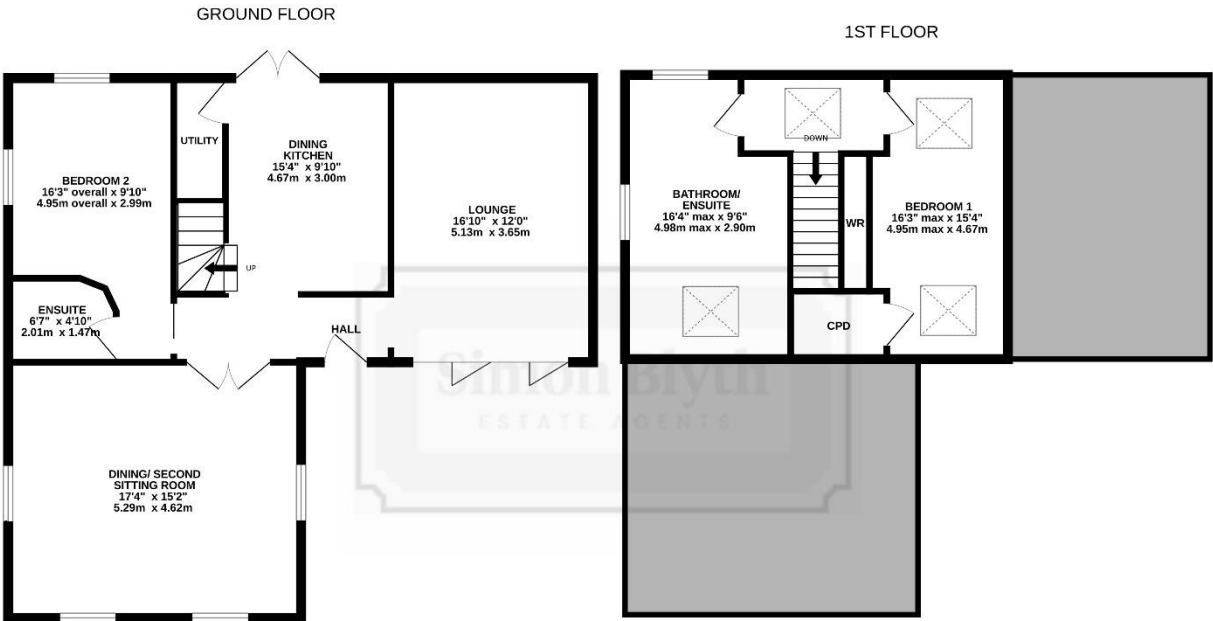




THE HAYLOFT, BENT LEY ROAD, MELTHAM



THE HAYLOFT

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PROPERTY DESCRIPTION

IN A REMARKABLE LOCATION WITH LOVELY VIEWS OUT OF THE GARDENS, PADDOCK AND VALLEY SCENE BEYOND THIS DELIGHTFUL, EXTREMELY CHARACTERFUL DETACHED STONE BUILT HOME HAS A FLEXIBLE ACCOMMODATION ALL OF WHICH IS SUPERBLY PRESENTED. WITH DRIVEWAY, DELIGHTFUL GARDENS AND PADDOCK WITH FIELD SHELTER THIS TASTEFULLY PRESENTED HOME HAS ALL THE MODERN APPOINTMENTS AND STANDING IN APPROX 1.1 ACRES.

It briefly comprises; Entrance hall, superb lounge with wood burning stove and bi fold doors enjoying the view, very large dining room / second sitting room with potential for third bedroom with, en-suited bedroom to the ground floor, bedroom one and superb house bathroom / en suite to the first floor. With fabulous woodland walks close by the property enjoys views across the Valley.

An additional 1.71 acres maybe available by separate negotiation.

