



Barnside Lane, Hepworth Holmfirth HD9 1TN

welcome to

Barnside Lane, Hepworth Holmfirth

DELIGHTFUL GRADE II LISTED CHARACTER COTTAGE, SET IN THE HIGHLY DESIRABLE VILLAGE OF HEPWORTH. THE PROPERTY OFFERS CHARACTER AND CHARM WITH STUNNING FAR REACHING VIEWS ACROSS FARM LAND. FURTHER ENHANCED BY A PARKING SPACE.

##Invalid Field Name##

Summary

Charming grade II listed two bedroom cottage warrants an internal inspection to fully appreciate the characterful features, including exposed stone chimney breast with inglenook fireplace, with multifuel stove, and ceiling beams. The property does require a degree of updating. Briefly comprising; lounge, kitchen, spiral staircase to two bedrooms and bathroom. Externally the property is further enhanced by an attractive cottage garden and there is off street parking. Located within the beautiful hamlet of Barnside the property nestles within beautiful countryside yet has ease of access to local villages and their amenities as well as major routes for commuting.

Accommodation

Lounge

16' 7" x 11' 11" (5.05m x 3.63m)

Charming lounge with exposed stone walls, exposed stone chimney breast with stone fireplace with multifuel stove. Quarry tiled floor covering. Further enhanced by ceiling beams and quarry tiled floor covering. Double glazed window taking in the beautiful countryside view and outlook onto the delightful garden. Radiator.

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Fitted with a range of modern wall and base units with complimentary butchers block style worksurfaces. Further incorporating ceramic hob, extractor over, oven, space for fridge freezer. With window to rear aspect and door leading onto rear. Cast iron spiral staircase leads to first floor landing.

Landing

Giving loft access, exposed stone wall and ceiling beam.

Bedroom One

12' 1" x 9' (3.68m x 2.74m)

A neutrally decorated, carpeted double bedroom with double glazed windows to the front, affording fabulous far reaching views over open countryside. Exposed stone walls and ceiling beams.

Bedroom Two

7' 8" x 7' 4" (2.34m x 2.24m)

A neutrally decorated carpeted bedroom with a radiator, a cylinder cupboard with useful shelving and further access to the fully boarded loft which has a light. Light floods in to the room via the single glazed skylight.

Bathroom

Fitted with a modern suite; comprising, bath, wash hand basin, and low flush WC. Tongue and groove panelled wall to dado height. Chrome style ladder radiator and dimpex extractor. Dual aspect windows to front elevations with stunning views.

External

To the front of the property is an off road parking space. Steps lead to a well presented cottage garden. The garden has a paved seating area, with laid to lawn, boarder with plants and shrubs, there is also a storage shed. Further enhanced by the stunning countryside views.

A path leads to the front door and a paved area provides the perfect space to sit out and enjoy the wonderful aspect. A gravelled area is home to a garden storage unit and coal / wood storage. The garden benefits from an outside light. To the rear of the property accessed via the kitchen is a gravelled area. The garden has drystone walling and hedged boundaries.





Please Note

We believe there is no gas supply to this property.

To advise the sewage for the property is a septic tank not mains sewage



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Barnside Lane, Hepworth Holmfirth

- No Upper Chain
- Character Grade II Listed Cottage
- Two Bedrooms
- Delightful Cottage Garden
- Stunning View

Tenure: Freehold EPC Rating: Exempt

£180,000

directions to this property:

From our office on Victoria Street head south-east towards Hollowgate. Turn right and continue straight onto Dunford Road/B6106. Turn left onto Bedding Edge Road. Turn left onto Sheffield Road/A616. Turn left onto Gate Head Lane.

Continue onto Barnside Lane, signified by the board.

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Property Ref:
HMF107904 - 0011

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