

**HILL END BARN
ASHES LANE
ALMONDBURY
HUDDERSFIELD**

RESIDENTIAL SALES

Offers Over

£700,000



- **GRADE II LISTED**
- **SUBSTANTIAL 4/5 BEDROOM BARN CONVERSION**
- **2/3 RECEPTION ROOMS WITH INGLENOOK STYLE FIREPLACES**
- **MODERN AND STYLISH DINING KITCHEN**
- **BREATHTAKING VIEWS TO THE REAR ACROSS HALL BOWER**
- **SITUATED BELOW CASTLE HILL**



Hill End Barn commands an advantageous position with panoramic, far reaching views across Hall Bower and Castle Hill. Being Grade II listed and exhibiting a wealth of charming, characterful features to include exposed timber ceiling beams, barn style doors and pine spindle rail balustrade staircases, this 4/5 bedroom barn conversion has been finished to a high specification, displaying a perfect balance between authentic and modern. Featuring an elegant kitchen with integrated appliances, this home also provides 2/3 reception rooms, an impressive master bedroom with dressing room and en-suite bathroom and a galleried landing with curved barn styled window. Situated in a quiet backwater position on the edge of Almondbury, the property has convenient access to the prestigious Woodsome Valley Golf Club and a host of local amenities. With well proportioned accommodation totalling approximately 3,400 sqft and electronic gated access with driveway and garage, this unique residence needs to be viewed to be truly appreciated.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a solid wood external door into:-

Entrance Hall

A generous entrance hall which has 2 central heating radiators and a pine spindle rail balustrade staircase rising to the right wing of the property.

Boot Room

2.59m x 0.97m (8'6" x 3'2")

Accessed off the entrance hall, this room provides hanging facilities.

Study

3.78m x 2.59m (12'5" x 8'6")

An ideal space for a home office, this room has been fitted with a timber double glazed window to the front elevation and a central heating radiator.



Family Room/Bedroom 5

5.28m x 4.78m (17'4" x 15'8")



Family Room/Bedroom 5

A versatile room which could provide a third reception room or ground floor guest bedroom. There are dual aspect timber framed double glazed windows and 2 central heating radiators.

Sitting Room

6.60m x 4.83m (21'8" x 15'10")

The main focal point of this room is a recently fitted gas log effect stove which is set into an Inglenook style brick fireplace with timber lintel above. Being fitted with 2 timber framed double glazed windows which enjoy stunning rear views, this room is also fitted with 2 central heating radiators.



Cloakroom/WC

Furnished with a low flush WC, vanity wash hand basin with cupboard beneath, heated towel rail, fully tiled floor and a timber framed double glazed window to the front elevation.

Lounge

4.93m x 8.86m max. (16'2" x 29'1" max.)



Lounge

This exceptionally spacious reception room provides plenty of space for both relaxation or entertaining. Being fitted with a gas log effect stove set into an inglenook style brick fireplace with timber lintel above, 2 central heating radiators and a timber double glazed barn window with galleried balcony above. An open staircase rises to the left wing of the property and incorporates an under stairs storage cupboard.

Dining Kitchen

4.17m x 7.87m (13'8" x 25'10")



A magnificently appointed modern kitchen which takes full advantage of the far reaching views across Hall Bower. The kitchen comprises of a series of wall, drawer and base units with central island, granite working surface with matching upstands and a double Belfast inset sink. Integrated appliances include a dishwasher, extractor hood and wine cooler. The kitchen also has a central heating radiator, glossy tiled flooring, 2 timber framed double glazed windows to the rear, exposed ceiling beams and stable door which gives access to the rear garden. A door gives access to the utility room.



Utility Room

1.65m x 2.51m (5'5" x 8'3")

Fitted with a range of wall and base units with granite working surface and matching upstands. There is an inset Belfast sink, plumbing for an automatic washing machine, space for a tumble dryer and a fully tiled floor.

Garage

Having an up and over door.

FIRST FLOOR - Right Wing

Landing

Providing access to the master bedroom and bedroom 4.

Master Bedroom

5.26m x 5.61m max. /4.24m min. (17'3" x 18'5" max. / 13'11" min.) A wonderful master suite which boasts dual aspect timber framed double glazed windows, exposed ceiling beams, a Velux window, 2 central heating radiators and is open to the dressing area. Please note there is restricted roof height to parts of this room.



Dressing Area

5.28m x 2.31m (17'4" x 7'7")

A fantastic space which becomes the pinnacle of the master suite. Having a timber framed double glazed window to the side elevation, central heating radiator and eaves storage.



En suite Bathroom

Comprising of a 5 piece suite which incorporates low flush WC, twin vanity sink units with cupboards beneath, roll top bath and shower cubicle. Having a mixture of tiled and timber panelled splashbacks, a fully tiled feature floor, a timber framed double glazed window to the front elevation and a useful recessed storage space.



Bedroom 4

3.35m x 3.18m (11'0" x 10'5")

A wonderful guest bedroom which has a timber framed double glazed window to the rear elevation, exposed beams to the ceiling and walls, together with a central heating radiator.



En Suite Shower Room

Furnished with a 3 piece suite which comprises of a low flush WC, vanity sink unit with cupboard beneath and a separate shower cubicle. There is a fully tiled floor and useful recessed storage space.

