



Lower Woodhead, Barkisland, HX4 0EJ
£925,000

E&H Holmes
ESTATE AGENTS

A rare opportunity to purchase a well presented, Grade II listed barn conversion with adjacent barn and 12 acres of grazing land with planning permission for an agricultural building (16/01441/FUL) situated in this rural community just a short drive from Barkisland village.

Offering the opportunity to convert the adjacent barn to create a bigger family home or second property (subject to planning permission) this three bedroom home is full of attractive original features including exposed beams and fireplaces. There is parking for multiple vehicles on two driveways and a large garage plus car port.

The accommodation, in brief, comprises: Living/dining kitchen, lounge, utility room and shower room to the ground floor. On the lower ground floor are three bedrooms, the house bathroom and snug.



Ground Floor:

Living / Dining Kitchen 30'7" x 13'5" (9.342 x 4.101)

Fitted kitchen with base units. Stainless steel circular sink. Tiled splash backs. Electric oven. Gas hob. Multifuel stove. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge. Two radiators. Exposed beams. Velux window. Wooden windows to front and rear elevations. Wooden door to rear elevation.

Lounge 16'10" x 11'6" (5.131 x 3.510)

Multifuel stove. Radiator. Velux window.

Utility Room 11'6" x 6'9" (3.512 x 2.061)

Base units. Plumbing for washing machine. Boiler. Velux window.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Radiator. Velux window.

Lower Floor:

Bedroom One 12'3" x 13'5" (3.746 x 4.107)

Exposed beams. Radiator. Wooden window to side elevation.

Bedroom Two 11'5" x 10'4" (3.487 x 3.151)

Exposed beams. Radiator. Two wooden double glazed windows to side elevation.

Bedroom Three 10'3" x 11'9" (3.129 x 3.587)

Exposed beams. Radiator. Wooden double glazed window to side elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan.

Snug 16'6" x 13'1" (5.036 x 4.003)

Stairs leading from Living / Dining Kitchen. Multifuel stove. Exposed beams and stone wall. Yorkshire Stone floor. Radiator. Wooden door. Wooden double glazed window to front elevation.

Garage + Storeroom + Carport 17'9" x 18'8" + 9'9" x 5'2" (5.423 x 5.700 + 2.973 x 1.581)

Electric roller doors. Power. Light. Plus storeroom within the garage and carport.

Parking

Off road parking for multiple vehicles across two driveways.

Barn 29'11" x 27'6" (9.135 x 8.394)

Mezzanine. Barn door plus two doors at the front and back. Windows.

Garden

Lawn and patio garden with store room underneath.

Other Information:

Mains Electric

Mains Water

Septic tank

LPG Gas (tank to the front of the house)

Council Tax Band

E

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:
snug.enacted.monkeys

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is

any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.





