





"Every time we arrive home, we still get that 'WOW' feeling."

Tucked away down a quiet private lane, surrounded by open fields and just moments from the enchanting Bradley Wood, this stunning Grade II listed barn conversion truly takes your breath away. Set in an exclusive little hamlet where homes rarely come to market, from the moment you arrive there's a sense of seclusion and tranquillity - yet you're only minutes from everything you need.

WELCOME...

Turn the corner and the driveway guides you into a charming forecourt. A pebbled, gated drive welcomes you home with space for two cars, plus further parking nearby. The front terrace, with its cosy seating area, is perfect for watching the stunning sunsets over the open fields. Any future surrounding development would require retention of a green buffer to protect the setting of the listed buildings that combine to create the hamlet.

A solid timber door opens into a welcoming hallway, with warm carpets underfoot and exposed beams above. There's even a cleverly designed work-from-home nook tucked beneath the stairs.











CHARACTERFUL LIVING...

Wander through and you'll find the living room: bright, spacious and brimming with character. Large windows and French doors let in floods of natural light, while a feature wood-burning stove sits proudly on a stone hearth - the perfect spot for cosy evenings in.





HEART OF THE HOME...

The dining kitchen is just as impressive. An inviting space for family feasts and celebrations, complete with granite worktops, a central island and a range-style cooker. There's room for a large dining table, and under-cabinet lighting adds warmth and charm. Off the kitchen is a useful utility room, ideal for keeping everything neat and tidy.

A handy downstairs WC completes the ground floor.









BEAUTIFUL BEDROOMS...

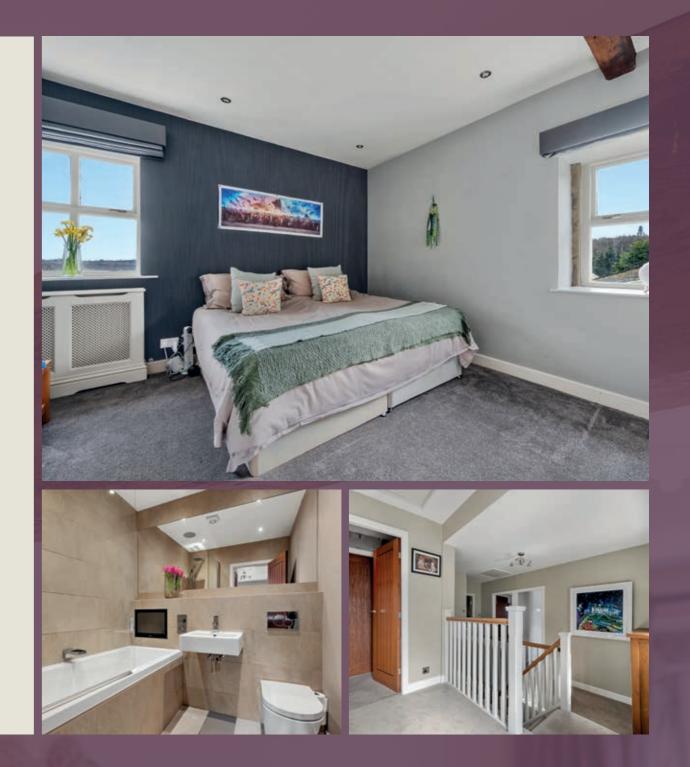
The staircase leads to a bright and open landing, filled with natural light. Four generous bedrooms await. The principal suite is a serene retreat with stone mullioned windows offering views over open fields and a gorgeous en-suite shower room.



REST & REFRESH...

The adjacent fourth bedroom presently serves as a stunning dressing room, but could be returned to a single bedroom perfect for a young child. To the rear are two double bedrooms with views over open fields and Bradley Wood.

The house bathroom feels like a spa, with a rainfall shower over the bath, tiled walls and floor and even a wall-mounted TV for indulgent bubble baths.



GARDENS MADE FOR MAKING MEMORIES...

At the rear the enclosed garden is safe and secure for children and pets.

There's a paved patio complete with pergola-covered seating area for relaxed barbeques or to enjoy a glass of wine as the sun sets. To the side a decked area leads to your own private hot tub - the ideal place to unwind after a busy day.











"Friends never want to leave when they visit the bar has become our happy place."



COSY SPACES...

While a solid stone outbuilding hides the pièce de résistance: your own private pub. Step inside and you're greeted by a warm, inviting bar with timber beams, Velux windows, cosy lighting and all the charm of your favourite local. Expertly crafted and finished by Andy Thornton, this bespoke space - complete with luxurious seating, fully equipped bar, and pool table - is the ultimate entertaining haven. Whether it's family parties or a quiet drink, this space is something truly special. If you prefer sobriety, the flexible space could serve as a garden room or home office.



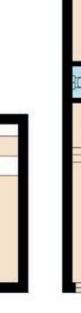


Total Approx. Floor Area 1719 Sq.ft. (160.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FINER DETAILS

- Grade II listed barn conversion
- 4 bedrooms
- 2 bathrooms
- Open plan kitchen diner
- Large garden room perfect for bar or home office
- Private paved rear garden with hot tub
- Off-street parking
- Semi-rural secluded hamlet
- Great transport connections
- Mains water, gas & electric; shared septic tank

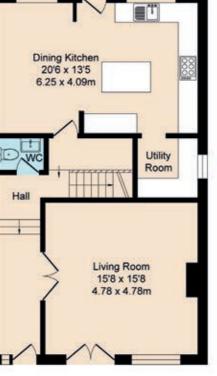


Outbuilding Approx. Floor Area 259 Sq.Ft

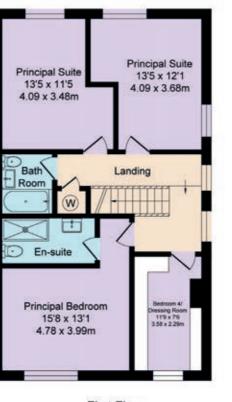
Garden Bar

16'4 x 15'10

4.98 x 4.83m



Ground Floor Approx. Floor Area 742 Sq.Ft



First Floor Approx. Floor Area 742 Sq.Ft

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



Woodhouse Stores & Post Office at the top of the lane (5 min walk)



CHEMIST: Naylors & Well Care (both 5 min drive



There's a great walk straight from the front door into Bradley Wood



GYM:

Brighouse Fitness Centre & The Fitness Lab (both 5 min drive), or if you like cycling then ride along the canal to Hebden Bridge



RESTAURANT:

Meze, Brighouse (Greek & Turkish) & Da Sandro's, Huddersfield (Italian)



POI:
Piece Hall in Halifax hosts a variety of
events and open air concerts



PUB:
The Round Hill & Red Lion are
both great pubs (5 mins away)



PUBLIC TRANSPORT:

Brighouse Railway Station (1 mile away) with direct trains to Leeds, Manchester & London. Regular buses to Huddersfield, Bradford & Leeds.



TAKEAWAY:
Dough in Brighouse is
great for Italian



LOCAL SCHOOLS: Woodhouse Primary School & Rastrick High School (both rate Good)



The Barn House, Firth House Lane, Brighouse HD6 3TX

presented by



/// WHAT3WORDS: dusty.dare.known

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