



Lower Top Of Hill, Barkisland, HX4 0EB

£500,000

E&H Edkins Holmes
ESTATE AGENTS

A truly stunning, Grade II listed barn conversion which overlooks the picturesque Scammonden Reservoir. This four bedroom home offers a blend of stylish presentation whilst retaining many features of the original barn. The spacious dining kitchen offers a real heart to this family home with the well proportioned living room having arch shaped double doors leading to the garden with both rooms having views across the reservoir and surrounding countryside. The master bedroom has a stylish en-suite with three further bedrooms and a four piece bathroom with freestanding bath and walk in shower cubicle. Externally there is a gated driveway to the front for multiple vehicles with the rear garden consisting of lawn gardens with steps leading down to a woodland area with treehouse and zipwire.



Entrance Hall

Wooden floor. Understairs cupboard. Radiator. Wooden double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. Wooden double glazed window to front elevation.

Lounge 11'9" x 20'0" (3.598 x 6.099)

Solid wood floor. Two radiators. Wooden double glazed Arch shaped double doors.

Dining Kitchen 17'8" x 18'11" narrowing to 15'5" (5.396 x 5.791 narrowing to 4.714)

Fitted kitchen with wall and base units. One and half bowl ceramic sink. Neff eye level electric oven. Neff induction hob. Stainless steel and glass cooker hood. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Integrated under counter freezer. Two designer radiators. Solid wood floor. Understairs cupboard. Wooden double glazed windows to front and rear elevations.

Utility Room 7'2" x 4'4" (2.190 x 1.327)

Base units. Plumbing for washing machine. Boiler. Wooden floor.

Landing

Stairs leading from kitchen. Ceiling spotlights. Cupboard. Skylight.

Bedroom One 12'0" x 10'3" (3.661 x 3.142)

Ceiling spotlights. Radiator. Wooden double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

Bedroom Two 9'4" x 12'8" (2.866 x 3.869)

Ceiling spotlights. Radiator. Wooden double glazed windows to rear and side elevations.

Bedroom Three 9'1" x 9'4" + 4'11" x 9'8" (2.783 x 2.848 + 1.507 x 2.951)

Fitted wardrobes. Ceiling spotlights. Radiator. Two wooden double glazed windows to front elevation.

Bedroom Four 5'9" x 10'2" (1.756 x 3.111)

Currently utilised as dressing room. Ceiling spotlights. Radiator. Wooden double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps and shower head. Separate shower cubicle. Ceiling spotlights. Chrome towel radiator. Skylight. Wooden double glazed window to rear elevation.

Parking

Shingle driveway for multiple vehicles. Shed.

External

The property benefits from approx 0.5 acres of land. This comprises of a lawn garden with reservoir views along with a woodland area which has a timber treehouse and zip wire.

Council Tax Band

A

Location

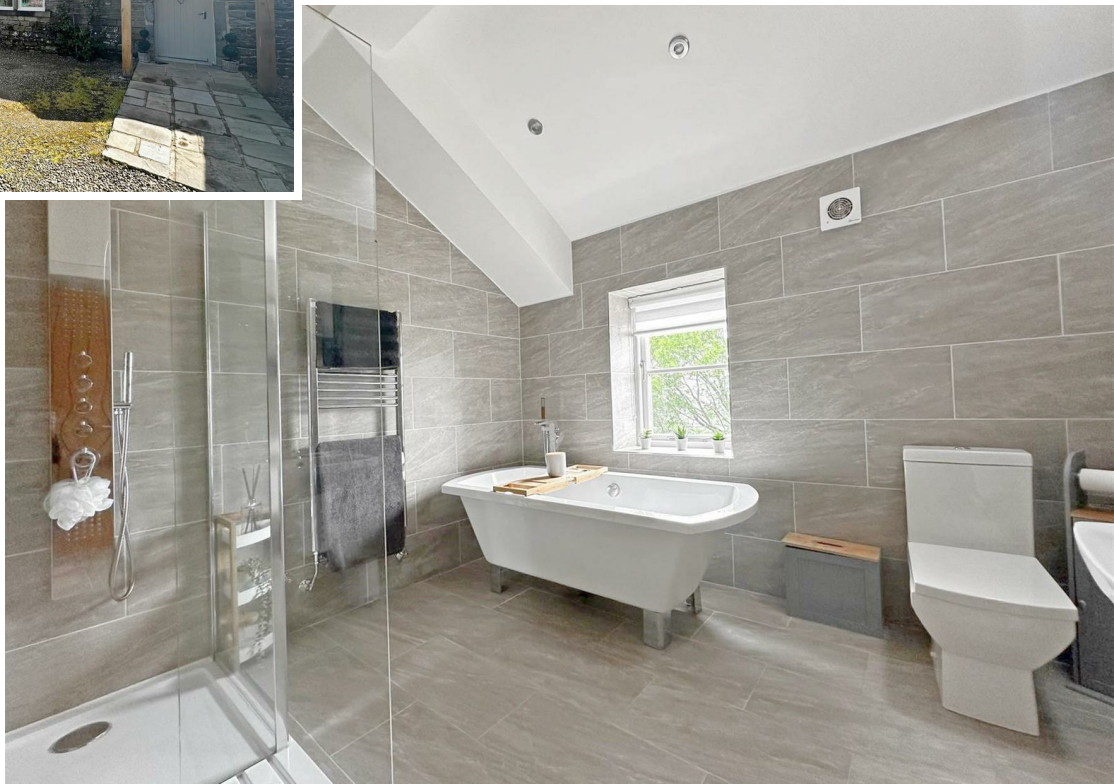
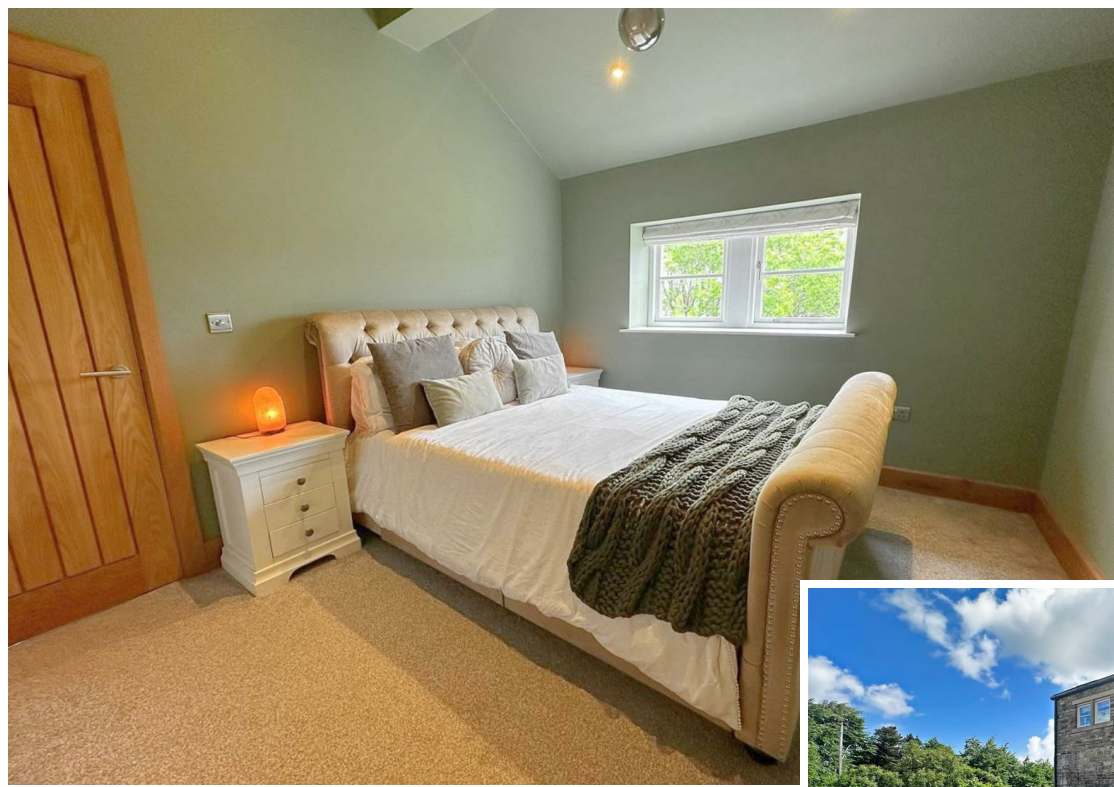
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
shoulders.altering.regulate

