

5 Black Rock Farm Upper Clough,
Linthwaite HD7 5PE

OFFERS AROUND
£595,000



THIS CHARMING AND STYLISH FIVE BEDROOM SEMI DETACHED BARN CONVERSION IS IMMACULATLY PRESENTED THROUGHOUT AND BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, SEPERATE ANNEX HOUSING A HOME GYM, WELL MAINTAINED GARDENS AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALL 16'9" max x 10'10" max

This grand entrance hallway is entered through a composite door through what was the original barn door casing set in a full height glazed arch and surrounded by an impressive exposed stone wall. This space is flooded with natural light and has heated stone flooring underfoot. There is a charming stone fireplace, space for freestanding furniture and a door opens to the ground floor W.C, a passage leads through to the living kitchen and a panelled staircase with a glass balustrade ascends to the first floor landing.



LIVING KITCHEN 31'7" apx x 18'9" max

This expansive room is full of character, charm and style. Throughout are high ceilings with exposed beams and spotlighting, heated stone flooring flows through the space and numerous windows with stone sills allow light to flood the room with light. The living area has a floor to ceiling exposed brick inset fireplace with a timber mantle and stone hearth housing a multi fuel stove creating a fantastic focal point to the room. There is ample space for living room furniture.

The stylish kitchen is fitted with a range of contrasting wall and base units, granite work surfaces with matching upstands and an inset stainless steel sink with mixer tap over. There are integrated appliances including a fridge freezer, dishwasher, a double electric oven, microwave and a five ring induction hob with extractor fan over. A granite peninsular breakfast bar provides space for informal dining.





DINING ROOM 10'11" apx x 9'1" apx

A great space for entertaining and for formal meals. Double timber doors open to this beautifully presented space which has room for a dining table and chairs and boasts lovely high ceilings. There is heated stone flooring and a window overlooks the courtyard.



UTILITY ROOM 11'8" max x 8'7" apx

Neatly positioned off the boot room, this good size utility room offers base units with a complimentary granite work surface, stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. there is space for freestanding storage and a large cupboard houses the property's heat pump with space for storing extra household items. There is tiled flooring underfoot and spotlighting to the ceiling.



BOOT ROOM

Accessed from the courtyard is a full length glazed corridor with space to remove and store outdoor clothing, heated stone flooring flows underfoot through to the living kitchen and a door opens to the utility room.



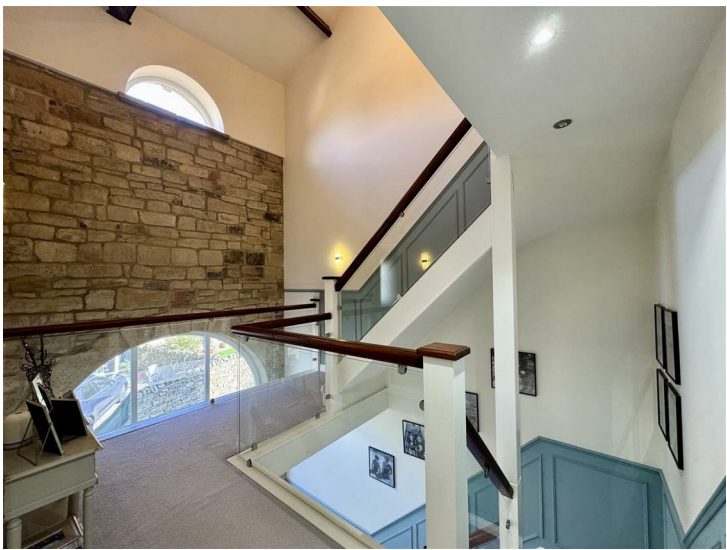
W.C 4'3" apx x 4'2" apx

Conveniently placed off the entrance hallway and briefly comprising of a low flush W.C, a vanity hand wash basin with mixer tap and heated stone flooring underfoot.



FIRST FLOOR LANDING

A staircase with panelled walls and a glass balustrade ascends to the first floor landing which has space for freestanding furniture, feature opaque windows and a view of the courtyard and garden through its arch window set in an exposed stone wall. A corridor leads to the Principal bedroom suite, dressing room and the family bathroom.



