THE BARN
A stunning barn conversion providing spacious 5 bedroom accommodation; enjoying a glorious rural village location positioned on the outskirts of the Peak District National Park resulting in the most idyllic of external lifestyles.

Presented to an exceptional standard throughout, sympathetically restored retaining original period features which include exposed oak timbers and stone flagged floors whilst the versatile open plan layout ensures excellent levels of natural light flow throughout. Positioned between the popular market towns of Holmfirth, Penistone and Stocksbridge, local services are in abundance and include highly regarded schools; the M1 motorway is within a 10 minute drive resulting in convenient access throughout the region.
A part glazed entrance door opens to the reception hall which immediately displays retained character features including exposed timbers, stone flagged floors and curved edging to the walls. Off the hallway there are two useful storage cupboards and a versatile room which has an exposed stone floor and would make an ideal playroom/games or cinema room. A second staircase gains access to a self-contained bedroom suite whilst a cloakroom presents a modern two piece suite. A study or fifth bedroom offers versatile accommodation with a stone flagged floor; an arched top window overlooking the garden whilst offering a glimpse of the Peak District National Park.

An inner hallway opens to a stunning double height sitting room located directly in front of the original barn arch; an impressive full height glazed aspect acting as a picture frame to a breathtaking Peak District backdrop whilst inviting an abundance of natural light indoors. Features on display, adding to the charm and character of this stunning home, include stone flagged flooring, a bespoke oak staircase with wrought iron balustrade and a stunning internal view of the original exposed beams and trusses. A wood burning stove creates an idyllic scene whilst a wide oak door opens to the front aspect of the house.

The living kitchen has windows to both front and rear aspects, ensuring the room is exceptionally well lit, exposed timbers to the ceiling, a stone flagged floor and a feature rustic brick herringbone design to one wall. Internal oak framed windows act as a divide to the sitting room; the layout of this section of the house creating a social open plan feel. Presented with a comprehensive range of furniture with solid block wood surfaces that incorporate a double bowled ceramic sink with a slate tiled splash back. A compliment of appliances includes a Mercury stove which incorporates a double oven and grill, a five-ring burner and extractor hood whilst having a Bosch dish washer and fridge. An oak window seat has concealed storage beneath, and access is gained to the utility which has a stone flagged floor and furniture matching the kitchen with a solid wood work surface which incorporates a ceramic Belfast sink. This room houses the central heating boiler and has plumbing for an automatic washing machine.

A well-proportioned double bedroom suite has two windows to the front aspect and en-suite facilities which comprise of a free-standing double ended bath, a floating wash hand basin and a low flush W.C. The room has Travertine tiling and spot-lighting to the ceiling.
Located on the edge of the Peak District National Park overlooking Midhope Moors, in the rural village of Upper Midhope made up of thirteen properties, this attractive stone-built barn conversion strikes the perfect balance between tradition and modern convenience. Dating back to 1861, The Barn’s wonderful character and period features of exposed oak timberwork and Yorkshire flagstones throughout have been tastefully complimented by a high specification build offering great comfort and convenience. Current owners Dominic and Inga were the first people to move into the barn following its conversion ten years ago; ‘the sense of space and sheer quality of the conversion coupled with the stunning location and panoramic views are impressive – it’s a home of real character and charm.’

‘The house has a wonderful sense of space and calm created by the huge rooms, high ceilings and use of natural materials throughout. The property doesn’t have a garden as such, more a large patio, but as the property is in the heart of the countryside with a wealth of beautiful places on the doorstep to explore we’ve not felt a lack of outdoor space.’

‘The kitchen is a lovely space with Yorkshire flagstones and bespoke oak seating next to the window with views onto the Moors – the perfect place for enjoying a morning coffee. We love the peaceful main bedroom and the way its position gives the feel it’s detached from the rest of the property.’

‘The area is fantastic for sports and adventure: walking, hiking, mountain-biking, and canoeing at Underbank reservoir. The country pubs one comes across on such excursions are all great! Although rural, it’s only 15-minutes to Penistone where there’s a large Tesco and all the local amenities one could wish for, at around the same distance is the recently-opened Fox Valley in Stocksbridge which is full of shops and restaurants.’

‘We’ve had some memorable moments living here. We got engaged at Langsett Reservoir on our first night staying in the property – we walked down from the Barn to the water’s edge where I proposed.’

‘We’ll really miss this beautiful Barn – we can honestly say that when we bought it we felt we would never need to live in another house. We are only leaving as we need to up-size due to our ever expanding family.’

* 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.
First Floor
Master Suite
Accessed by a separate staircase; a self-contained bedroom with two windows, exposed beams and trusses on display into the apex of the ceiling; an oak floor and a traditionally styled cast iron radiator. A generous en-suite presents a low flush W.C, a floating wash hand basin and a step-in double shower with a fixed glass screen and Victorian style shower head. The room has tiling to the walls and floor; a frosted window and exposed timbers to the ceiling.
A stunning galleried landing; one of the main features of the house overlooks the central sitting room, light entering through the original arch of the barn and Velux skylight windows. The landing has an oak floor, exposed timbers into the apex of the ceiling and is open-plan to the principle reception room. The lounge is of expansive proportions and has an outstanding display of exposed timbers, uprights and trusses whilst having two traditionally styled cast iron radiators, a window and two Velux skylights. A wood burning stove sits on a stone hearth and is set back to the chimney breast which has a timber lintel over; stone plinths and back cloth. From the galleried landing a further landing has an oak floor, a window commanding a pleasant outlook and access to two further bedrooms and the family bathroom. These two bedrooms are both of double proportions, have an oak floor, windows to the courtyard and traditionally styled cast iron radiators; one of the rooms having exposed timbers into the apex of the ceiling. The family bathroom is presented with a four-piece suite, has exposed timbers into the apex of the ceiling, tiling to both the walls and floor and a heated chrome towel rail.
Externally
The property is accessed via an electronically operated five bar timber gate which gives access through the courtyard. A second set of electric timber gates open to the external space of The Barn. A low maintenance stone flagged area with perimeter stone walling and raised flower beds provides an external entertaining area with stunning rural views. Alternatively, secure parking is provided comfortably for two vehicles.
A charming village recognized as a village of outstanding beauty; situated on the edge of the Peak District National Park; surrounded by glorious open countryside providing an amazing external lifestyle with its numerous bridal paths and public walkways which include the scenic Langsett reservoir. The village has a traditional pub within walking distance offering guest ales and homemade food along with a small Café and Coffee Shop. Whilst boasting a delightful rural setting the village is highly commutable and is only a short drive from the pennine market towns of Penistone, Holmfirth and Stocksbridge all of which offers an abundance of local services including the recently developed Fox Valley Retail Park.
Penistone and Holmfirth; bustling market towns holding a weekly traditional outdoor markets. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets and a Tesco. Meadowhall is within a 20 minute drive and the area offers a wealth of highly regarded bars and restaurants. The M1 is easily accessible as are surrounding commercial centres. Attractions include glorious scenery and villages associated with the peak district including Chatsworth House whilst the immediate area presents Cannon Hall at Cawthorne, Wentworth Castle at Stainborough, The Yorkshire Sculpture Park and so much more. In short, a stunning rural location with every day ‘hustle and bustle’ being easily accessible.
Additional Information
A Grade II Listed freehold property dating back to 1861 with mains water and electric; oil fired central heating and a septic tank.

Directions
From the A616 between Huddersfield and Sheffield, directly after the Waggon and Horses turn right onto Midhope Cliff Lane and proceed past the reservoir into the village on Midhope Lane. The property is on the left.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04/10/2019
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