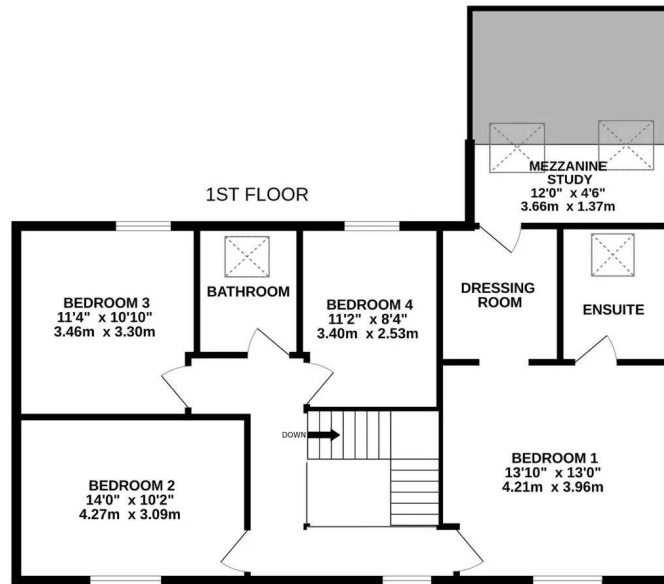
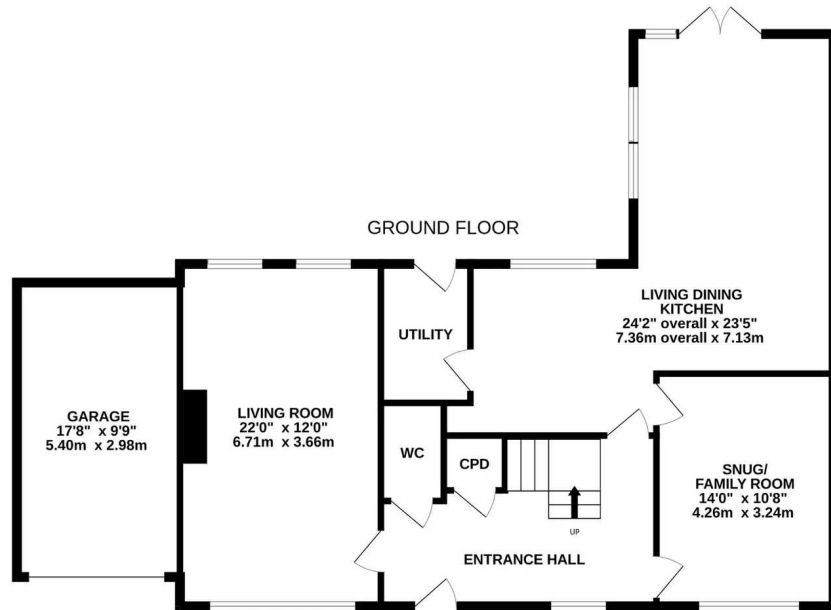




Brockhill Barn, Soothill Lane, Soothill

Batley

Offers in Region of **£560,000**



SOOTHILL LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Brockhill Barn, Soothill Lane

Soothill, Batley

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

A PARTICULARLY STYLISH, FOUR BEDROOMED, DELIGHTFULLY POSITIONED, BARN CONVERSION WITH A LARGE, ENCLOSED GARDEN, GOOD SIZED DRIVEWAY, ATTACHED GARAGE AND SMALL Paddock. HAVING A STUNNING KITCHEN WITH GLAZING OUT TO THE REAR GARDEN, THE HOME HAS A FABULOUS THROUGH LOUNGE AND SECOND SITTING ROOM/FORMAL DINING ROOM, ALL OFF A DOUBLE HEIGHT GALLERIED HALLWAY WITH STUNNING STAIRCASE AND WONDERFUL TIMBERS AND BEAMS ON DISPLAY. THROUGHOUT THE HOME, CHARACTER AND QUALITY IS EVIDENT, WITH A DOWNSTAIRS W.C AND UTILITY ROOM, THE HOME HAS FOUR GOOD SIZED BEDROOMS; BEDROOM ONE WITH EN-SUITE, DRESSING ROOM AND HOME OFFICE BALCONY OFF. THERE IS A HOUSE BATHROOM AND SUPERB COMMUTABLE LINKS BEING JUST 20 MINUTES WALKING DISTANCE TO THE LOCAL TRAIN STATION WITH EASY ACCESS TO WAKEFIELD, LEEDS (EVERY 30 MINUTES), AND OTHER LOCAL CENTRES.





