

# MARSH & MARSH PROPERTIES

*Lower Woodhead Barn, Krumlin, Barkisland, HX4 0EJ*

*£900,000*



**\*\*LOCATION, LOCATION, LOCATION PLUS POTENTIAL DEVELOPMENT TO THE ADJOINING BARN – DO NOT OVERLOOK THIS PROPERTY\*\*** A truly unique FOUR DOUBLE BEDROOM Grade II listed character cottage full of charm and features which includes an adjoining, oversized barn that offers excellent potential to develop into a separate property or more than double the size of the current dwelling (subject to planning). Situated in the highly desirable and rural area of Krumlin that is offered with no upward chain. This exceptional home offers versatile living accommodation, generous room sizes, and an impressive twelve acres of land with planning permission for an agricultural building (planning number 16/01441/FUL). On the ground floor, the layout comprises a snug, three double bedrooms, and a house bathroom. The first floor features a stunning open-plan living kitchen with a dining area, a spacious room currently used as a lounge but could be the master bedroom, a utility room, and a shower room. Externally, the property benefits from an easily maintained garden with far-reaching countryside views, a garage, carport, and ample parking for multiple vehicles, as well as the extensive twelve acres of land—perfect for hobby farming, equestrian use, or future development. The barn is a large space with a large mezzanine that needs to be seen to appreciate the potential. Opposite the barn there are further parking spaces that in turn lead to the adjoining field. An internal inspection is strongly recommended to genuinely appreciate the space, setting, and potential this remarkable property has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*



**SNUG 4.1 x 5.1m (13'5 x 16'6)**



A cosy snug with stone flooring and an exposed stone wall, centred around a stone Inglenook fireplace housing a large multi-fuel stove. The space includes an external door leading to the side of the property, a staircase to the first floor with under-stairs storage, exposed ceiling beams, ceiling spotlights, a radiator, and windows.

**BEDROOM TWO 4.1 x 3.8m (13'5 x 12'3)**



A spacious double bedroom with exposed ceiling beams, a radiator, and windows.



**BEDROOM THREE 3.6 x 5.3m (11'9 x 11'7)**



A double bedroom with exposed ceiling beams, a radiator, and windows.

**BEDROOM FOUR 3.6 x 3.2m (11'9 x 10'4)**



A double bedroom with exposed ceiling beams, a radiator, and a UPVC window.

**BATHROOM**

A four-piece bathroom suite featuring a bathtub, a large shower cubicle with glass screen, low flush toilet, and pedestal sink. Finished with tiled floor and walls, a chrome towel radiator, and an extractor fan.





**TO THE FIRST FLOOR**  
**LIVING KITCHEN 4.1 x 9.4m (13'5 x 30'8)**



A characterful open-plan living kitchen/dining

room, featuring a fitted kitchen with sink, chrome mixer tap, and splashback tiles. Integrated appliances include a fridge and dishwasher, alongside a built-in oven and a Stoves hob with an extractor fan. The space is enhanced by a wooden stable door leading to the rear patio, a multi-fuel stove set within an Inglenook fireplace, wood-effect laminate flooring, exposed ceiling beams, radiators, windows, and a Velux window.



**LIVING ROOM / MASTER BEDROOM 3.6 x 5.6m**  
**(11'9 x 18'4)**



A spacious and flexible room currently used as a lounge but ideal as a master bedroom. Features include a multi-fuel stove on a stone hearth,



exposed ceiling beams, a radiator, and a Velux window.



ceiling beams, radiator, and a Velux window.

## EXTERNAL



## SHOWER ROOM



A three-piece suite comprising a glass shower cubicle, pedestal sink, and low flush toilet. Tiled flooring and partially tiled walls make the space practical. The room is finished with exposed ceiling beams, an extractor fan, radiator, and Velux window.

## UTILITY 2.0 x 3.8m (6'8 x 12'3)



A practical utility room with fitted worktops and base units, space and plumbing for a washing machine and dryer, and housing the Ideal combination boiler. Features also include exposed



The property sits in a stunning rural setting with a



Yorkshire stone-flagged patio garden offering stunning and far-reaching views. A private driveway provides parking for multiple vehicles and gives access to a garage and carport. The grounds extend to approximately twelve acres of fields that benefit from planning permission for an agricultural building.

#### **GARAGE 5.7 x 5.3m (18'8 x 17'4)**

A generously sized garage with an electric roller door, power, light, and a water supply.



#### **STORE**

A useful internal storage area providing access into the garage.

#### **STORE**

A secure external store located underneath the patio.

#### **ADJOINING BARN**

##### **GROUND FLOOR 9.1 x 8.8m (30'0 x 28'10)**



An impressive, attached barn offering immense potential, featuring two secure access doors, plus a large archway with a double door entrance that would make a stunning entrance to the property should it be developed. There are several windows, power to the barn. The height from

floor to apex reaches 7.54m, lowering to a minimum of 5.09m provides the potential for a three floor property.



#### **MEZZANINE 4.2 x 9.4m (13'7 x 30'8)**

Stairs lead from the barn to the mezzanine level with windows, vaulted ceilings, and exposed beams.



#### **STORE**

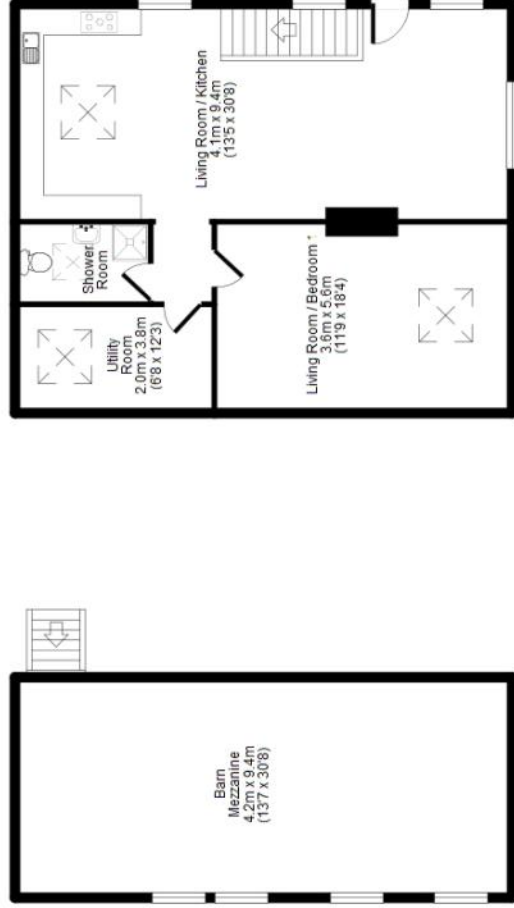
Attached to the barn is this traditional stone-built store with a window and secure access, ideal for general storage and could eventually be a separate entrance porch to the development.

