



## Marry Carry, Hall Ing Honley, Holmfirth, HD9 6QY

**£1,300,000**

An absolutely stunning four/five bedroom detached Yorkshire farmhouse in this elevated private position with the most amazing panoramic views set in over three acres of gardens which could be used for grazing if required. Approached down a long winding private lane with just one other house off, it really does occupy a beautiful plot. There is cobbled parking, a detached triple garage and adjoining garden store. The house is full of character with breath-taking views to all sides and comprises entrance hall, boot room, farmhouse kitchen, large utility, ground floor bedroom with ensuite, three reception rooms, downstairs wc and oak framed orangery. To the first floor are four bedrooms, master with ensuite and family bathroom (two bedrooms have been knocked together to create a teenage suite). Acres of gardens, loads of potential.



# Marry Carry, Hall Ing

Honley, Holmfirth, HD9 6QY



- FOUR/FIVE BEDROOM DETACHED RURAL FARMHOUSE
- PRIVATE LOCATION IN EXTENSIVE GROUNDS
- FAR REACHING STUNNING VIEWS TO ALL SIDES
- PLENTY OF PERIOD CHARACTER AND LARGE FARMHOUSE KITCHEN
- DETACHED TRIPLE GARAGE AND GARDEN STORE
- HUGE AMOUNTS OF FURTHER POTENTIAL

## Entrance

## Cloakroom

6'7" x 6'5" (2.01m x 1.96m)

## Farmhouse Dining Kitchen

18'3" x 17'4" (5.56m x 5.28m)

## Utility

15'5" x 14'3" max (4.70m x 4.34m max)

## Downstairs Bedroom 4/Home Office

15'6" x 10'10" (4.72m x 3.30m)

## Ensuite

7'3" x 5'6" (2.21m x 1.68m)

## Dining Room

17'4" x 14'11" (5.28m x 4.55m)

## Wine Cellar

7'1" x 5'11" (2.16m x 1.80m)

## Downstairs WC

9'0" x 4'3" (2.74m x 1.30m)

## Snug/Family Room

17'3" x 11'9" (5.26m x 3.58m)

## Orangery

27'1" x 7'11" (8.26m x 2.41m)

## Sitting Room

21'8" x 17'2" (6.60m x 5.23m)

## First Floor Landing

## Master Bedroom Suite

## Ensuite

11'8" x 7'6" (3.56m x 2.29m)

## Kingsize Bedroom and Dressing Room

22'4" x 18'1" (6.81m x 5.51m)

## Family Bathroom

10'11" x 4'9" (3.33m x 1.45m)

## Bedroom 2 and 3

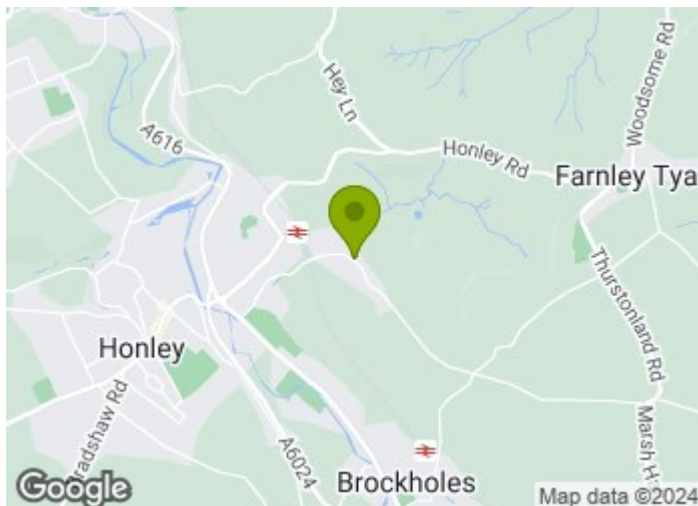
18'4" x 14'9" (5.59m x 4.50m)

## Bedroom 5

11'9" x 6'5" (3.58m x 1.96m)

## Triple Garage/Potting/Tool/Log Store and Gardens

29'8" x 20'0" (9.04m x 6.10m)



