



Upper Croft Barn, 2 Stocks Lane

Stocksmoor, Huddersfield, HD4 6XS

O.I.R.O
£1,200,000

This four bedroom detached family home with equestrian facilities is located in one of the most sought after and picturesque local villages just a short walk from the train station and local pubs. Tucked away with lovely far reaching views the property is set in just over 2 acres of level grounds including 1.6 acres of grazing, a menage, 5 loose boxes and additional outbuildings including double garage and gym. The property is immaculate throughout having recently undergone a thorough programme of extension and improvement. Briefly comprises huge entrance hall, cloakroom, WC, lounge, living/dining kitchen, laundry/boot room, home office. four first floor bedrooms, two with ensuites and a family bathroom. Gated off road parking to the front, double garage and gym. To the rear is a paved and lawned garden, 1.6 acres of grazing, menage, five loose boxes, various outbuildings and outside WC. STUNNING!

Upper Croft Barn, 2 Stocks Lane

Stocksmoor, Huddersfield, HD4 6XS



- FOUR BEDROOM DETACHED FAMILY HOME SET IN APPROX 2 ACRES
- DETACHED DOUBLE GARAGE WITH FRONT AND REAR OFF ROAD PARKING
- BEAUTIFUL THROUGHOUT WITH PERIOD FEATURES AND STUNNING VIEWS
- ALL MAINS SERVICES AND SHORT WALK TO TRAIN STATION
- MENAGE, 1.6 ACRES GRAZING, 5 LOOSE BOXES, BARN AND STORES
- PREMIER RURAL VILLAGE LOCATION

General

Entrance

14'6" x 13'7" (4.42m x 4.14m)

Cloakroom

8'3" x 4'10" (2.51m x 1.47m)

WC

8'3" x 6'2" (2.51m x 1.88m)

Lounge

23'1" x 17'9" (7.04m x 5.41m)

Living, Dining Kitchen

31'10" x 24'11" (9.70m x 7.59m)

Utility/Boot Room

12'9" x 9'0" (3.89m x 2.74m)

Home Office

8'5" x 6'7" (2.57m x 2.01m)

First Floor Landing

Master Bedroom

22'3" x 12'2" (6.78m x 3.71m)

Ensuite

12'0" x 4'11" (3.66m x 1.50m)

Bedroom 2

12'6" x 11'5" (3.81m x 3.48m)

Ensuite

Bedroom 3

11'8" x 8'5" (3.56m x 2.57m)

Bedroom 4

10'7" x 8'7" (3.23m x 2.62m)

Family Bathroom

11'7" x 6'8" (3.53m x 2.03m)

Garage and Gym

Garden

Stables/loose boxes and outbuildings

Menage and Land

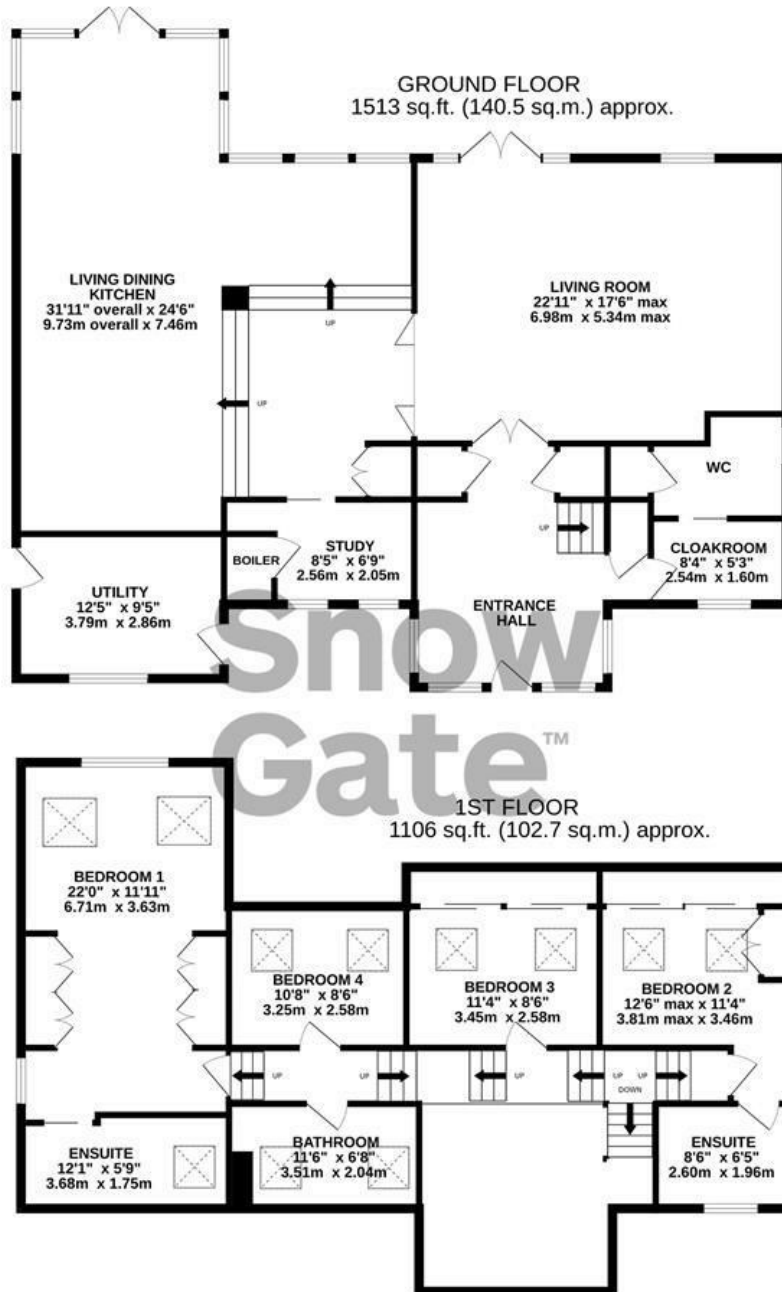


Directions

From Stocksmoor Train Station turn left towards the village on Station Road and onto Fulstone Road, bearing right onto Stocks Lane where the property can be found on the right hand side.



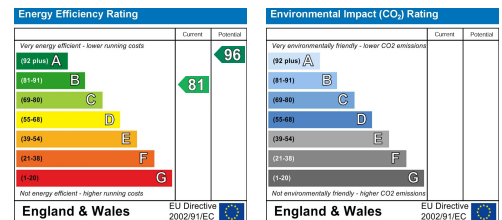
Floor Plan



TOTAL FLOOR AREA : 2618 sq.ft. (243.2 sq.m.) approx.

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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate agency done properly

Snow Gate

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk