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UPPER BARN,

20 DAMHOUSE, CARTWORTH, HOLMFIRTH, HD9 2ST

OFFERS REGION
£869,950

This substantial detached barn conversion occupies a superb elevated location which is located in easy access of the centre of Holmfirth and also the surrounding countryside. It features flexible 5 bedroom accommodation and benefits from good sized gardens to the side and rear and a small paddock of grazing land beyond.

- Detached barn conversion
- Flexible 5 bedroom accommodation
- Stunning oak framed living kitchen
- 3 further living rooms
- Generous parking and double garage
- Superb gardens and paddock beyond
- Semi rural location and stunning views
- Energy rating 59 (Band D)

About Upper Barn

An exceptional stone built detached barn conversion that was originally constructed in 1830. The property was constructed circa 2001 and executed to an excellent standard at the time. It was subsequently extended circa 2007 to create the spectacular living kitchen. It enjoys an enviable position within a hamlet of the cottages, barn conversions and high quality new build properties and is in easy reach of Holmfirth's many amenities whilst also being on the doorstep of some spectacular open countryside.

The property is entered through an oak stable door into the entrance hall which provides access to the key downstairs room. There is a large lounge with stone fireplace and log burning stove. This in turn leads to the stunning living kitchen with exposed trusses to the high angled ceiling and oak framed picture windows to the side and rear enjoying the views. There is a snug / playroom and also a hallway with arched barn windows that offer the potential to be used in a variety of different formats depending on the buyer's needs. Also downstairs there is a 5th bedroom, downstairs wc, and utility room all located off the hall.

The first floor is accessed via a bespoke wooden staircase from the hall that leads to a galleried landing area overlooking the arched barn windows. On this floor there are 4 further bedrooms. The principal bedroom has a fantastic en-suite shower finished in Italian marble and featuring a washstand with copper washbasins. The second bedroom also has its own en-suite. Bedroom 3 is of an excellent size stretching from front to rear, whilst the 4th bedroom is a generous single bedroom. Finally, there is the house bathroom which is again finished to an exceptional standard.

Our clients have carried out numerous improvements to the property since purchasing it in



2014 including refurbishing all of the bathrooms, commissioning the bespoke staircase, wooden doors and many other bespoke features. It has the benefit of an oil-fired central heating system and wooden double glazed windows throughout.

Externally there is a gravelled driveway to the front providing generous parking and access to the double garage, gym / office and 2 further stone outbuildings. There are stunning gardens wrapping round the side and rear of the house featuring a level lawned area and various seating areas to the side from which to take advantage of the views. Beyond this there is a small sloping paddock of land.





Accommodation:

GROUND FLOOR



Entrance Hall

The property is entered through a solid oak stable door to the front. The entrance hall features a stone flagged floor, inset spotlights to the ceiling and central heating radiator. A glazed door leads into the lounge.



Lounge 19'1" x 18'10"

A good-sized living room which features windows to the front and side (enjoying the views), chimney breast with stone fireplace, reclaimed timber lintel and log burning stove and 2 central heating radiators.



Snug / Playroom 13'5" x 13'4"

With window to the rear, wood flooring, inset spotlights to the ceiling and central heating radiator. This room offers the scope for a variety of uses such as a home office but is currently used as a music / playroom.



Lounge



Living Kitchen 20'10" x 19'4"

This superb structure was added in place of the former mistal and features exposed roof trusses to the high angled ceiling, superb tall oak framed windows and a glazed door to the corner of the structure which take full advantage of the views, exposed stonework to one wall, log burning stove, tiled floor, tall feature copper spiral radiator (electric) and a further glazed door to the rear of the building. The kitchen is fitted with a range of free standing units including one housing the ceramic sink with mixer tap, an island unit, free standing range cooker and plumbing for a dishwasher.





Hall 19'11" x 9'7"

This superb living space offers the potential for a variety of purpose depending upon the buyers needs but is currently used as an office space. It features a tall feature window to the front set within an exposed stone barn arch. There are also glazed double doors to the rear garden with tall windows to either side, wooden flooring, central heating radiator and a bespoke staircase to the first floor in reclaimed timbers with wrought iron balustrading.



Bedroom 5 10'3" x 7'1"

With window to the side, wooden flooring and central heating radiator.



