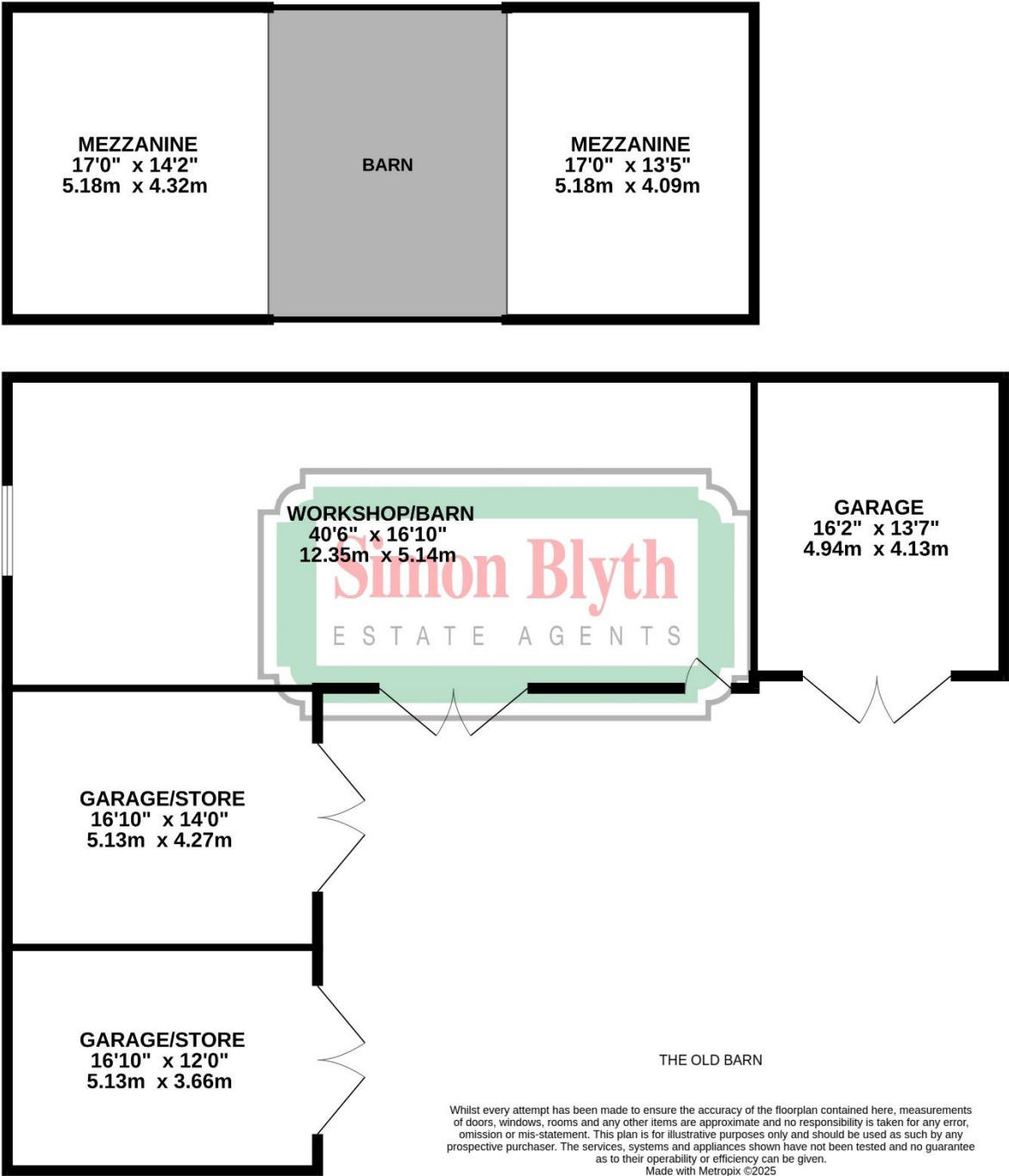


**Simon Blyth**  
ESTATE AGENTS



**THE OLD BARN, STATION ROAD, SHEPLEY, HUDDERSFIELD HD8 8DR**





## PROPERTY DESCRIPTION

A BEAUTIFUL UNCONVERTED STONE BUILT BARN OCCUPYING A HIGHLY REGARDED LOCATION FRONTING ONTO STATION ROAD AT SHEPLEY WITH A LARGE WORKSHOP, THREE GARAGE / STORES AND HAVING PARTIAL FIRST FLOOR AREAS THE BARN CURRENTLY HAS APPROXIMATELY 1800SQFT WHICH COULD BE INCREASED UTILISING ALL OF THE FIRST FLOOR TO JUST A LITTLE OVER 2000SQFT.

THE BARN IS WITHOUT SERVICES AND HAS A DELIGHTFUL AND SPACIOUS FORECOURT AREA / HARD STANDING.

The barn and site offer a multitude of options whether this be for residential or commercial use. Planning permission has not been sought but it is expected that this should be relatively straightforward to obtain for a wide range of uses.

