



2 High Stream Head Barn, Black Dyke Lane, Thornton, BD13 3RR

£325,000

- GRADE II LISTED BARN CONVERSION
- RURAL BACKWATER LOCATION
- WELL PRESENTED THROUGHOUT
- GARDENS AND OFF-ROAD PARKING
- CHARACTER FEATURES
- THREE DOUBLE BEDROOMS
- HIGHLY DESIRABLE POSITION
- MODERN KITCHEN & BATHROOM
- UTILITY & GROUND FLOOR WC
- EARLY VIEWING ADVISED

2 High Stream Head Barn, Black Dyke Lane, Thornton RD13 3PP

**** STUNNING GRADE II LISTED BARN CONVERSION ** RURAL BACKWATER LOCATION ** CHARACTER FEATURES THROUGHOUT ** WELL PRESENTED **** Bronte Estates are delighted to offer for sale this impressive family home, tucked away in a idyllic location, just off Black Dyke Lane on the outskirts of Thornton. In recent years, High Stream Head Barn has undergone many improvement works, to include, roof and gutter work, a new cast iron log burner stove, a new boiler, new kitchen & bathroom, all new thermostatic radiators, new internal doors, security lighting, majority new windows, the list goes on! To the ground floor is an entrance hall, dining kitchen, utility room with WC and a spacious living room. To the first floor is a large, split-level landing area with a full height ceiling, three double bedrooms and a family bathroom. To the front of the property is an open-plan garden area with a paved patio and to the rear is a larger enclosed garden and a pathway leading to off-road parking. The property enjoys a great deal of character with features such as exposed beams in every room, exposed stonework, mullioned windows and delightful rural views. This highly desirable property is sure to attract a lot of interest. Please register your interest with us ASAP.



Council Tax Band: C



Entrance Hall

12'9 x 6'2

Solid Oak flooring, under stairs storage area, central heating radiator and doors off to the lounge, kitchen and utility room.

Lounge

18'7 x 16'1

A spacious reception room with floor to ceiling windows to the front, and a further window and door to the rear elevation. Feature exposed stone wall and chimney breast, plus a modern cast iron log burner stove. Two central heating radiators.

Kitchen

19'1 x 9'3

A shaker-style Magnet fitted kitchen with a good range of base and wall cabinets, pull out spice rack, pan drawers and butchers block working surfaces. Integrated appliances include an induction hob with extractor over, double electric oven and grill, and a dishwasher. Windows to both the front and rear elevations, solid oak flooring, central heating radiator and ample space for dining.

Utility & WC

WC, washbasin, plumbing for a washing machine and space for a tumble dryer. Fitted working surface, wall cupboard and a central heating radiator.

First Floor

Split-level landing area with a full height ceiling, Velux window and a central heating radiator.

Bedroom One

12'9 x 9'8

Mullioned windows to the front elevation with a superb outlook across farmland, central heating radiator and a storage area with clothes hanging space.

Bedroom Two

15'5 max x 13'0

A spacious bedroom with two double fitted robes/storage, Velux window and a central heating radiator.

Bedroom Three

10'0 x 9'6

Window to the rear elevation and a central heating radiator. Currently used as a home office.

Bathroom

9'5 x 7'1

A modern family bathroom comprising of a panelled bath with glass screen and a rainfall shower over, pedestal washbasin and WC. Tiled floor, Velux window and a central heating radiator.

External

To the front of the property is an open plan area with a paved patio and low maintenance gravel area. To the rear is a larger, enclosed garden offering a good degree of privacy and consisting of a lawn, paved patio seating area, mature shrubs and trees, Yorkshire stone pathway and a stone wall boundary. A pathway from the back garden leads to an off-road parking space.

Further Information

Grade II Listed

Council Tax Band C

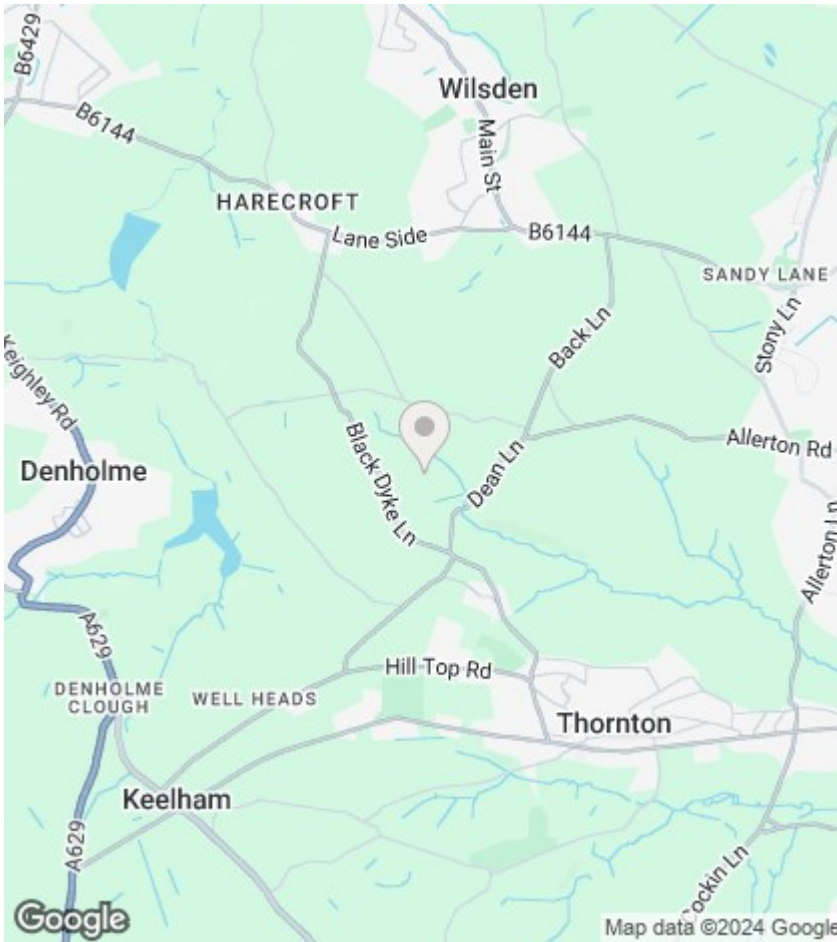
EPC & floorplan to follow

Gas supply is LPG. Information provided by the owner - The gas is LPG and the tank is supplied by Northern Energy. There is an annual charge for the tank of £60 which has just been paid and they serviced it at the same time.

Shared septic tank. Information provided by the owner - The septic tank is in the farmers field and is shared by the four properties.







Directions

From the direction of Thornton Village, following Spring Holes Lane into Lower Heights Lane. As you pass The Rock & Heiffer Inn on your left and Egypt Road on your right, head straight on into Black Dyke Lane. After a short distance, passing some roadside cottages on your right, take the right hand turning (before the electricity pylon) into an unmarked lane. Follow the lane for a short distance and where the lane turns to the left. Follow this

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