ENTRANCE

Fabulous timber door with timber boarding and glazed light panel above gives access through to the entrance hallway. This entrance hallway is to a particularly good size and to some extent is galleried up to the first floor landing and has beams and timbers on display, all the way up to the full Apex of the roof. It is an impressive hallway with a beautiful staircase in polished timber with delightful panelling and a useful understairs storage cupboard. The hallway has underfloor heating, and delightful ceramic tiling which runs through a large proportion of the ground floor level. There is a window to the front, a beam on display and an attractive door gives access to the downstairs W.C.

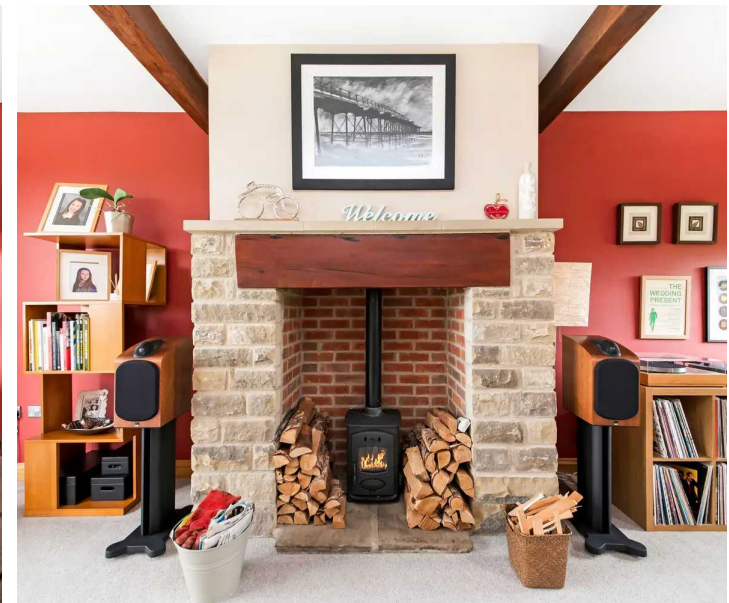
DOWNSTAIRS W.C

This has a continuation of the ceramic tiled flooring, stylish Roca low level W.C, stylish vanity unit with mixer tap over, cupboard beneath and stylish splashback, an extractor fan and inset spot lighting.



SITTING ROOM

A fabulous through room with two windows overlooking the property's enclosed rear gardens. With a huge bank of floor to ceiling windows to the front, being particularly broad and double height giving a large amount of natural light and giving a pleasant view out over the property's driveway, front gardens, small paddock, area of land and extremely long distance views beyond. The room has high beams to the ceiling, is tastefully decorated, has two ceiling light points, two wall light points, and a beautiful, broad chimney breast with exposed stonework and antique brick with a raised stone flagged hearth, and all is home for a cast iron wood burning stove with glazed door.





SECOND SITTING ROOM/FORMAL DINING ROOM

Across the hallway, a doorway leads through to the second sitting room/formal dining room. This room as the photographs suggest, is used as a second sitting room/family room. It once again has a huge amount of glazing, virtually to one wall and gives a lovely view out over the property's front gardens, small paddock, and long distance views beyond. There is yet again, high ceiling height, provisions for a wall mounted TV, all is tastefully presented, there is two wall light points and a chandelier point. A further door from here leads to the dining/living kitchen.

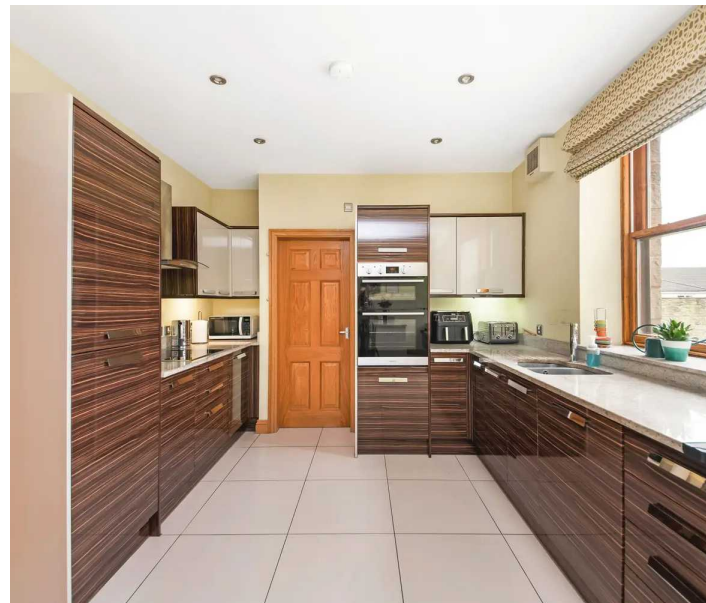


DINING LIVING KITCHEN

This has a doorway from the hall, the dining living kitchen is particularly beautiful. It has windows that are spectacular providing a huge amount of natural light and giving a particularly pleasing view out over the enclosed rear gardens. Twin timber and glazed doors gives direct access out to the gardens, and as the photographs indicate the room has a continuation of the fabulous flooring with underfloor heating. There is inset spotlighting, a variety of chandelier points, and all is superbly presented. There is a dining area, breakfast bar area, and kitchen area.

KITCHEN AREA

The kitchen area is superbly appointed with very stylish high quality units. These with granite working surfaces incorporating an inset one and a half bowl stainless steel sink unit with chrome mixer tap over, a window giving a lovely view out over the gardens, the units incorporate integrated dishwasher, inbuilt double oven with stainless steel and glazed fronts, electric hob with stainless steel and glazed extractor fan above. There is under unit lighting and the room is fitted with an extractor fan, part of the dining/living area has a gallery above it. This delightful galleried area will be further described from the first floor level as access is from one of the first floor bedrooms.



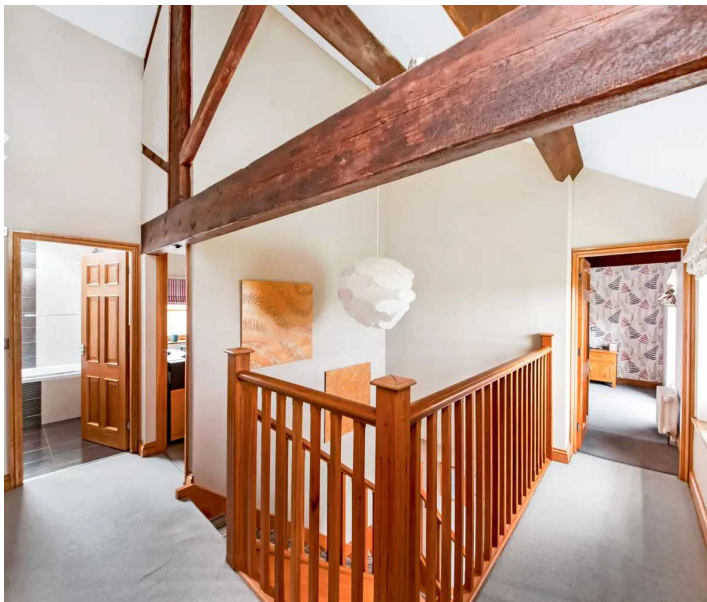


UTILITY ROOM

The property's utility room is of a good size and has an external door of high quality. It is home for the property's gas fired central heating boiler and hot water tank. There is work surface with stainless steel inset sink unit, plumbing for automatic washing machine, high level cupboards, extractor fan, and spotlighting to the ceiling.

FIRST FLOOR LANDING

As previously mentioned, the beautiful staircase in polished timber turns and rises up to the galleried first floor landing. This has an exceptionally high ceiling height with wonderful beams and timbers on display. There is a chandelier point, wall light point, period style central heating radiator, and doorways leading to all bedrooms and the house bathroom.



BEDROOM ONE

A beautiful double room, once again with wonderful beams and timbers on display, perhaps best decried by the photographs. There are two period style central heating radiators, particularly low window which gives a super view out to the front, two chandelier points, dressing area, with beams, Velux window and high ceiling height. A doorway from here leads through to the galleried area.





GALLERIED AREA

This is used as a home office/study and has beautiful spindling overlooking the dining living kitchen. There is a wall of exposed stone, wall light point and two Velux windows which provide a large amount of natural light. This home office space needs to be viewed to be fully appreciated and understood.

BEDROOM ONE EN-SUITE

The en-suite is fitted to a high standard and has a fabulous floor, stylish wash hand basin, fixed glazed screen shower of a large size with high quality chrome fittings. coordinated ceramic tiling, chrome heated towel rail/central heating radiator, extractor fan, high ceiling height with beams, extractor fan and Velux window.



BEDROOM TWO

Once again, a lovely double bedroom positioned to the front and having a lovely view. This double bedroom has beams and timbers on display, it is superbly decorated and has an exceptionally high ceiling height.

BEDROOM THREE

Yet again, a good sized double room with a pleasant view out over the property's rear gardens and long distance views beyond, period style central heating radiator, two wall light points, ceiling light point, and particularly high ceiling level.

BEDROOM FOUR

Currently used as a further home office. This large room has a high angled and beamed ceiling, well decorated, wall light point, chandelier point and pleasant view out over the property's rear garden and beyond.





HOUSE BATHROOM

The house bathroom as the photographs suggest, is well appointed. It has a three piece suite including a double ended bath with glazed shower screen and chrome fittings, high quality taps, stylish pedestal wash hand basin with mixer tap over, low level W.C, ceramic tiling where appropriate and to the full height around the shower area itself, beams and timbers on display, Velux window, extractor fan, and chrome central heating radiator/heated towel rail.



OUTSIDE

The property owns part of a delightful group of small barn conversions, and which are accessed off a large impressive, shared driveway with delightful, stoned wall approach with automatic gates and pedestrian gates.

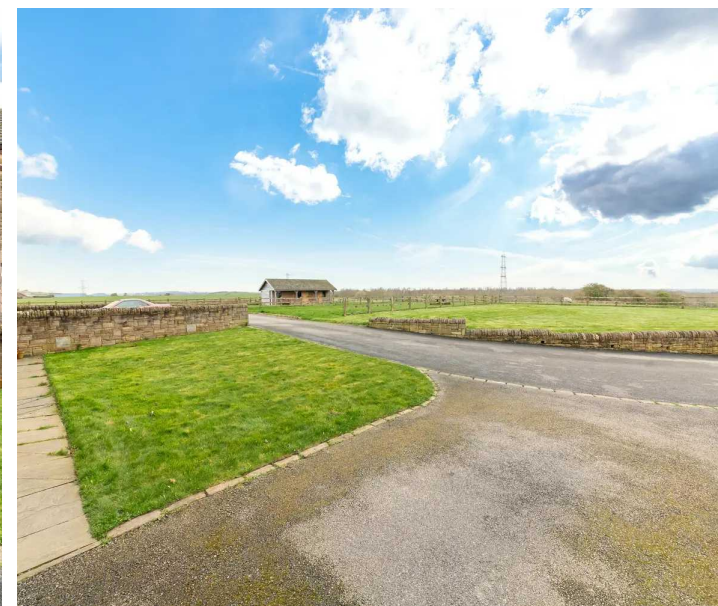
The property has its own individual private driveway which provides parking for four/five cars and gives access to an attached high quality garage.

GARAGE

This has an electric/remote controlled roller style shutter door to the front, high angled and good ceiling line within. This garage is also covered by the alarm system and is fitted with power, light, and water.

GARDENS AND GROUNDS

To the front the property has a delightful shrubbed garden area with attractive stone walling. Immediately to the front of the home there is stone flagged patio sitting out space and a shaped lawn. Across the driveway, behind attractive stone walling there is a small paddock area, this is down to grass and has a mature tree down to one side and a lovely view out over neighbouring paddock land including rural views, woodland and beyond.





REAR GARDENS

These are exceptionally private and particularly large. They are overlooked by most of the principal room of the house and include a fabulous tone paved patio/sitting out area, pedestrian gate through to the driveway side and lovely garden feature at the head of the garden providing great outdoor dining and BBQing space, this pergola style area is fitted with lighting and electrical points, also having stone flagged surface and is roofed with timber posts and attractive panelling. The rear garden is principally down to lawn and has well established flowering beds, and mature shrubbery. The garden is much larger than what first might be imagined, a high wall to the roadway side provides a great deal of security and privacy.

EXTRAS

It should be noted that the property has gas fired central heating, underfloor heating to the ground floor, the home is double glazed, has an alarm system, the property has external lighting and an external water tap and has a particularly good sized driveway, delightful garden areas and small paddock.





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIME

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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PROPERTY VIEWING NOTES -

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