdoor pursuits. Yorkshire sculpture park is a five-minute drive away, Wakefield and Huddersfield can be reached in just 10-minutes and Leeds and Sheffield in around 20-minutes. The nearest train station is at Shepley, which is under three-miles away.

‘It’s a very private and homely place to live, set within its own private gardens and surrounded by open countryside and farmland’

‘We love spending time in the sun lounge with its south and west facing aspect – it has glorious sunsets and is a wonderful place to enjoy a sundowner. It’s a room of great character with an oak spiral staircase leading to a first-floor guest annex, solid wood flooring and skirtings, it’s also fully wired for sound. The views are extensive, reaching Birds Edge at five miles away and Holme Moss at ten miles.’

‘Set just off the beaten track, it makes for a peaceful home life, however it’s just a stones-throw from various major cities. The Three Acres Inn and Restaurant, renowned for its excellent setting and menu, is just a short stroll away.’

‘Lane End Barn is the perfect home for entertaining and we’ve lost count of the number of barbeques and parties we’ve hosted. We’ll be taking so many happy memories with us of sharing this unique home with friends and family.’

‘We’ll miss the special warmth of the place and the feeling of privilege when returning home. It’s been the most wonderful place for our children to grow up.’*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





A centrally positioned inner hallway has stone slate tiling to the floor and presents access through to both the lounge and breakfast room. The lounge offers exceptional proportions with windows commanding a stunning outlook over the patio and grounds beyond, whilst a solid fuel fire is set back into the chimney breast with a raised stone flagged hearth and surround.

From the lounge steps lead up to a further reception/garden room which has windows to two aspects over-looking the gardens whilst commanding long distance views beyond. This room has an oak floor and French doors which open to a decked seating area. A bespoke oak spindled staircase gives access to the guest room which has windows commanding a stunning outlook over the grounds, partial exposed stonework to one wall and an en-suite shower room which is presented with a three-piece suite.











First Floor

The landing has a window over-looking the grounds and provides a quiet seating area. The master bedroom offers generous proportions with two windows commanding stunning views over the gardens and adjoining farmland. The bedroom area has bespoke pippy oak wardrobes to the expanse of one wall and an oak laid floor whilst the dressing area has additional wardrobes and a granite topped dresser with oak drawer units beneath and mirrored back drop. A well appointed en-suite presents a bath, a low flush W.C, a bidet, step-in corner shower and his and hers wash hand basin set into a granite surround. This room has full tiling to the walls and floor and a window which commands an outlook over the grounds. The first floor offers three additional double bedrooms, the south facing room enjoying a double aspect with views over the gardens and adjoining countryside towards the Pennines. This particular room offers spacious accommodation and enjoys en-suite facilities comprising a low flush W.C, a pedestal wash hand basin and a step-in shower. The remaining two bedrooms both offer double proportions and are situated to the east aspect of the house, one of which incorporates the top section of the former barn arch. The house bathroom is presented with a three piece suite.





Externally

Electronically operated wrought iron gates are set within illuminated drystone gate posts and open to reveal a sweeping driveway that leads through the landscape gardens before arriving at the front of the house where there are ample parking and turning areas. To the immediate front aspect is a stone cobbled area which extends to a flagged seating terrace which adjoins the south elevation of the house. The formal gardens to the front are enclosed within hedged and stone walled boundaries and amount to approximately 1 1/2 acres, are mainly laid to lawn with established flower, tree and shrub borders with an ornamental pond and an open sided rondavel which is positioned over-looking the grounds and adjoining countryside. Beyond the gardens are two separate paddocks. The grounds to the property are in the main south facing and command stunning cross valley views across the Pennines and beyond, in total approximately 6 acres.

Garaging and parking

The property has a stone built four car garage with two electronically operated up and over entrance doors, power, lighting, water and a personal side door. There is also a further timber framed three car garage which also has power and lighting.





Local Area

An absolutely charming semi rural village located to the southeast of Huddersfield, northwest of Barnsley, between the villages of Thunderbridge, Emley and Denby Dale; surrounded by glorious unspoilt countryside. Locally there are quaint village pub's including The Woodman and the locally renowned 3 Acres at Emley (only a 500 yard walk from The Barn), with the well renowned Thornccliffe Farm Shop only a mile away. Local services are in abundance in the neighbouring villages of Denby Dale, Kirkburton, Skelmanthorpe and Scissett, ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.





Nearby attractions include the Peak District National Park, Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10 minute drive; Shelley has a substantial Garden Centre with restaurant whilst both Huddersfield and Holmfirth are accessible within a 15 minute drive. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available within Denby Dale.