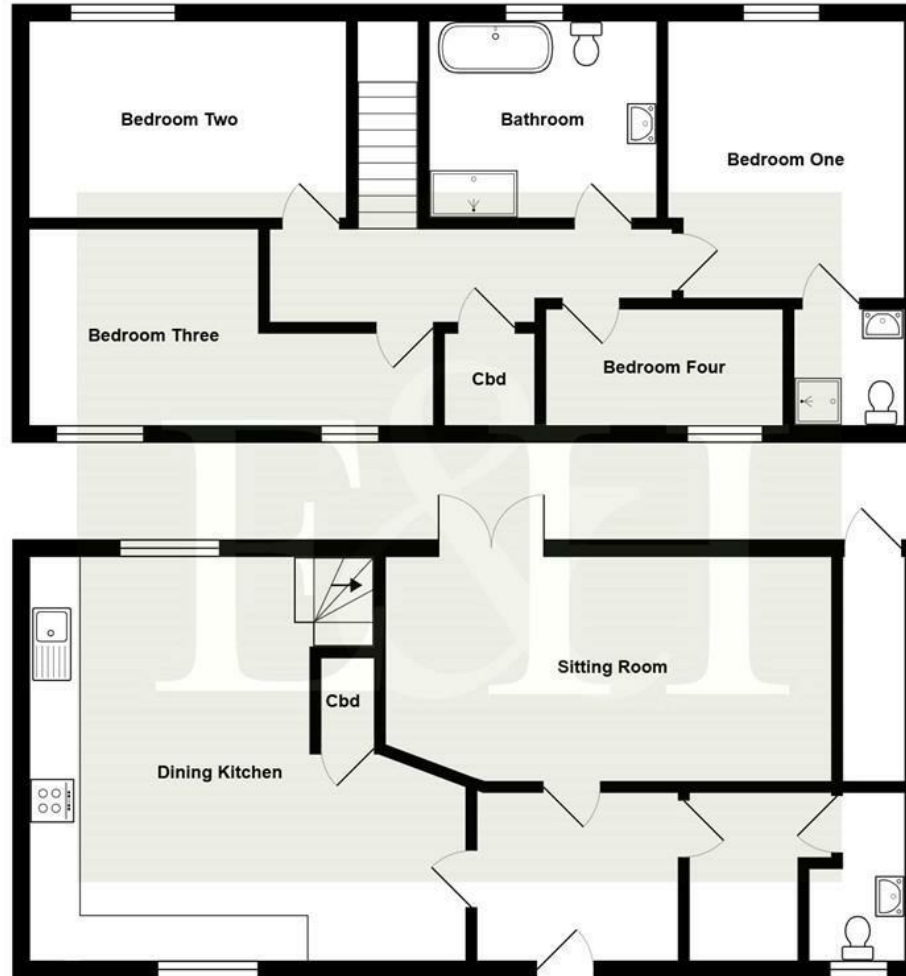
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