Offers around £680,000

ENTRANCE

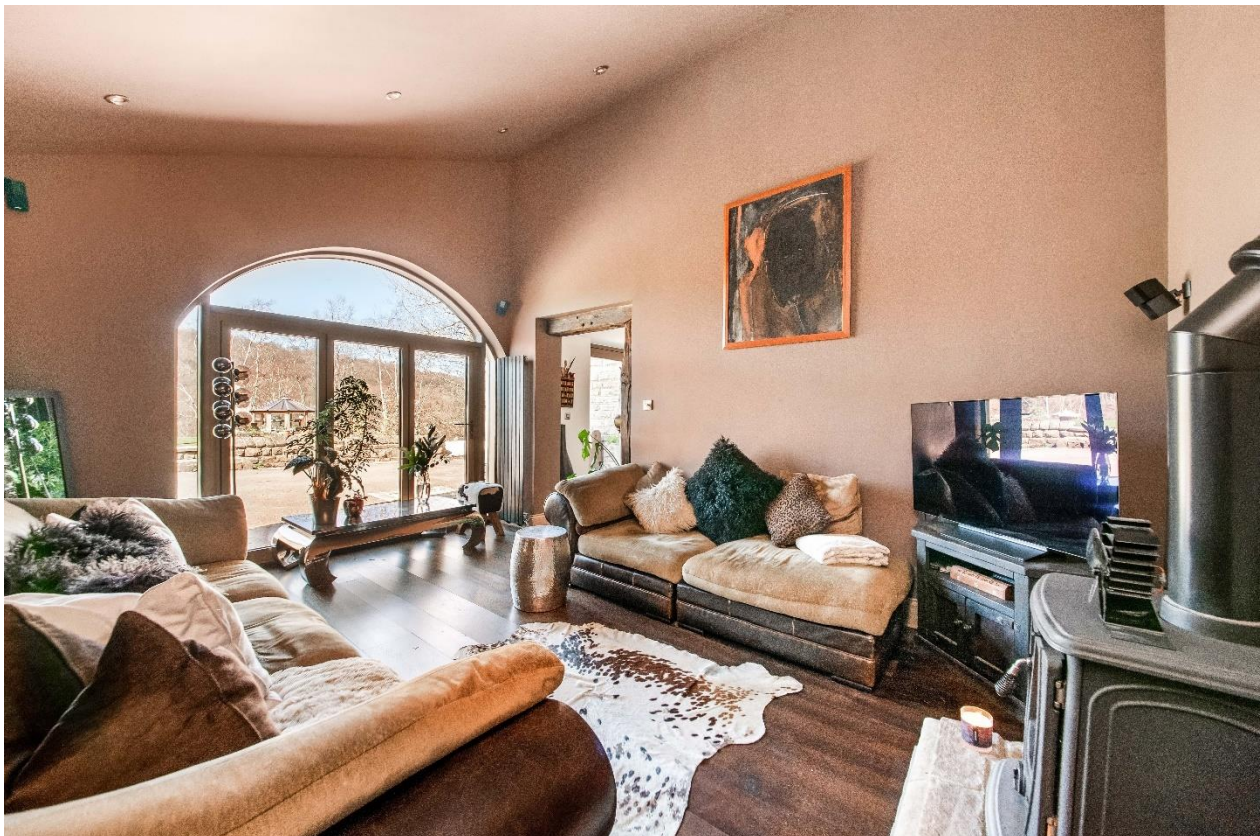
A large, glazed door in order to achieve fabulous views from the hallway gives access through to the entrance hall. The entrance hall area has inset spotlighting to the ceiling, stylish vertical central heating radiator, and opens through to the dining/kitchen which creates a particularly light and open feel, a broad opening with timberwork on display leads through to the lounge.



LOUNGE

Measurements – 16'10" x 12'0"

This fabulous room has a high angled ceiling line with inset spotlighting and beautiful arched window with triple bi-fold doors, giving direct access out to the gardens and beyond. The window provides a huge amount of natural light to the room and a stunning view out over the gardens and the valley scene with the woodland in the distance. There is a stunning stone raised fireplace being home for a cast iron Aga stove with glazed door, this being of a wood burning design.