Huddersfield 4.5 miles
Holmfirth 8 miles
Leeds 20 miles
Manchester 33 Miles
Sheffield 23 Miles Wakefield 10 miles



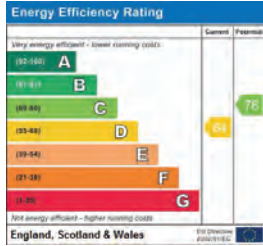
Additional Information

A freehold property with mains water, electric and drainage. Heating via LPG. The property also has a CCTV system and intruder alarms installed.

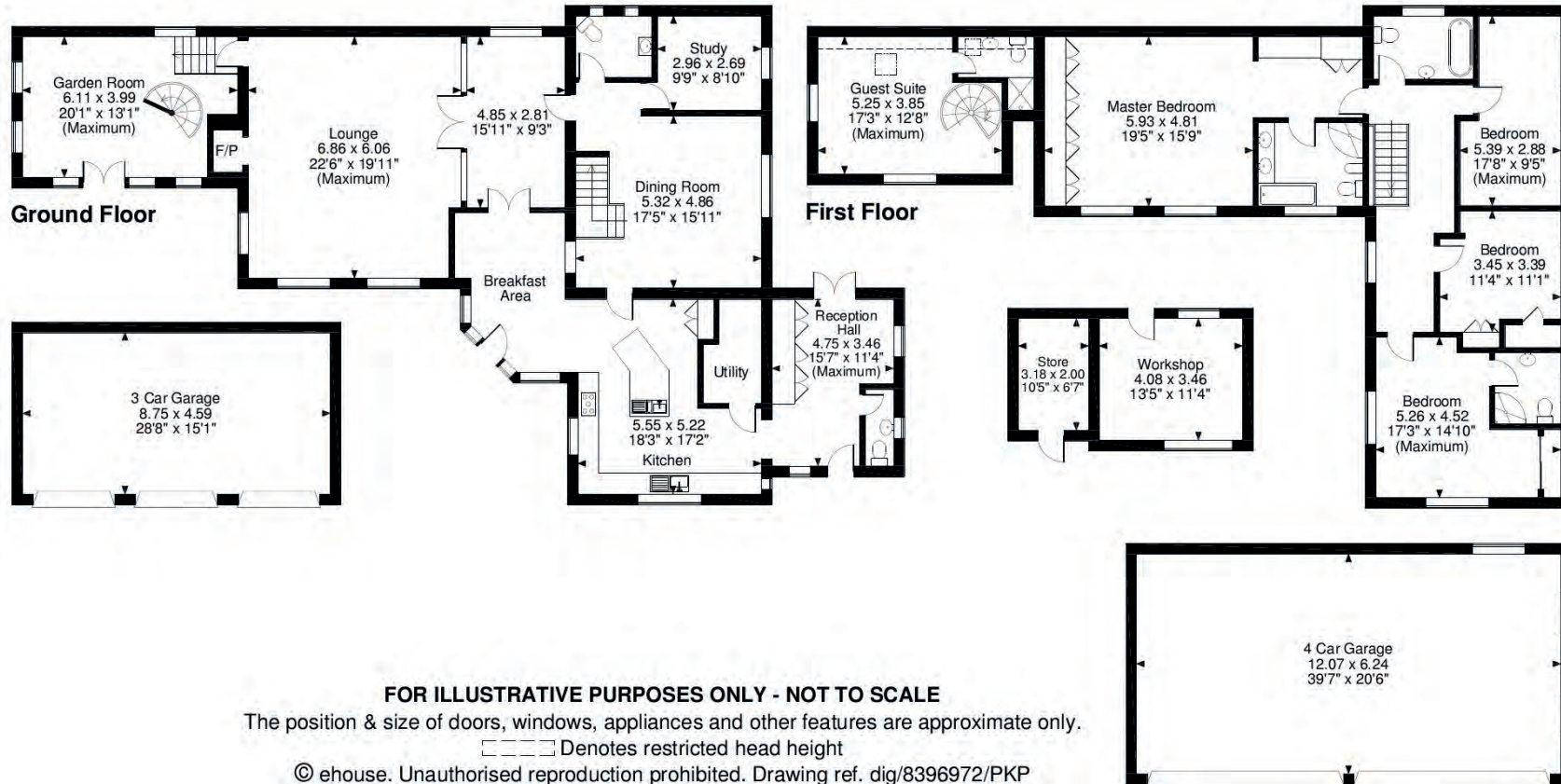
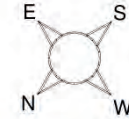
Directions

On entering Shelley from Huddersfield turn left onto Flockton Road. This becomes Bark House Lane and then Wool Row Lane. The property is located on the left as you enter the hamlet.





Lane End Barn, Roydhouse, Shelley, Huddersfield
Approximate Gross Internal Area
Main House = 3475 Sq Ft/323 Sq M
Garages = 1243 Sq Ft/115 Sq M
Workshop & Store = 231 Sq Ft/21 Sq M





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