



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Penistone Road, High Flatts, Huddersfield, HD8 8XU

Offers Over £950,000

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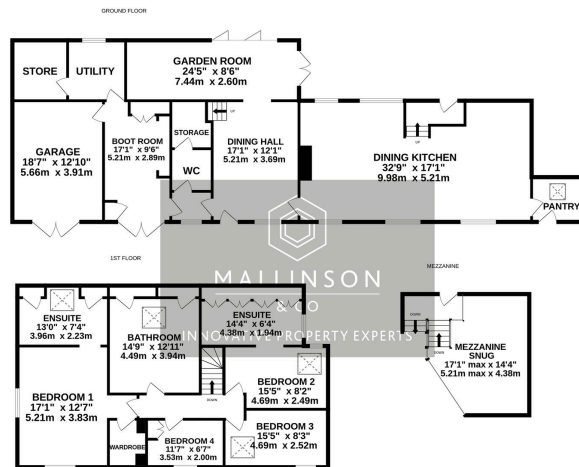


- STONE BUILT BARN CONVERSION
- SYMPATHETICALLY EXTENDED TO REAR
- 4 BEDROOMS
- 3/4 ACRE PLOT
- APPROXIMATELY 4 ACRES OF PRIVATE GRAZING LAND AT SEPERATE NEGOTIATION
- IDEAL FOR AN EQUESTRIAN PURCHASER
- STUNNING OPEN PLAN LIVING KITCHEN & MEZZANINE LEVEL
- 3 BATHROOMS & DOWNSTAIRS W.C.
- GARAGE & OFF STREET PARKING
- ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

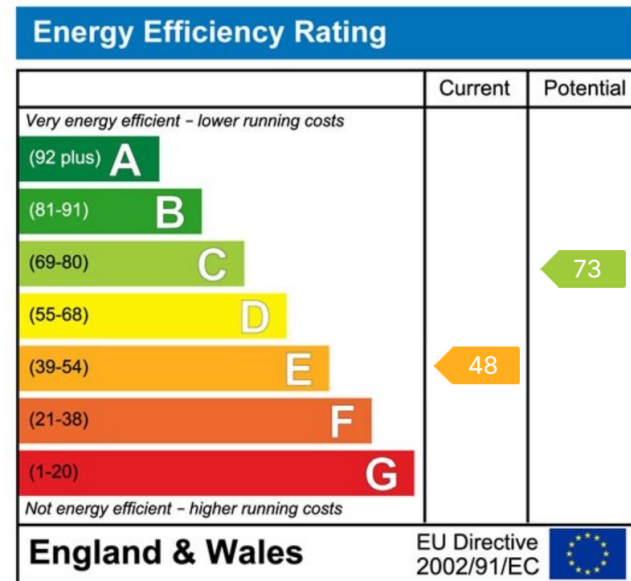


SIMPLY BEAUTIFUL..... NESTLED AWAY IN A SMALL QUIET HAMLET LOCATION ON THE BORDER OF SOUTH AND WEST YORKSHIRE IS THIS TRULY INCREDIBLE, STONE BUILT BARN CONVERSION, OFFERING A WEALTH OF CHARM AND CHARACTER, HAVING BEEN SYMPATHETICALLY EXTENDED TO THE REAR. THE PROPERTY BOASTS A STUNNING OPEN PLAN LIVING KITCHEN WITH MEZZANINE LEVEL AND MAY APPEAL TO THE EQUESTRIAN PURCHASER, HAVING GROUNDS 0.75 ACRES INCLUDING STABLES.

ADDITIONAL 4 ACRES £70,0000.



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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**Mallinson & Co**

Office: 01226 414 150

Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)

Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT