



Stannary, Halifax, HX4 9EJ
£290,000

E&H Edkins Holmes
ESTATE AGENTS

Nestled in the heart of Stainland, Stannary Barn is a beautifully presented Grade II listed barn conversion that perfectly blends period character with contemporary comfort.

The property retains a wealth of original features — including exposed beams, stonework, and vaulted ceilings — while offering stylish, well-proportioned accommodation ideal for a professional person or couple. The stylish dining kitchen, complete with a log burner, provides a sociable space for cooking and entertaining, complemented by a separate, characterful living room that also features a log burner, creating a warm and inviting atmosphere throughout.

Externally, a versatile cobbled area to the front can serve as off-road parking for two vehicles, a delightful outdoor seating area, or a combination of both. This flexible space enhances the property's appeal, offering both practicality and the opportunity to enjoy the tranquil surroundings.

Conveniently located for Halifax, Huddersfield, and major commuter routes via the M62, Stannary Barn offers the perfect balance of rural charm and modern ease of living.



Spacious Entrance Hall

Yorkshire Stone floor. Understairs cupboard with plumbing for washing machine. UPVC double glazed windows to front elevation. UPVC Composite door to front elevation.

Lounge 16'7" x 10'8" (5.061 x 3.276)

Log burner. Radiator. Wooden double glazed window to front elevation.

Dining Kitchen 27'10" x 14'1" narrowing to 7'6" (8.508 x 4.303 narrowing to 2.308)

Fitted kitchen with wall and base units. Corian work surfaces with moulded sink. Eye level electric oven. Induction hob. Stainless steel cooker hood. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Log burner. Exposed stone wall. Wooden double glazed window to front elevation. Velux window.

Gallery Landing

Ideal space for a home office. Stairs leading from Entrance Hall. Radiator. Velux.

Bedroom One 11'8" x 11'8" (3.561 x 3.574)

Fitted wardrobes. Exposed stone wall and beams. Radiator. Velux window.

En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Partially tiled. Chrome towel radiator. Extractor fan. Wooden double glazed window to rear elevation.

Bedroom Two 13'8" plus recess x 11'8" max (4.170 plus recess x 3.560 max)

Exposed beams and stone wall. Under eaves storage housing boiler. Radiator. Wooden double glazed window to side elevation. Velux window.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps and shower head. Fully tiled. Chrome towel radiator. Extractor fan. Velux window.

Side Garden

Patio area.

Parking

Off road parking for two vehicles.

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:
flows.oddly.shovels

Disclaimer

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