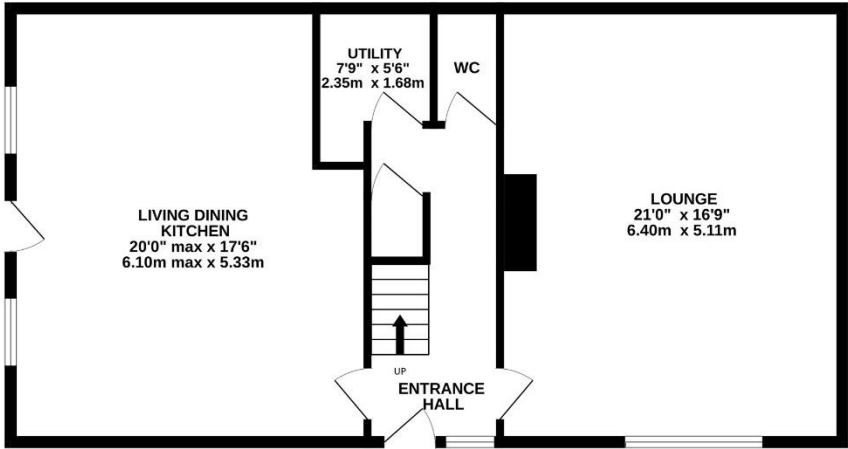


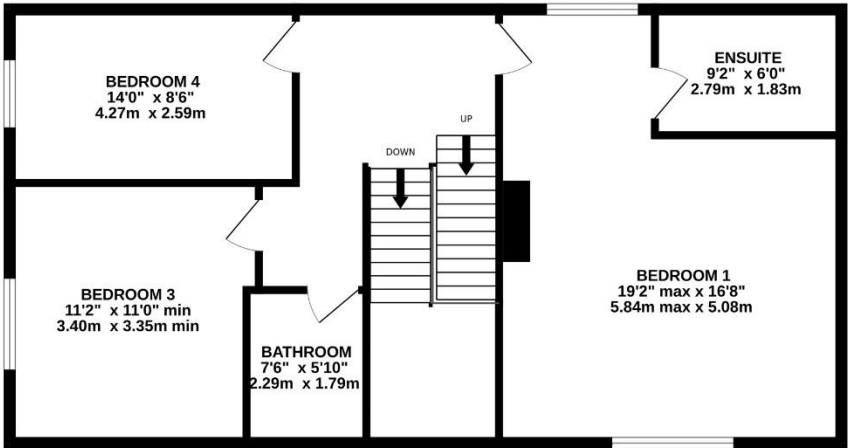


**ROSE BARN, WILSHAW, HOLMFIRTH**

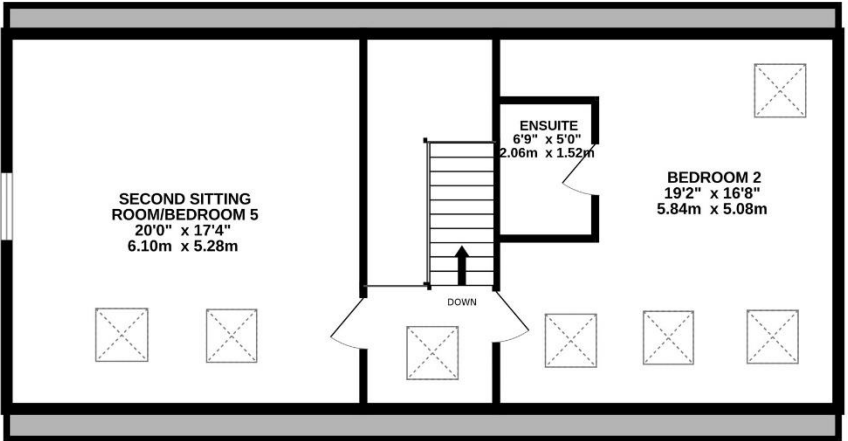
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROSE BARN

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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## PROPERTY DESCRIPTION

