



## Cross Lane, Stocksmoor

Offers in Region of £865,000



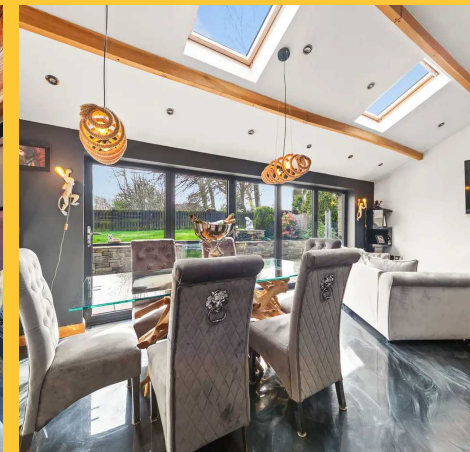
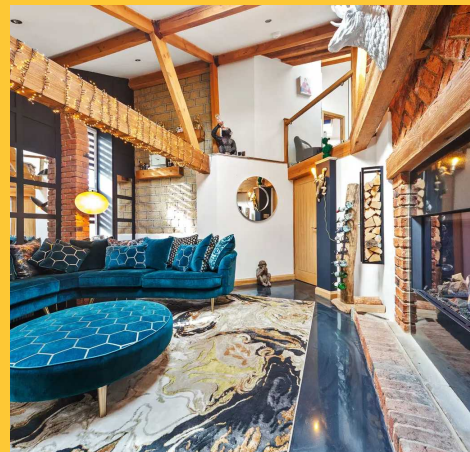
## Cross Lane

Stocksmoor, Huddersfield

Nestled within an affluent sought-after rural hamlet "The Old Barn" is an impressive multigenerational forever home. Occupying an attractive position amongst the tranquil open countryside. Affording incredible, spacious, and luxurious accommodation of just over 3000 sq. ft. Having being sympathetically modernised and extended whilst having period features including open beamed ceilings, oculus windows, and exposed stone walls. These features sit alongside contemporary up-to-the-moment fixtures and fittings throughout and a meticulous eye for detail.

Entering through remote electric gates the driveway leads to a double garage and an abundance of secured parking. To the rear of the property, is a private landscaped garden boasting a large alfresco dining terrace, perfect for entertaining and overlooking the contemporary bespoke Koi Carp pond with glazed viewing panels, creating a relaxing vibe and luxurious focal point. There is a large flat recreational lawn and a further raised seating area.

- Affluent sought after location
- Period features
- Beamed ceilings
- Exposed stone walls
- Double garage
- Secured parking
- Private landscaped garden





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Stocksmoor, Huddersfield

Immediately upon entering the grandeur and style is apparent. The stunning bespoke epoxy polished resin flooring is a beautiful eye-catching feature and flows throughout the main rooms, The living dining kitchen Perfectly lends itself to family get-togethers and more formal dining alike, fitted with stylish cabinets including integrated appliances and granite tops, there is space for a large dining table as well as a lounge area in front of a contemporary fireplace which creates a cosy ambiance, the bank of bifold doors flood the room with natural light and sweep open to allow entertaining to spill outdoors. Three reception rooms provide family versatility, the sitting room with wood burning stove and neutral decor is a relaxing space and again boasts Bi-fold doors that open out to the garden, this room is particularly relaxing, and although part of the main home could also be utilised as an annex area for a dependant relative as the inner hallway then leads to a bedroom and 4 piece ensuite bathroom with a walk-in dressing room that could be converted into a kitchen.



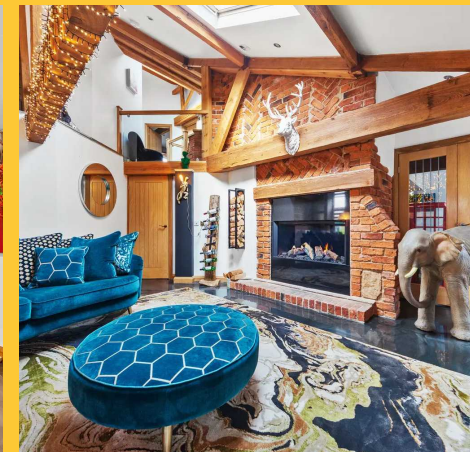


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The family room is currently a games area having doors that open into the beautiful indulgent lounge that really does provide that "Wow Factor" with a high beamed ceiling a glass and oak galleried viewing landing, an exposed stone wall meets a panelled feature wall with bespoke glass panes fitted around an oculus window, there is a large exposed brick feature chimney breast that houses a contemporary fire which creates an inviting atmosphere. In total, the property has 7 bedrooms, three of which are located on the ground floor two have ensuite facilities whilst there are four bedrooms to the first floor the master bedroom has a cathedral-style beamed ceiling, stylish decor and is served by a modern shower room. The house bathroom comprises a free-standing bath, a large walk-in shower vanity-style sink, and a low-level WC.