Whilst every endeavour is made to ensure the

accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



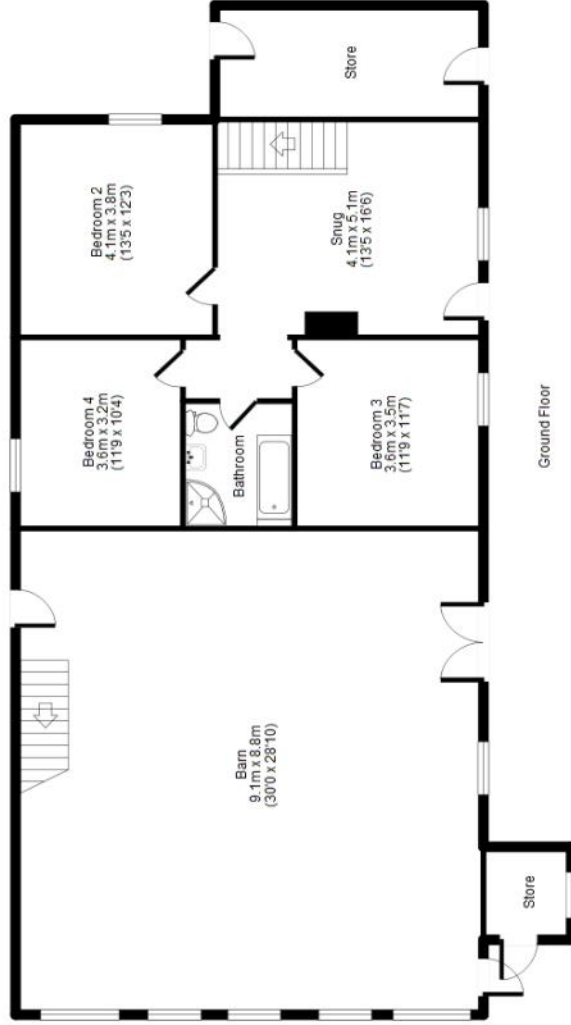




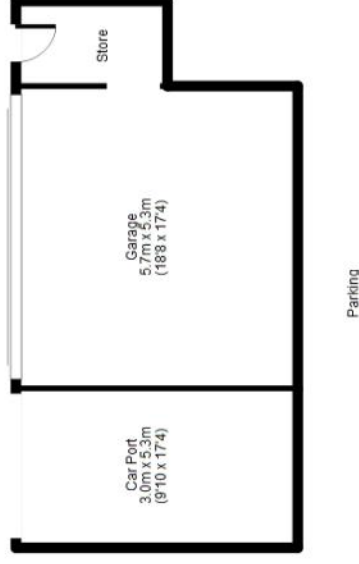
## Lower Woodhead Barn, Woodhead Barn Krumlin, Barkisland, HX4 0EJ

APPROX GROSS INTERNAL FLOOR AREA: 323 sq. m / 3480 sq. ft.

First Floor



Ground Floor

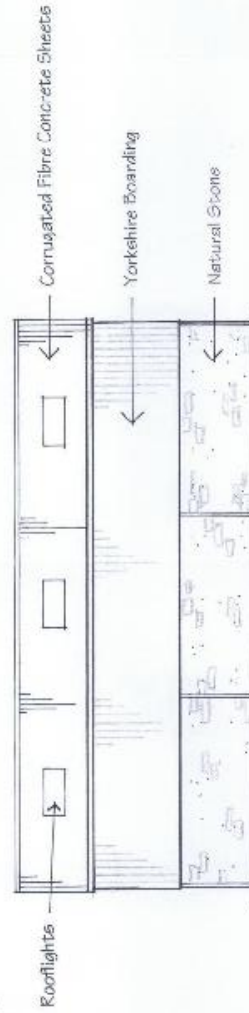
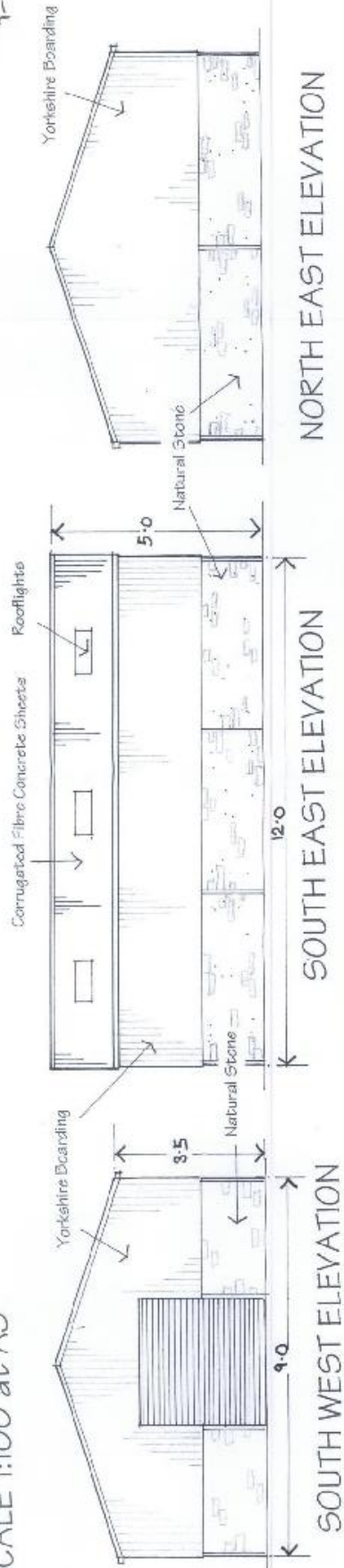