Offers may be submitted subject to planning permission.

**Offers Around £300,000**

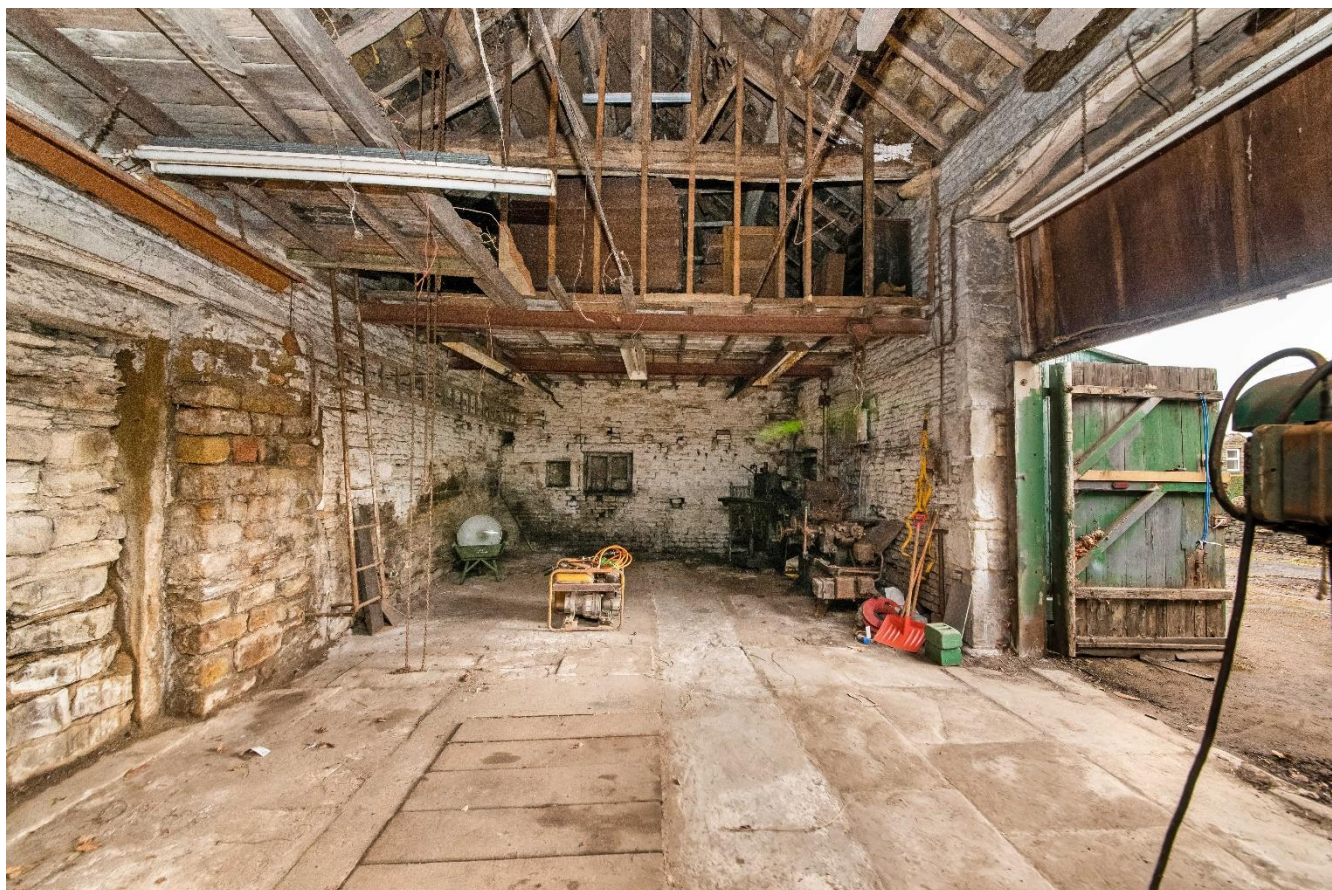
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## THE BARN

This delightful stone built, beautiful Yorkshire stone and sits predominantly under a Yorkshire stone slate roof. The main barn has been used extensively as workshop facilities for many years in conjunction with the adjacent bungalow which sits behind the barn. The barn has a wonderful array of period features throughout, including stone flag floors, delightful window openings, some of which are blocked and delightful former door openings once again, some of which are blocked and ripe for re-opening, wonderful beams and timbers are on display. Throughout the barn has a two storey accommodation in its principal area, with two loft areas to either side of the twin timber door. There are three adjoining large garage / store areas and the barn has an approximate 1800 square foot. With a delightful yard area with broad road frontage to Station Road with stone gate posts, this area provides a large amount of parking and turning space all of which is hard surfaced and provides a great deal of potential. It should be noted the property has no connected services but all are located nearby.





















## **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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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual

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updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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### MAIN CONTACTS

T: 01484 689689

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259