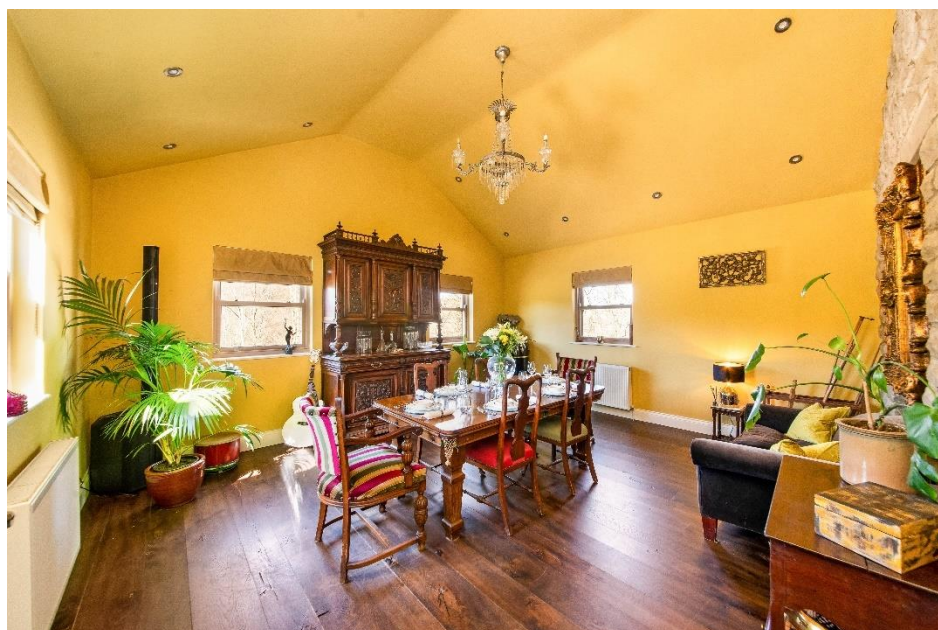




DINING ROOM / SECOND SITTING ROOM

Measurements – 17'4" x 15'2"

An impressive room used currently for entertaining purposes. It has a sitting area, large dining table and offers itself superbly to be both a dining room and a second sitting room. It has four windows all of which give lovely views out over the gardens, grounds and beyond and provide a large amount of natural light. There is attractive flooring, inset spotlighting to the ceiling, chandelier point at a high level and the wall of exposed stone. The room is presented to a particularly high standard.



DINING KITCHEN

Measurements – 15'4" x 9'10"

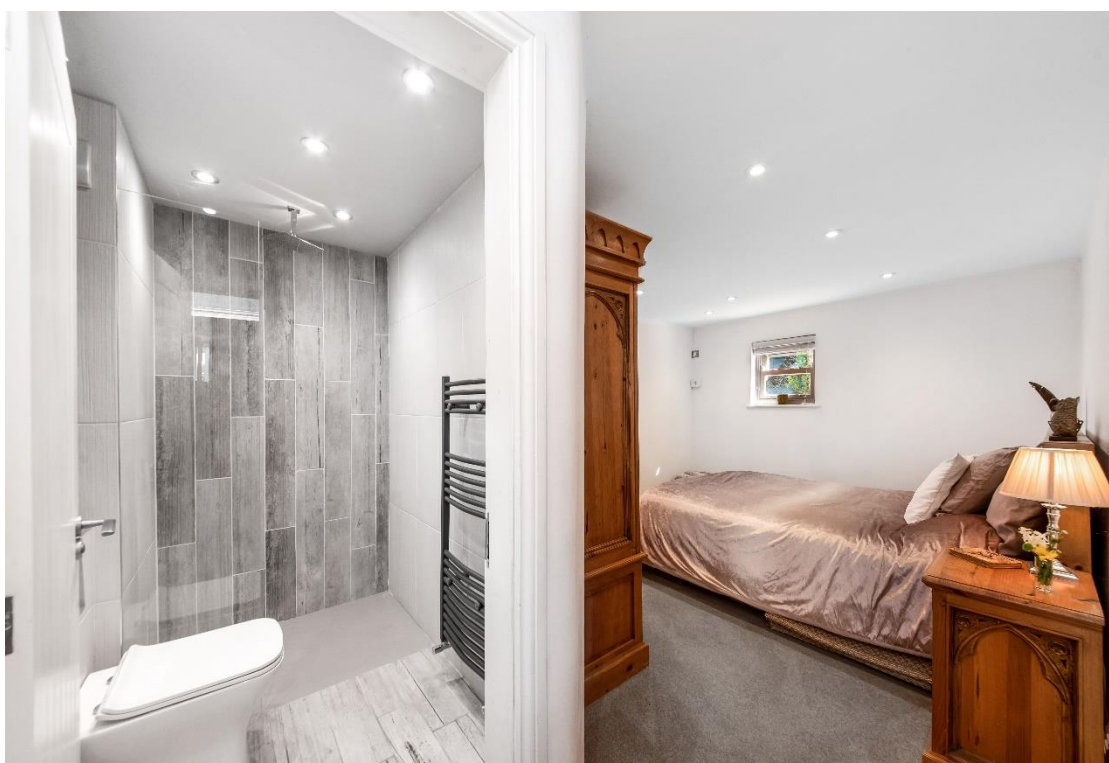
As the photograph suggests, the dining kitchen has twin glazed doors out to the rear gardens, period sash window, giving a lovely view out of the gardens. It is fitted with a delightful range of high-quality units with Silestone working surfaces, inset stainless steel sink unit with stylish mixer tap over, stainless steel and glazed fronted oven, induction hob and stylish extractor fan over. The units also incorporate an integrated dishwasher and integrated fridge and freezer. There is a high level integrated stainless steel fronted microwave. Doorway gives access to the utility cupboard with plumbing for automated washing machine, space for a dryer and shelving.



