



The Barn, 1 Hall Ing Lane

Honley, Holmfirth, HD9 6QX

A stunning, character filled and deceptively large two/three double bedroom listed cottage with beautiful views, private garden and garage. The property is set in this sought after rural hamlet with country walks from the door. Immaculate throughout the accommodation is over three floors and comprises entrance lobby, lounge with solid fuel stove, farmhouse style dining kitchen, two first floor bedrooms, master with ensuite and family bathroom and a loft room open to the eaves with exposed roof trusses. Enclosed front garden and garage. NO VENDOR CHAIN.

£325,000

The Barn, 1 Hall Ing Lane

Honley, Holmfirth, HD9 6QX



- STUNNING TWO/THREE DOUBLE BEDROOM BARN CONVERSION/COTTAGE
- RURAL WALKS FROM THE DOORSTEP/WALKING DISTANCE TO THE RAIL STATION
- PERIOD FEATURES AND LOTS OF CHARACTER INCLUDING SOLID FUEL STOVE
- MASTER BEDROOM WITH ENSUITE AND FAMILY BATHROOM
- FARMHOUSE STYLE DINING KITCHEN AND SPACIOUS LOUNGE
- NO VENDOR CHAIN, GARDEN AND GARAGE

Entrance

Lounge

15'2" x 13'7" (4.62 x 4.14)

Dining Kitchen

15'0" (15'0") x 11'7" (4.57 x 3.53)

First Floor Landing

Front Bedroom

12'2" x 10'3" (3.71 x 3.12)

Ensuite shower room

8'3" x 3'11" (2.51 x 1.19)

Family Bathroom

11'8" x 5'3" (3.56 x 1.60)

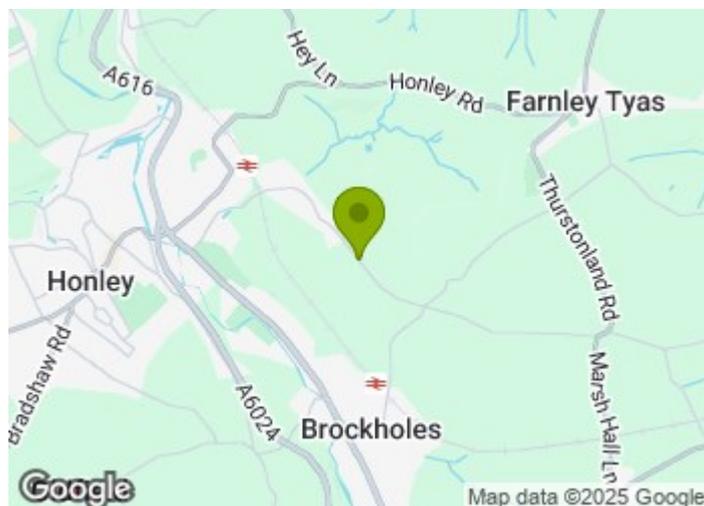
Rear Bedroom

11'10" x 9'7" (3.61 x 2.92)

Loft Room

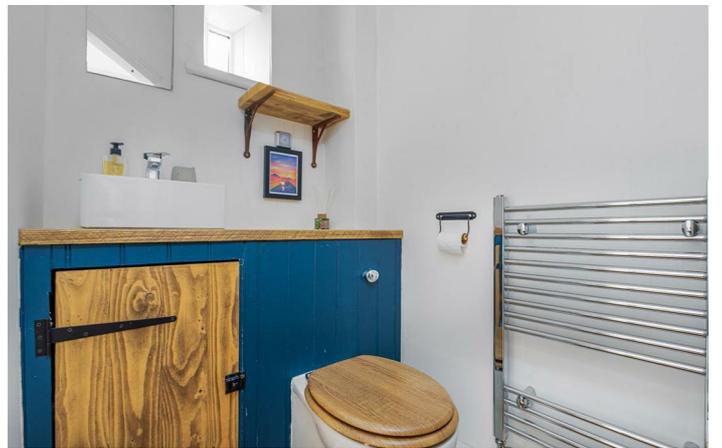
14'11" x 13'9" (4.55 x 4.19)

Garden and Garage



Directions

Situated between Honley and Brockholes halfway along Hall Ing Lane/Road set back in a rural Hamlet. Look out for the red telephone box, entrance to the hamlet is almost opposite.



Floor Plan



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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 ©2025

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