PRINCIPAL BEDROOM 17'5" apx x 16'3" max

The principal bedroom is beautifully presented and generously proportioned, offering not just a place to rest but creating a private sanctuary within the home. There is ample space for furniture, lovely high angled ceilings with exposed beams and a feature semi circular window with stone sill. Doors open to the ensuite and back through to the landing.



EN SUITE 5'10" apx x 5'10" apx

This contemporary ensuite shower room is fitted with a vanity cupboard topped with a handwash basin with chrome mixer tap, a low level WC, a shower enclosure equipped with a waterfall shower and an anthracite towel radiator. The walls are partially tiled with complimentary tiles underfoot, spotlights and a beam to the ceiling. A door leads to the principal bedroom.



BEDROOM TWO / DRESSING ROOM 15'4" apx x 15'3" max to cabinetry

Currently utilised as a dressing room, thoughtfully designed with fitted cabinetry and with plenty of space for a dressing table, this spacious room has a lovely view over roof tops and countryside beyond through its sash window with stone sill. A door opens to the landing.



BATHROOM 11'9" apx x 10'10" apx

This "boutique style" bathroom incorporates a four-piece suite. There is a freestanding bath with a hand-held shower attachment and a wall-mounted mixer tap, low level W.C, a large vanity hand wash basin with mixer tap sat upon cabinetry, a walk-in wet area with a ceiling mounted waterfall shower and an anthracite towel radiator. The floor is tiled, there are spotlights to the ceiling, two opaque windows create a focal point through to the first floor landing and an obscure window with a stone sill lets light enter the room.



SECOND FLOOR LANDING

A panelled staircase with a glass balustrade ascends to the second floor gallery landing and really does showcase the full height ceiling and exposed beams above. There is space for freestanding furniture and has a fantastic view of the exposed stone wall, arch window and down two floors to the entrance hall below. A panelled corridor leads to three bedrooms and a Jack and Jill bathroom.



BEDROOM THREE 17'5" apx x 15'7" max

This fantastic size double bedroom has views over the country lanes outside through its semi circular window with stone sill. There is ample space for bedroom furniture, a feature panelled wall, high sloped ceilings with a Velux window and exposed beams. Doors lead through to the Jack and Jill bathroom and back through to the second floor landing



BEDROOM FOUR 15'11"ax x 11'8" max

Boasting rooftop and countryside views from its semi circular window with stone sill, this sizeable double bedroom is well presented, has ample space for bedroom furniture, high sloped ceilings with exposed beams and a Velux window. A door leads through to the second floor landing.



JACK AND JILL BATHROOM 11'3" apx x 9'3" apx

This elegant Jack and Jill bathroom can be entered from bedroom three and the second floor landing. A charming exposed stone wall with three feature windows give a lovely focal point to the room. The bathroom is fitted with a freestanding bath with mixer tap, a double walk in shower with glass screen, low level W.C, a hand wash basin sat on a vanity unit with mixer tap and an anthracite towel radiator. The room is partially tiled with complimentary tile flooring underfoot and spotlighting adorns the high sloped ceiling with exposed beams.



BEDROOM FIVE 13'2" max x 10'9" max

Another nicely presented double bedroom, again with the high sloped ceilings, exposed beams, Velux window, semi circular window with stone sill and feature panel wall. There is space for freestanding bedroom furniture and a door leads through to the second floor landing.



ANNEX / GYM 26'7" max x 16'9" max

Double timber doors open to a large gym space which could also be used as a home office for those working remotely. There are spotlights to the ceiling and Indian stone flooring underfoot. A door leads through to a handy store room and floor to ceiling windows give a view over the garden and back to the house. An external door at the back of the gym gives access to an open field.





EXTERNAL AND PARKING

Access to the side of the property leads to a shared cobbled courtyard and timber gates open to a well maintained lawn garden with flowerbed borders being enclosed with a stone wall and providing ample space for outdoor dining and entertaining. This space gives access to the annex and If required there is also parking for two vehicles.

