



**The Barn Addersgate Lane, Northowram, Halifax, HX3 7TD**  
**£735,000**

This immaculate detached barn conversion, located in a highly sought-after area with stunning Shibden Valley views, offers spacious and versatile living with five bedrooms, two charming reception rooms, a modern dining kitchen, ample outdoor space, off road parking and outbuilding, making it ideal for families and nature lovers.



Presenting an immaculate, detached property positioned in a highly sought-after location with stunning far-reaching views of the Shibden Valley. This unique property is a barn conversion, offering a plethora of charm and character throughout, and comes with ample off road parking and outbuilding.

The property is spread over a split level ground floor and two further floors, offering spacious and versatile living accommodation. It comprises of two pleasant reception rooms, five generous bedrooms, and two bathrooms. The first reception room boasts a stunning fireplace, wood floors, and a striking view of the valley, making it a perfect space for relaxation. The second reception room is an open-plan area with a delightful view of the garden, ideal for family gatherings and entertaining guests.

The heart of this home is undoubtedly the kitchen which is equipped with a large breakfast bar and has a fabulous Falcon 5 ring range. Arranged around high gloss dove grey cabinets, the kitchen has stunning granite work surfaces and Yorkshire stone window sills. Further integrated appliances include a microwave oven, dishwasher, fridge and freezer. The quality stone tiled flooring flows into the utility room with the same high end cabinets, plumbing for a washing machine and a sink. A door to the garden from the kitchen integrates the interior and exterior perfectly, especially on those social gatherings for gardens parties.

The property offers five bedrooms, four of which are double bedrooms. The master bedroom benefits from an en-suite bathroom providing a private sanctuary within the home. The remaining bedrooms are all well-proportioned and offer plenty of space for either guests or a growing family.

The exterior of the property does not disappoint either. The grounds provide ample parking space, a beautifully maintained garden for outdoor enjoyment, and an outbuilding that can serve a variety of uses and is currently utilised as office space.

This property is perfect for families, with ample indoor and outdoor spaces for children to play and adults to relax. The location is a dream for nature lovers, with green spaces and walking routes right on your doorstep.

This wonderful Barn Conversion seamlessly blends the convenience of modern living with the charm of the original features, making it a truly unique and desirable home. A viewing is highly recommended to fully appreciate what this property has to offer.

COUNCIL TAX BAND -

EPC RATING -

## GROUND FLOOR

### ENTRANCE HALLWAY

A fantastic light and open entrance area with stunning stone floor and floor to ceiling windows. There are a number of useful storage spaces.

### LOUNGE

Large main reception space accessed via a staircase off the

hallway. Wood flooring, three double glazed windows looking on to the Valley view, exposed beams and a feature multi fuel, cast iron stove with inglenook fireplace.

### DINING KITCHEN

A fabulous kitchen diner fitted with a range of high end units, island and accompanying granite work surfaces. The kitchen is well equipped with integrated appliances including a fridge, freezer, microwave and dishwasher in addition to the splendid Falcon range cooker. There is a window with garden view and door to access the rear.

### UTILITY ROOM

Well fitted utility area with matching units and granite work surface. Plumbing for a washing machine.

### DINING/FAMILY ROOM

Open to the kitchen and with floor to ceiling windows offering fabulous views, a versatile space which can accommodate a large dining table and sofas ideal for family living and entertaining guests.

### W.C

Ground floor cloakroom comprising of a low flush W.c and hand wash basin

## FIRST FLOOR

### LANDING

Spacious landing with feature barn arched window and vaulted ceiling with exposed beams. There are two staircases to the second floor providing access to the top floor bedrooms.

### BEDROOM

Primary bedroom with three windows overlooking the Valley. Exposed beams and fitted bedroom furniture.

### EN-SUITE

A superb four piece fitted bathroom suite giving a luxurious feel to the master suite.

### BEDROOM

Double bedroom with exposed beam and window to the rear.

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Double bedroom with exposed beam and window to the rear.

### BATHROOM

The house bathroom again provides a four piece suite comprising of a low flush W.c, hand wash basin, bath and separate shower enclosure.

## SECOND FLOOR

### BEDROOM

Top floor bedroom with Velux and window to the side elevation. Exposed beams and fitted storage.

### BEDROOM


Top floor bedroom with fabulous exposed beams, a Velux window and further window with Valley views. There is a room which separates the two top floor bedrooms, ideal for storage.

### OFFICE

An outbuilding currently utilised as office space providing the option to use for a variety of purposes.

## EXTERNAL

The property sits in an exceptional plot with stunning far reaching views across the famous Shibden Valley. As you approach the property the frontage has a cobblestone drive way and an array of attractive trees and shrubs. To the rear there is a block paved area which provides off road parking for numerous vehicles and access to the rear garden which is ideally positioned with lawn and patio to sit out and enjoy the breathtaking scenery.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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