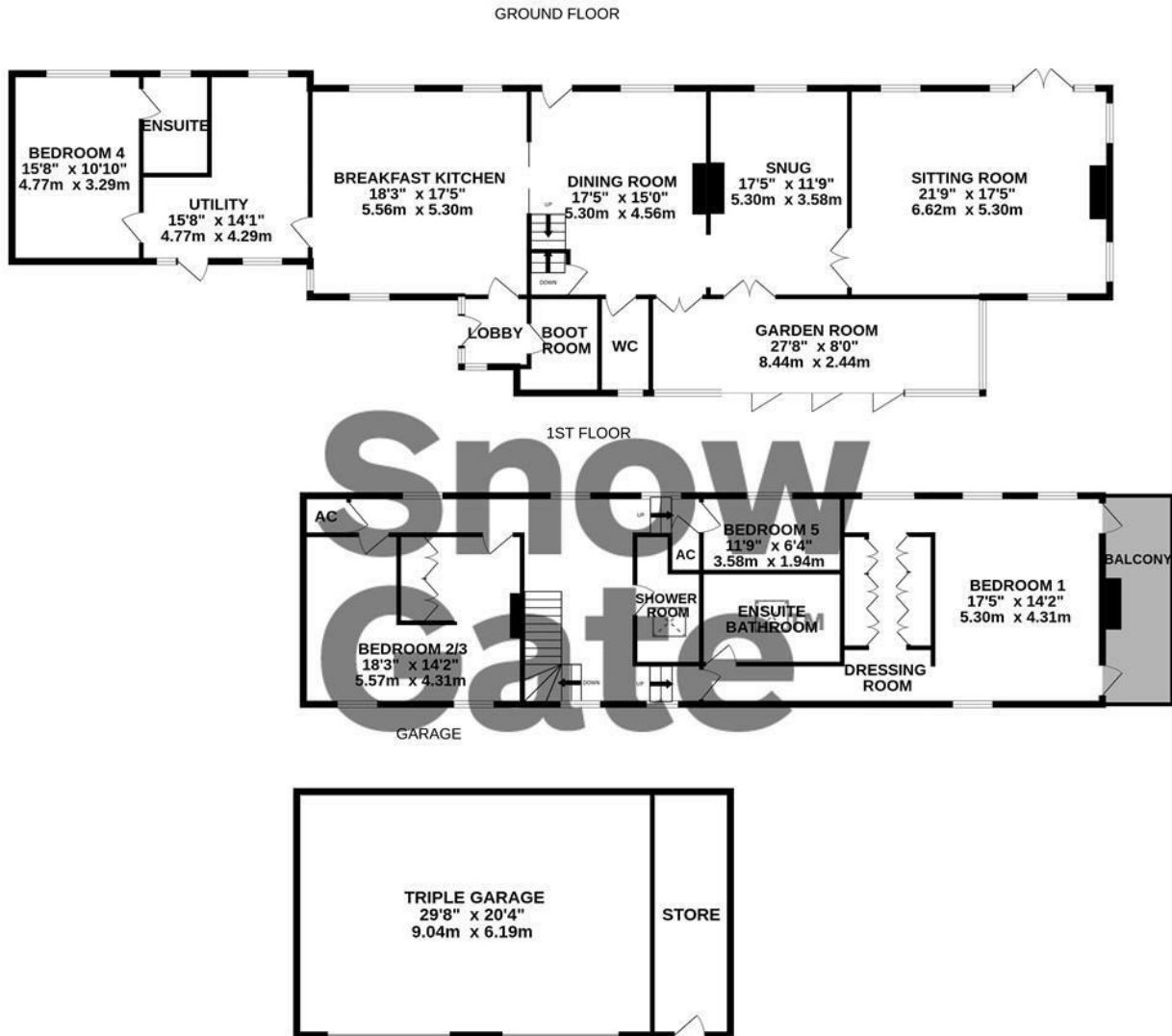
## Directions

From New Mill Road at Honley turn onto Gynn Lane, continue on Hall Ing Road until you pass the last hamlet on the right. Before the road bends to the left take a right onto the winding driveway leading to the two properties, Marry Carry is on the right at the end of the driveway.





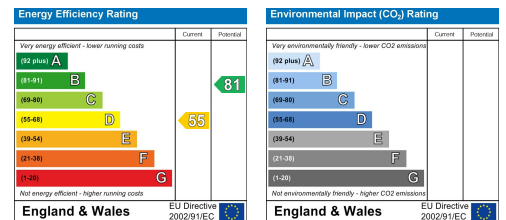
# Floor Plan



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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