WC 7'4" x 3'11"

With two piece suite in white comprising low flush wc and vanity washbasin, obscure glazed window to the side, extractor and central heating radiator.

Utility 10'3" x 6'11"

With stainless steel sink unit and mixer tap, plumbing for automatic washing machine, obscure glazed window to the side, extractor, central heating boiler and pressurised hot water tank.

FIRST FLOOR

Galleried Landing

Overlooking the hallway and featuring a balustrade matching the reclaimed wooden staircase and a cast iron column radiator.



Landing

The landing extends towards bedrooms 1 & 2 and features a recessed double wardrobe with doors in reclaimed oak, feature exposed timbers, window to the rear, rooflight to the angled ceiling, low level exposed stone arch with brickwork interior and cast iron column radiator.



En-suite **5'6" x 4'11"**
With three piece suite in white comprising low flush wc, vanity washbasin and corner shower cubicle, fully tiled walls, tiled floor with underfloor heating, heated towel rail, inset spotlights to the ceiling and extractor.



En-suite **10'10" x 5'6"**
A fabulous en-suite which features a glazed shower cubicle with sliding door, low flush wc and twin copper washbasins with mixer taps mounted upon a wooden washstand, mirror door cabinet and a heated towel rail. It is finished in Italian marble tiles to the walls and floor with electric under floor heating and features an inset rooflight and spotlights the ceiling.



Bedroom 1 **13'11" x 13'1"**
A double bedroom with window to the side enjoying the views and column case iron radiator.



Bedroom 2 **14'6" x 9'6"**
A double bedroom with window to the front, built in wardrobes with cupboards and drawers and column radiator.

Bedroom 3 **18'8" x 10'5"**
A large double bedroom which features windows to the front and rear and 2 column radiators.



Bedroom 4 10'4" x 7'8"

With window to the rear and low level arched window being the top of the rear barn arch, column radiator.



Bathroom 9'5" x 7'5" overall

The house bathroom is again finished to an excellent specification and features fully tiled walls with a feature mosaic detail to one wall and feature tiling to the floor. It features a low flush wc, bath with mixer tap, shower cubicle and reclaimed wooden vanity unit with hollowed granite sink unit and mixer tap, inset spotlights to the ceiling, obscure glazed window to the front, spotlights to the ceiling and heated towel rail.

OUTSIDE

The property is accessed via wooden gates from Cartworth Road that lead into a gravelled driveway / parking area with space for multiple vehicles. There is a garden area in front of arched window which features planted borders, stone setts and paving. There is a stone path to the front and an outside water point. Across the front courtyard there is a block of buildings including a double garage, office and storage sheds.

Double Garage 18'7" x 16'8"

With 2 up and over doors, electric light and power supply, mezzanine storage area above.



Gym / Office 11'10" x 7'10"

Currently used as a gym but offering the scope to be a space to work from home. Featuring a wooden door and window to the front, wood flooring, angled ceiling with rooflight and electric light and power supply.

Outbuildings

There are two further stone outbuildings, one being a wood store, the other houses the oil tank.



Gardens

To the lower side of the property there is a paved patio which is stepped down from the driveway, then rises up to a further seating area with timber decking and gravelled area beyond. This features a wrought iron pergola with wisteria climbing over it and firepit. Beyond this is a further decked seating area enjoying the views and a concrete base which would be a perfect site for a summerhouse. Immediately to the rear of the barn is a paved seating area and a good sized level lawned area beyond.

Land

To the lower side of the property there is also a sloping field which features is split into 2 paddocks and features a small wooden shelter at the corner of the plot.

Additional Information

The property is Freehold.

Viewing

By appointment with Wm Sykes & Son.