Parking

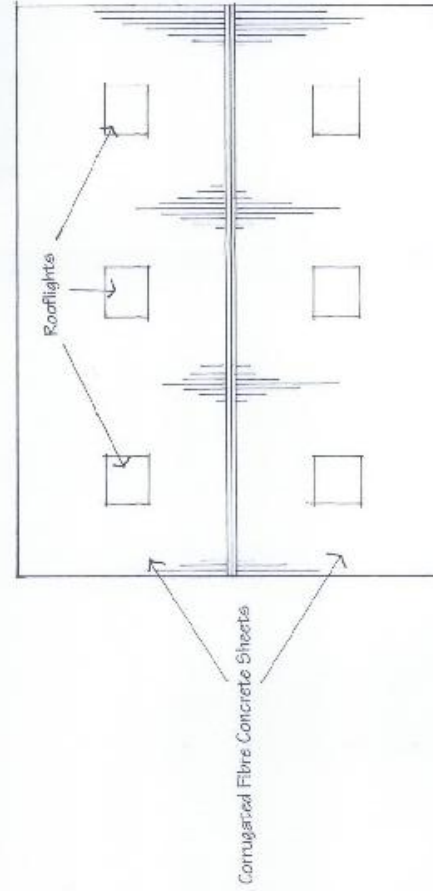
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Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
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(C) Marsh & Marsh Properties

SCALE 1:100 at A3

16/01/2011  
7-11-16



NORTH WEST ELEVATION



This plan is for the purposes of Planning Permission only  
All measurements to be checked on site by Contractor.  
Do not scale from plan but refer to written dimensions and notes

Proposed Agricultural Building  
Lower Woodhead Barn,  
Lower Woodhead,  
Scammonden Road,  
Barkisland, Halifax.

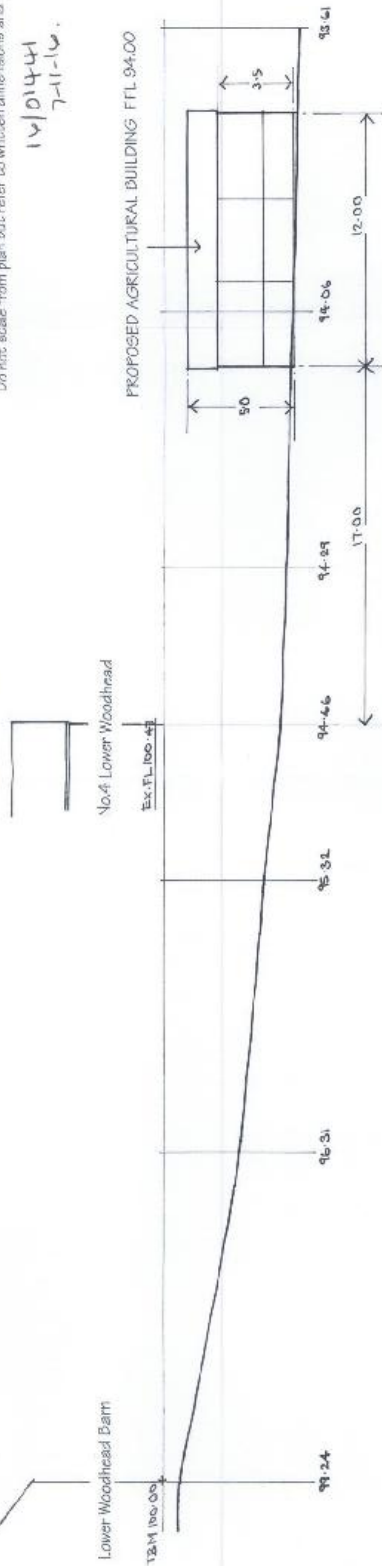
Plan No. EN/06



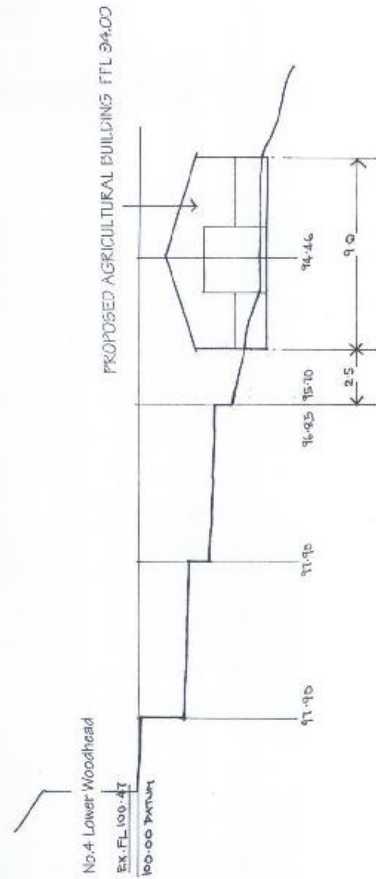
# Existing Sections Scale 1:200 at A3

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14/01/41  
7-11-16.



X SECTION X



Y SECTION Y

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Lower Woodhead Barn,  
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