BEDROOM TWO

Measurements – 16'3" overall x 9'10"

From the hallway, a door gives access through to bedroom two a beautiful en-suited bedroom which has inset spotlights to the ceiling and two windows giving lovely views out of the gardens and beyond.



EN-SUITE

This en-suite is fitted to a high standard with ceramic tile, wood grain effect flooring, ceramic tile into the full ceiling height, inset spotlighting to the ceiling, chrome shower fittings, extractor fan, concealed cistern WC and stylish wash hand basin and there's also an illuminated mirror and ladder style radiator / heated towel rail.



The staircase rises up to the first-floor landing once again, this is superbly presented and has Velux window of particularly good size and inset spotlighting, a doorway leads through to bedroom one.

BEDROOM ONE

Measurements – 16'3" max x 15'4"

A truly beautiful large double bedroom with window enjoying the long-distance views, two large Velux windows providing a huge amount of natural light, these are automatically operated blinds. There's a good-sized walking wardrobe, store cupboard and bank of fitted robes. Across the landing is the bathroom / en suite.



BATHROOM

Measurements – 16'4" max x 9'6"

This spectacular bathroom is particularly large and has a Velux window and a further window overlooking the neighbouring fields. It is superbly fitted with ceramic tile flooring, ceramic tile to the full ceiling height, two walls particularly around the fixed glaze screen shower with Chrome fittings of a wet room design stylish, vanish unit with mixer tap above and illuminated mirror behind and drawers beneath, fabulous double ended particularly stylish bath with standalone waterfall style chrome tap with handheld microphone style shower, low level WC. The room has an extractor fan and inset spotlight to the ceiling.



OUTSIDE

The property occupies a delightful location that is particularly rural and tranquil towards the end of a country lane. Bent Ley Road is a commercial road with an array of commercial businesses. A gate post then give access through to the lane, this lane passes other prestigious properties and leads to The Hayloft located at the end. Initially, with the shared driveway with its neighbour, the Hayloft has its own tarmacadam driveway, providing parking and turning space and the pebbled driveway gives extra parking space and leads down to the field.



The gardens, as the photograph suggests, have been extremely well landscaped and prepared and over the years, the shrubbery has matured beautifully. There is a good-sized shaped lawn with attractive boundaries, a hard standing base for a greenhouse (the greenhouse can be available by separate negotiation) also to the rear there is a hard standing area and wiring for a hot tub. There's a good-sized garden shed, attractive external lighting and as previously mentioned, the hard landscaping includes particularly interesting pieces of stonework.