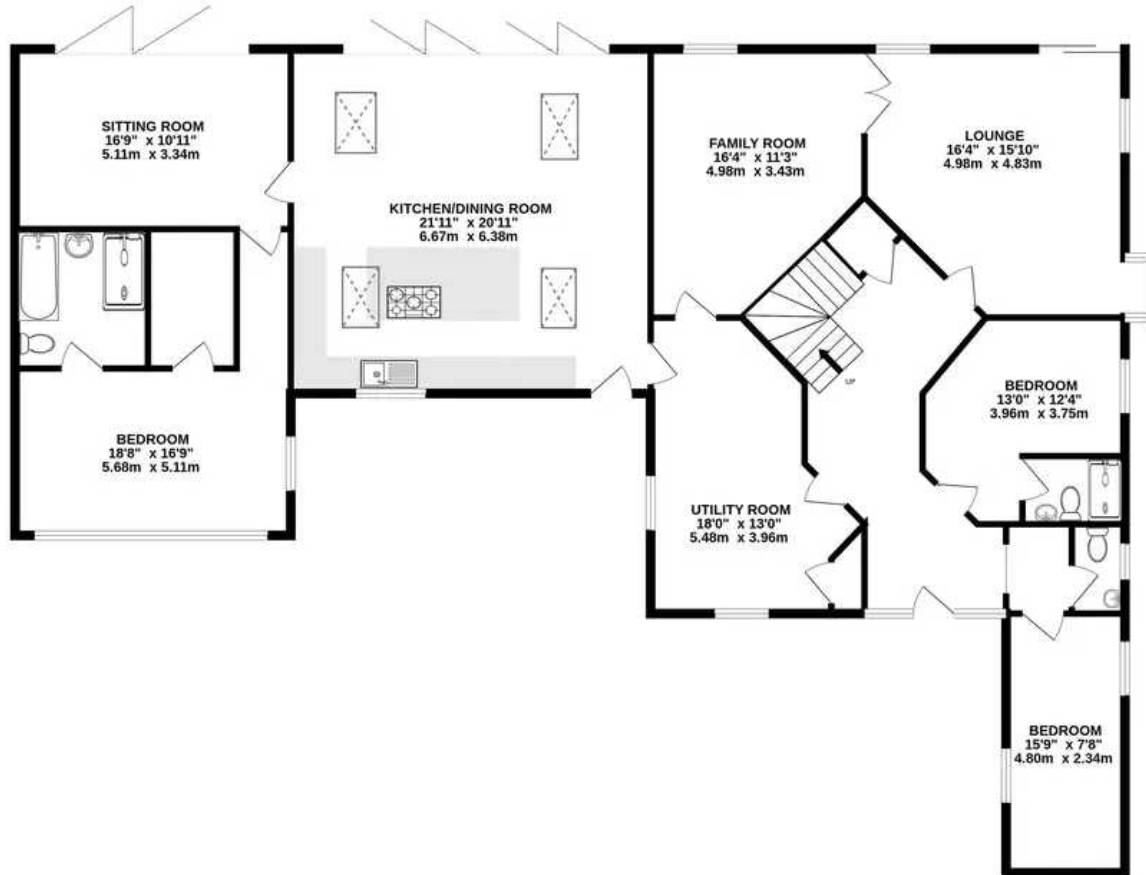
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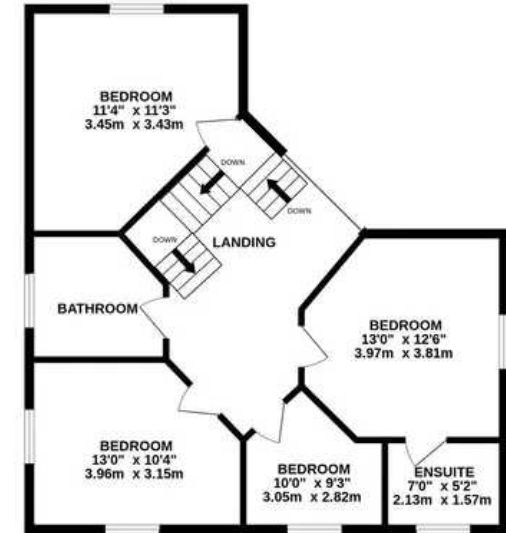




GROUND FLOOR  
2064 sq.ft. (191.7 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 2788 sq.ft. (259.0 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.

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