From the roadside and through double timber gates is a stone sett driveway with parking for two vehicles, space to sit out and for pots and colourful planters.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band F

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains / Solar panels
Heating Source - Air source heat pump
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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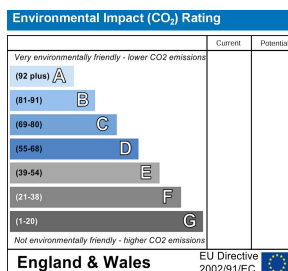
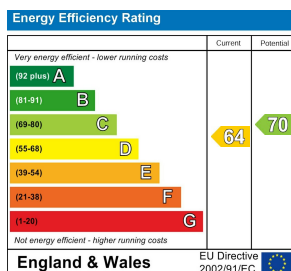
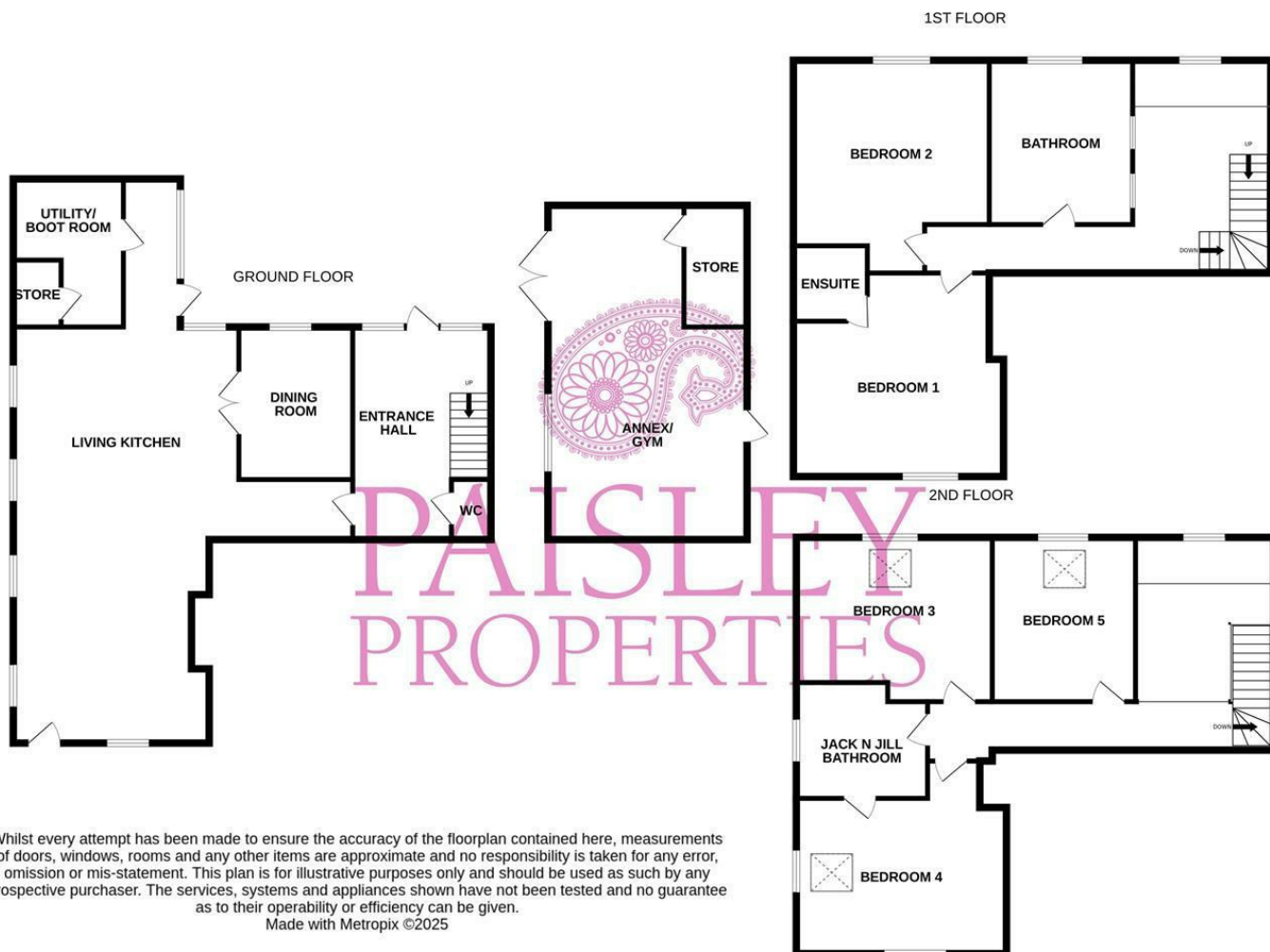
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PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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