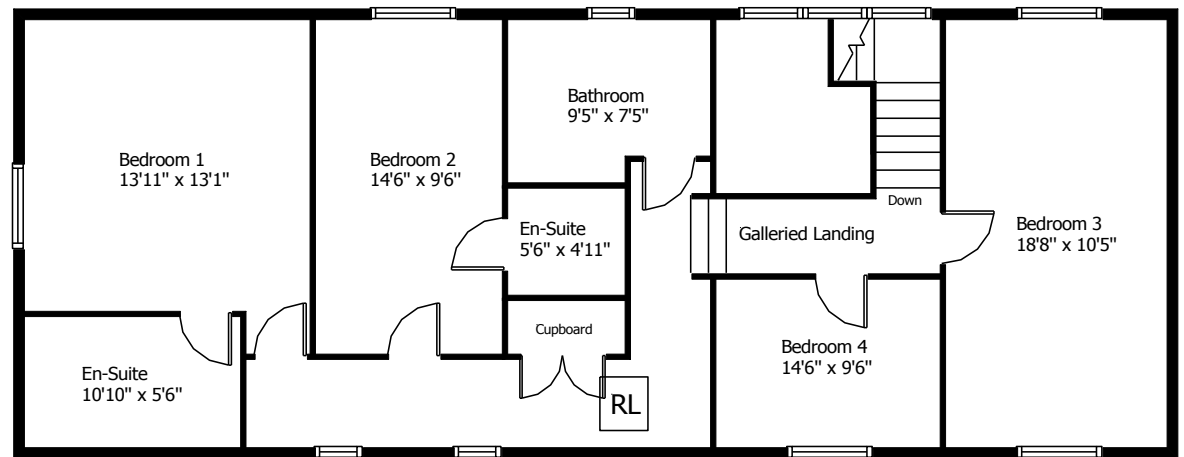
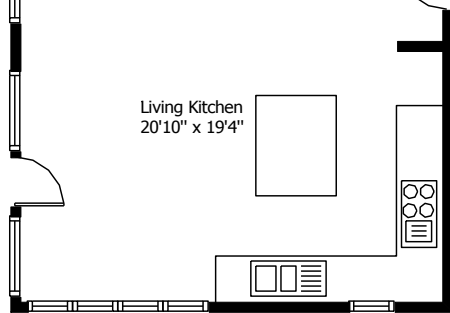
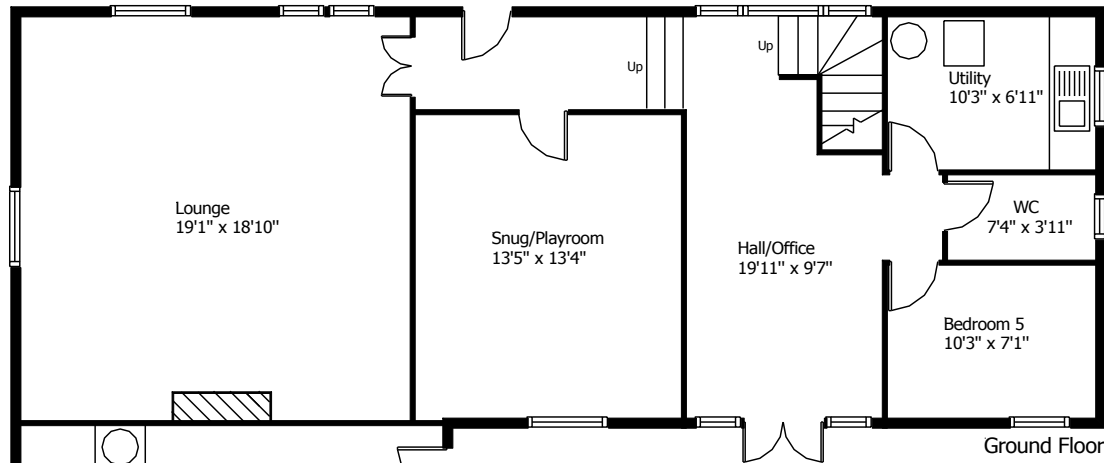
Location

From Hollowgate in the centre of Holmfirth turn up Rotcher Road (by Oscars Wine Bar) and continue up the hill as the road becomes Cartworth Road. Continue along Cartworth Road and the property can be found on the left hand side.





Upper Barn, 20 Damhouse, Holmfirth



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Holmfirth
 38 Huddersfield Road, Holmfirth HD9 3JH
 01484 683 543
 holmfirth@wmsykes.co.uk

Slaithwaite
 Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
 01484 847 700
 slaithwaite@wmsykes.co.uk

wmsykes.co.uk

Wm Sykes
& SON EST. 1866
P R E S T I G E