WITH A SPECTACULAR, TOP FLOOR, SECOND SITTING ROOM WITH CIRCULAR WINDOW ENJOYING WONDERFUL RURAL VIEWS, THIS BEAUTIFUL FOUR/FIVE BEDROOMED BARN CONVERSION HAS ACCOMMODATION THAT IS SURE TO PLEASE. OVER THREE LEVELS, THE HOME HAS LARGE ROOMS THROUGHOUT AND ALL OF A VERY IMPRESSIVE PRESENTATION. THERE IS AN IMPRESSIVE ENTRANCE HALL WITH HIGH CEILING HEIGHT.

REACHING THE FINAL STAGES OF RENOVATION (WHICH MEANS THE BUYER HAS A CHOICE WITH REGARDS TO KITCHENS AND BATHROOMS), THE PROPERTY IS SERVED BY PARKING SPACES WITHIN A PLEASANT, OPEN COURTYARD STYLE PARKING AREA AND HAS DELIGHTFUL GARDENS AND WITH HIGH QUALITY SPECIFICATION THROUGHOUT,

The property briefly comprises: Entrance hall, downstairs w.c., superb sitting room with a wall of glazing overlooking the front gardens and open fireplace with delightful stonework, large dining/living kitchen with glazed doors out to enclosed gardens, utility room, four double bedrooms, two of which have en-suites, house bathroom. On the top floor we have a second sitting room/bedroom five, providing flexibility and particularly stunning, long-distance views, all located within this charming, rural, hamlet location. Viewing is highly recommended.

**Offers over £720,000**

## ENTRANCE

A timber gate gives access to a stone pathway, leading to the front entrance door. This front entrance door has its upper panels glazed and there are two, glazed windows to one side. A doorway leads through to the good-sized hallway which has a magnificent view up the staircase and indeed up to the full roof line where the other staircase reaches up to the top floor level hallway with its height sure to impress and it is part galleried. The hallway has under floor heating which is to be found throughout on the ground floor level. There is a useful, understairs, storage cupboard and a doorway gives access to the downstairs w.c.



## DOWNSTAIRS WC

The downstairs w.c. has inset spotlighting to the ceiling, an extractor fan, wash handbasin and low-level w.c. A doorway leads through to the utility room.

## UTILITY ROOM

*Measurements – 7'9" x 5'6"*

A good-sized utility room with plumbing for an automatic washing machine, valves for the underfloor heating and inset spotlighting to the ceiling. There is also a sink with cupboards beneath. A doorway leads through to the lounge.



## LOUNGE

*Measurements – 21'0" x 16'9"*

This large and impressive room has good-sized windows to the rear and a fabulous bank of windows to the front, giving a lovely view out over the property's lawned gardens with long-distance views over the farmland beyond. There is a huge amount of natural light from the windows. The room has a high ceiling height with two chandelier points, under floor heating, beautiful, stone-flagged hearth, being part of an impressive fireplace with stone lintel above. This fireplace has a flu which would be ideal for a wood-burning stove.



## DINING LIVING KITCHEN

*Measurements –20'0" x 17'6"*

This, as the floor layout plan suggests, has a glazed door out to the secondary garden. There are two windows, and three elements of glazing provide a large amount of natural light and truly beautiful views out over the neighbouring woodland and farmland. inset. The kitchen is, yet not fitted, but is to be like the property next door and have a similar specification. The neighbouring property is fitted with a wealth of units, these being at both the high and low level, a fabulous amount of quartz working surface and this quartz working surface extends to form a breakfast bar with seating for approximately four. There is a stylish ceramic one-and-a-half bowl sink unit with stylish mixer tap over. There is an integrated dishwasher, integrated wine fridge, integrated Induction hob with splash back and glazed and stainless-steel extractor fan above. There is also integrated double ovens and integrated fridge and freezer. The kitchen has inset spotlighting to the ceiling, chandelier point above the breakfast bar, provision for wall mounted television and has a continuation of the attractive flooring. \*Image and description of neighbouring property\*



## STAIRCASE

A staircase rises to the partially galleried, first-floor landing with spectacular view over the top floor landing where there is a Velux-style window, inset spotlighting and a chandelier point. A doorway from here leads through to bedroom one.

