



Storth House Farm Goose Lane, Hawksworth Leeds LS20 8PH

welcome to

Storth House Farm Goose Lane, Hawksworth Leeds

A truly fabulous barn conversion retaining many character features and blending the old with the modern seamlessly. Packed with bespoke and high specification features throughout with the living accommodation on the first floor making the most of the stunning uninterrupted views.



Ground Floor Entrance Hall

The hallway really sets the stage for this fabulous home with fitted storage cupboards, access to all bedrooms, bathroom and there is a solid wood staircase leading up to the first floor.

Master Suite

16' 8" x 11' 4" (5.08m x 3.45m)

A spacious, bright and airy room with neutral decor, feature LED lighting, carpet to the main area with porcelain flooring to the walkway. There are fully glazed floor to ceiling anthracite sliding doors to the front allowing an abundance of natural light to flow through and boasting views of the beautiful countryside beyond. There is access to luxury en suite facilities and a fabulous dressing room which are concealed behind wooden sliding doors giving a lovely sleek finish.

Dressing Room

10' 4" x 10' 4" (3.15m x 3.15m)

A fabulous dressing room with an abundance of storage space, drawers and cupboards with carpet flooring and sensor lighting.

En Suite

A real luxurious en suite shower room fitted with a three piece suite comprising of a large walk in shower with rainfall showerhead and metro style tiling, two wash hand basins with solid wood vanity units below and a wc which have complimentary tiling behind. There are luxury brushed gold taps and fittings making the room feel very opulent along with the porcelain flooring that continues from the bedroom. A large window to the front with fitted shutter blinds finishes off the room perfectly.

Bedroom Two

17' 1" x 9' 6" (5.21m x 2.90m)

A spacious double bedroom with a wall of fitted wardrobes providing plenty of storage space, carpet flooring and an anthracite window boasting views of the countryside and beyond.

Bedroom Three

13' 4" x 9' 10" (4.06m x 3.00m)

A third spacious double bedroom with a wall of fitted wardrobes providing plenty of storage space, carpet flooring and an anthracite window boasting views of the countryside and beyond.

Bathroom

12' 4" x 11' 8" (3.76m x 3.56m)

A spacious and luxurious bathroom, part tiled and fitted with a four piece suite comprising of a large walk in shower with rainfall showerhead, a raised bath, wc and two wall mounted wash hand basins with oak vanity units below. The bathroom also benefits from a tiled floor and chrome heated towel rail.

First Floor

Living/Dining/Kitchen

38' x 17' 3" (11.58m x 5.26m)

A truly amazing space presenting character features including exposed stone walls and feature exposed beams, a real nod to the history of the property. This is a great room for entertaining, the real hub of this family home with ample space for seating and dining furniture. Three fully glazed floor to ceiling picture windows to the front elevation really bring the outside in, boasting amazing uninterrupted views across the countryside and beyond, allowing an abundance of natural light to really fill the room. The windows are fitted with remote control blinds that have a transparent section to the top allowing you to still see outside but maintain privacy. The bespoke kitchen area has a range of units with brushed gold handles, feature worksurfaces incorporating a sink and drainer with a brushed gold mixer tap. Integrated appliances include a double electric oven, microwave, fridge freezer and dishwasher. A bespoke, solid wood central island stands proud and offers further storage space, AEG induction hob and seating space, perfect for casual dining. The feature flooring in the kitchen area really compliments the units and worksurfaces while the rest of the space boasts oak flooring . There are four remote controlled Velux Windows set high in the pitched

ceiling which benefit from rain sensors and allow more natural light to flow through.

Guest Wc

Always useful to have in a family home with a wc, wall mounted wash hand basin and porcelain tiled floor.

Utility/Storage Room

12' 4" x 7' 5" (3.76m x 2.26m)

Benefiting from a good range of fitted storage cupboards, one of which houses the fully plumbed washing machine and dryer. The oak flooring continues from the lounge/diner and there is a door to the rear.

Lounge

23' 9" x 17' 1" (7.24m x 5.21m)

A fabulous and grand room retaining those character features including exposed wooden beams and high pitched ceiling. A multi stove wood burner really is the central focal point in this room with an exposed flue. Two anthracite windows to the front make the most of the breathtaking views and the room also benefits from solid oak parquet flooring.

Sun Room

20' 9" x 10' 10" (6.32m x 3.30m)

A great addition to this family home creating extra living and versatile accommodation. The room has a multitude of uses dependant on the buyers needs and boasts having a pull down double bed discreetly hidden behind solid wood doors, perfect for when guests come to stay. The storage units also have workspace, ideal for someone working from home in these modern times. A porcelain tiled floor really gives it that sleek finished look and the fully glazed anthracite sliding doors, which span the length of the room, open up to the beautiful landscaped garden and have those spectacular countryside views beyond.

Rear Garden

To the rear of the property there is a beautiful professionally landscaped private garden which really



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welcome to

Storth House Farm Goose Lane, Hawthornthwaite Leeds

- Exquisite Converted Barn
- Stunning Location With Uninterrupted Views
- Retaining Many Character Features
- Beautiful Landscaped Garden
- Bespoke Stylish & Modern Finish

Tenure: Freehold EPC Rating: C

£950,000



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