FIRST FLOOR - Left Wing

Galleried Landing/Snug

A stunning and spacious galleried landing which enjoys plenty of natural light by way of the full height barn window which sits in the lounge below. There are exposed timber beams and a pine spindle rail balustrade. The space provided allows the current vendors to use the landing as a snug/reading area and enjoys views over the front garden and towards Farnley Tyas.

Bedroom 2

6.15m x 3.25m (20'2" x 10'8")

A stunning appointed bedroom which takes full advantage of the far reaching views to the rear. There are inset timber beams, dual aspect timber framed double glazed windows and 2 central heating radiators.



Bedroom 3

4.95m x 2.79m plus 5.77m x 1.93m (16'3" x 9'2" plus 18'11" x 6'4")

Being L-shaped, this spacious room has 2 Velux windows and a timber framed double glazed window to the front. There is also 2 central heating radiators.

Bathroom

Furnished with a 4 piece suite which briefly comprises of a low flush WC, vanity sink unit with cupboard beneath, free standing roll top bath and shower cubicle. There is a mixture of timber and uPVC panel splashbacks, tiled flooring, timber framed double glazed window to the front elevation and heated towel rail.



OUTSIDE:

To the front of the property a set of electric gates which give access to the tarmacadam driveway and in turn gives access to the property where there is space for off road parking. To the front there is also a raised low maintenance garden with mature shrub borders, pebbled and slate chipped flowerbeds and section of lawn. To the rear there are well manicured lawned gardens with drystone wall boundaries and a quaint paved terrace which provides breathtaking views across Hall Bower.

ENERGY RATING:

C

COUNCIL TAX BAND:

F

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

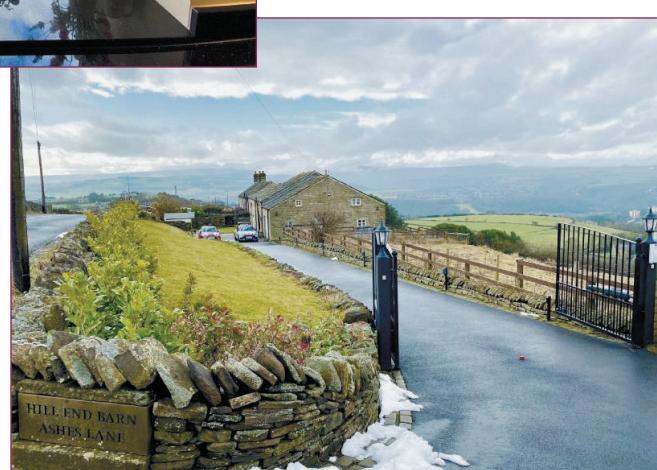
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

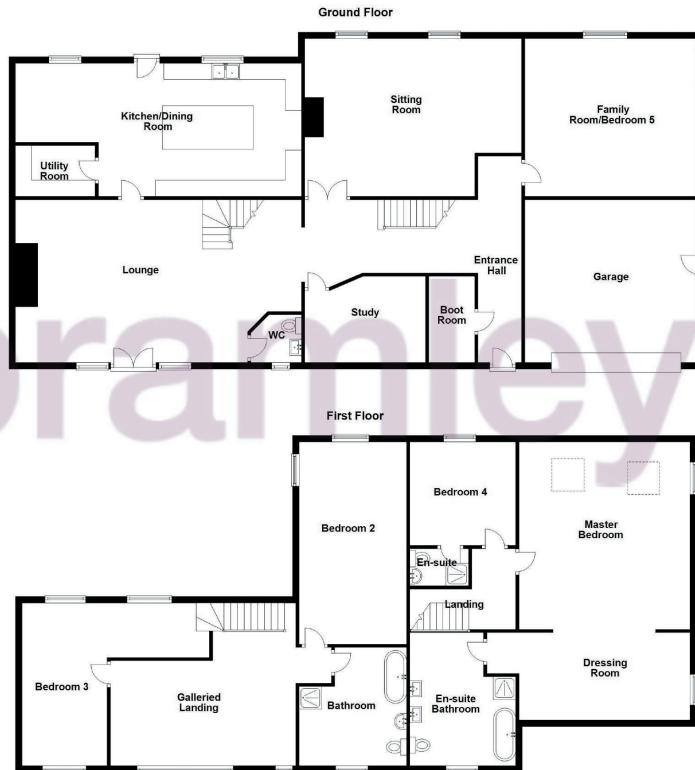
ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Almondbury village via Kaye Lane in the direction of Castle Hill. On reaching Ashes Lane the property will be found on the right hand side just before the turning for Castle Hill.

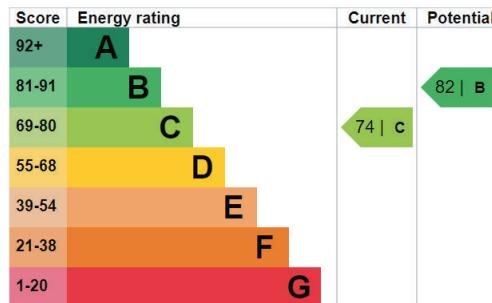




Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

bramleys.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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

14 St Georges Square, Huddersfield HD1 1JF
 t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
 27 Horton Street, Halifax HX1 1QE
 t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
 t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
 t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
 t: 01924 412644 | e: heckmondwike@bramleys1.co.uk