## BEDROOM ONE

*Measurements – 20'0" x 17'6"*

Bedroom one is an extremely large, double bedroom with windows to the rear of the property and further window to the front, giving an outlook to the front. The room has provision for a wall-mounted TV, inset spotlighting to the ceiling and an en-suite, which remains to be fitted.





### BEDROOM ONE EN-SUITE

*Measurements – 9'2" x 6'0"*

The en-suite has inset spotlighting to the ceiling, extractor fan, shaver socket and is to be fitted with a pedestal wash hand basin, low level w.c. panelled bath / or shower cubicle with high quality chrome fittings, combination central heating radiator / heated towel rail in chrome, obscure glazed window, ceramic tiled flooring and ceramic tiling to the full ceiling height. \*Image of neighbouring property\*



### BEDROOM THREE

*Measurements – 11'2" x 11'0"*

This enjoys a lovely position with a window giving a fantastic, long-distance, rural view. There is provision for wall-mounted TV and central ceiling light point.





## BEDROOM FOUR

*Measurements – 14'0" x 8'6"*

Once again, with the spectacular, long-distance view and central ceiling light point.



## BATHROOM

*Measurements – 7'6" x 5'10"*

The bathroom is yet unfinished. It has inset spotlighting to the ceiling and extractor fan. It is to be finished with a three-piece suite in white comprising pedestal wash hand basin, low level w.c. panelled bath with high quality chrome fittings, particularly to the shower above with glazed screen, combination central heating radiator / heated towel rail in chrome, shaver point, obscure glazed window, ceramic tiled flooring and ceramic tiling to the full ceiling height. \*Image of neighbouring property.



A staircase rises to the top floor landing. This has a Velux-style window, previously mentioned, inset spot lighting to the ceiling and a doorway leads through to bedroom two.

## **BEDROOM TWO**

*Measurements – 19'2" x 16'8"*

Once again, a huge, double bedroom with four Velux-style window lights providing a large amount of natural light, inset spot lighting to the ceiling and a doorway gives access to the en-suite.



## **BEDROOM TWO EN-SUITE**

*Measurements – 6'9" x 5'0"*

This is yet, unfinished and is fitted with inset spotlighting to the ceiling and extractor fan. It is to be fitted with the following, shower with chrome fittings, low level w.c., vanity unit with wash hand basin and mixer tap over, combination central heating, radiator, heated towel rail and shaver socket.

\*Image is of neighbouring property\*





## BEDROOM FIVE / SECOND SITTING ROOM

*Measurements – 20'0" x 17'4"*

Without doubt, a spectacular room with a beautiful rose/circular window giving a fabulous view out over the neighbouring farmland, woodland and distant views beyond. The room is a very versatile space, has two further Velux-style windows, inset spotlighting to the ceiling, provision for wall-mounted TV and can be enjoyed as a home office, second sitting room or indeed principal sitting room, or could be utilized as a bedroom. The choice is yours. A very good-sized room which is sure to please when viewed.



## EXTERNAL

Externally the property forms part of the delightful Manor Farm development. This development is a much-admired project of conversion and new build in years to come. The barns are in a delightful courtyard and have a further courtyard that provides a good amount of parking, turning and visitor parking space.

Rose Barn has two good-sized garden areas. To the front, there is an enclosed, lawned garden with stone walling to the car parking area and stone paving to the front entrance door. There is external lighting and a power point and external electric car charging point. The further garden is positioned to the side/rear of the property. It is a lovely area of garden, contained by a combination of stone walling and timber fencing. There is a stone-flagged terrace and pebbled garden areas providing a huge amount of scope. There is external lighting and power points.





### **ADDITIONAL INFORMATION**

With kitchens and bathroom still to be fitted buyers may have an option to choose.

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band –TBC

### **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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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

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## **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 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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