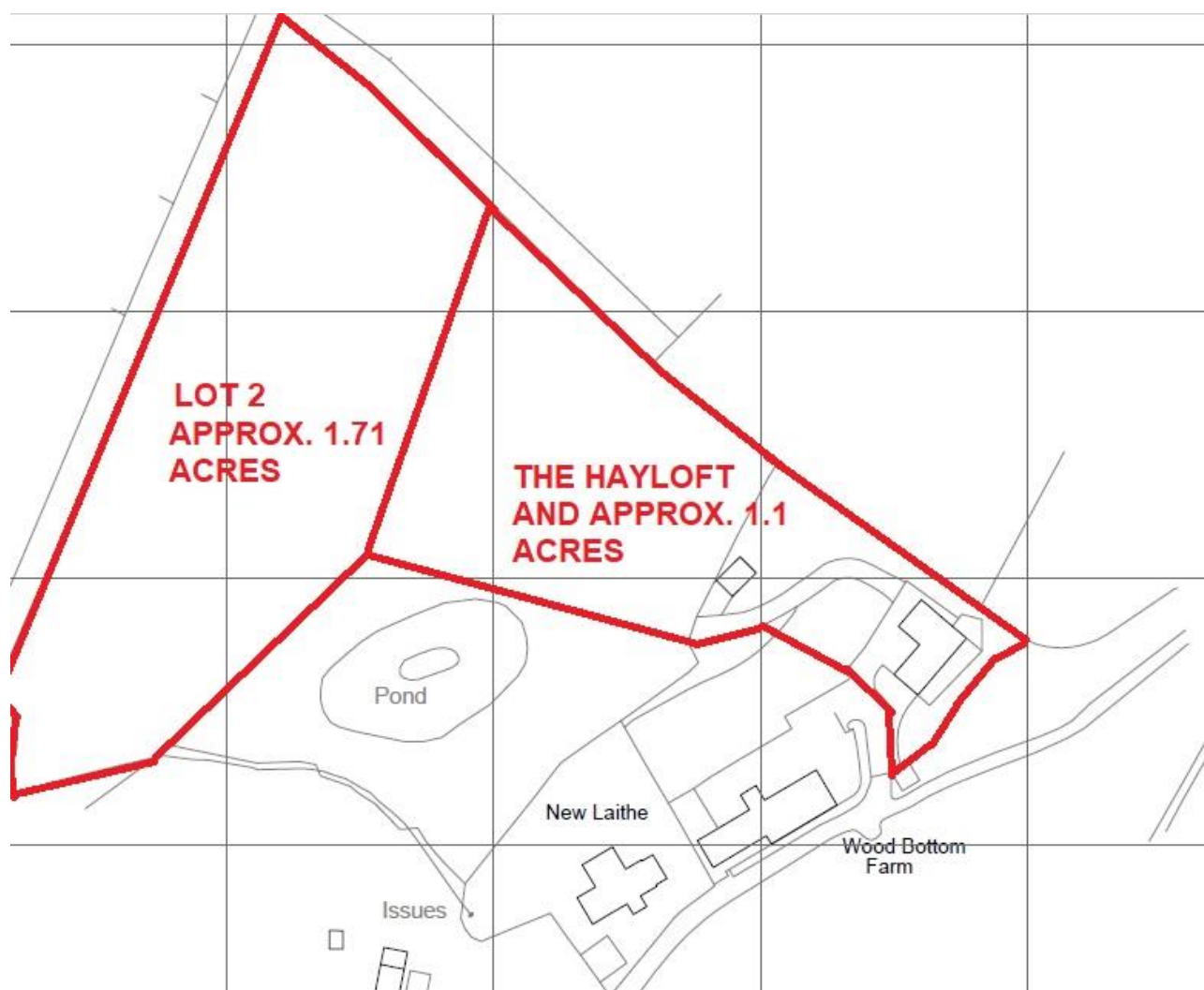




The paddock measures approximately 1.1 ACRES. This, as the photographs suggest, is down to grass and are served by a field shelter which has occasionally been home for a friend's horse. The paddock occupies a lovely location and gives a super view both across and down the valley.

There is also an additional piece of adjoining land (Lot 2) that can that is also accessed separately from a lane to the side. This area measures 1.71 ACRES.





ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

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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