



Totties Lane

Totties, Holmfirth, HD9 1UW

A character filled five double bedroom barn conversion in the heart of this picturesque village just above New Mill and Holmfirth. The property has flagged and timber floors, exposed beams and stonework and a working Yorkshire Range. The spacious and flexible accommodation over two floors comprises spacious entrance hallway, lounge, farmhouse kitchen, utility/wc and integral garage. To the first floor are five large double bedrooms, master with ensuite and a family bathroom all off a large landing. Garden and off road parking. NO VENDOR CHAIN.

£650,000

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- A LARGE FIVE DOUBLE BEDROOM CHARACTER BARN CONVERSION
- FLEXIBLE FIRST FLOOR ACCOMMODATION AND TWO STAIRCASES
- FULL OF PERIOD FEATURES INCLUDING BEAMS, YORKSHIRE RANGE AND FLAGGED FLOORS
- LARGE INTEGRAL GARAGE AND ENCLOSED FRONT GARDEN/GATED OFF ROAD PARKING
- TWO LARGE RECEPTION ROOMS AND SPACIOUS FARMHOUSE DINING KITCHEN
- NO VENDOR CHAIN

Entrance

Entrance Hallway

17'6" x 13'0" (5.33m x 3.96m)

Lounge

18'2" x 17'4" (5.54m x 5.28m)

Farmhouse Kitchen

18'6" x 13'2" (5.64m x 4.01m)

Utility/WC

14'5" x 6'0" (4.39m x 1.83m)

Integral Garage

19'2" x 11'0" (5.84m x 3.35m)

First Floor Landing

10'4" x 10'4" approx (3.15m x 3.15m approx)

Bedroom 1

18'5" x 10'7" (5.61m x 3.23m)

Ensuite

9'10" x 5'1" (3.00m x 1.55m)

Bedroom 2

18'9" x 11'0" (5.72m x 3.35m)

Bedroom 3

17'8" x 11'5" (5.38m x 3.48m)

Bedroom 4

12'8" x 10'3" (3.86m x 3.12m)

Bedroom 5

13'3" x 10'0" (4.04m x 3.05m)

Family Bathroom

10'0" x 8'11" (3.05m x 2.72m)

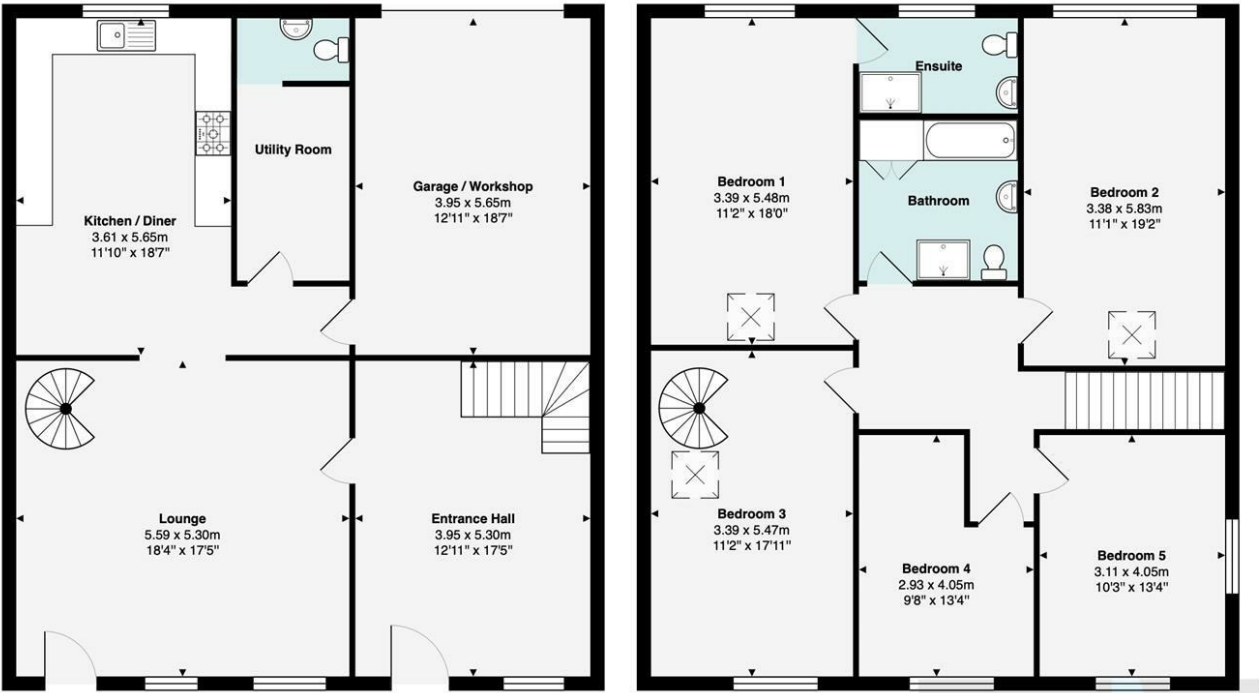
Garden and Off Road Parking



Directions



Floor Plan



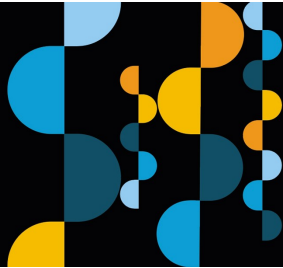
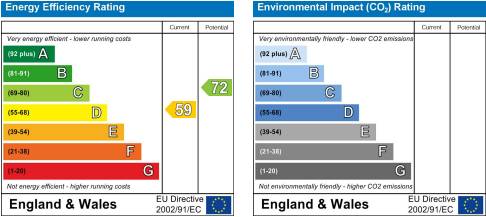
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Total Area: 213.1 m² ... 2294 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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