



Woodsome Mill Barn, 10 Woodsome Road
Fenay Bridge | Huddersfield | West Yorkshire | HD8 0LQ

STEP INSIDE

Woodsome Mill Barn

A delightful barn conversion enviably positioned within the Woodsome Valley, offering a private setting within a treelined border, the property presenting spacious versatile accommodation, sympathetically modernised retaining original period features resulting in a wealth of charm and character from all viewpoints.

Woodsome Mill Barn presents well appointed, versatile and spacious accommodation with high quality fitments throughout which are complemented by original character features such as exposed beam and stonework. Occupying an idyllic riverside setting within immediate access of open countryside yet convenient for daily infrastructure and well served by local services which include highly regarded schools.

Ground Floor

A timber entrance door with feature exposed stonework surround opens into the property's entrance hallway which offers natural light courtesy of the glazed barn arch to full ceiling height, with galleried landing over. The central archway itself retains beams and exposed stonework. A bespoke staircase with ash spindles and newel post rises to the first floor level. A cloakroom presents a two piece suite finished in white.

Twin doors open to the study which has built in library shelving; exposed stonework, French doors which lead out onto the property's rear garden.

The lounge offers spacious accommodation with original character features such as exposed beams and timbers and stonework to one wall. There are twin double windows which overlook the garden and a large floor-to-ceiling double glazed window to the front. A doorway with an exposed beam over leads through into the dining kitchen.

The kitchen is a particularly spacious living style Kitchen presented with an extensive range of units finished in oak to the high and low level units with under lighting, illuminated glazed display cabinets with shelving, built in wine racks and granite work surfaces which extend around to three sides and incorporate a Belfast style sink with a mixer tap and grooved draining area. Part tiled surrounds and a Rangemaster stove with a matching canopy style extractor hood over. There is space for a freezer, integrated dishwasher, built in fridge and exposed beams and timbers on display. The room provides a particularly spacious eating and entertaining space. There are double glazed windows to both the front and rear elevations allowing good levels of natural light and an entrance door to the front.

A utility has wall cupboards and plumbing for an automatic washing machine, space for additional appliances, and a working surface with inset stainless steel sink with a single drainer and part tiled surrounds. This room also houses the boiler, there is a rear facing window and tiled flooring.

The family room or second bedroom offers versatile accommodation currently utilized as a home cinema / entertainment space but would also make an ideal ground floor guest / annexed bedroom with it having its own en-suite. It has windows to the front and rear elevations, tiled flooring and a radiator. En-suite facilities present a stylish three piece suite by Villeroy & Boch.

First Floor

The superb first floor landing runs the full length of the property. It has a high Angled ceiling with a series of trusses on display and an exposed stone arch. There are twin windows to the front.

The principal bedroom suite enjoys good levels of natural lighting from windows to all three elevations. The high angled ceiling has a central truss and beams on display. The centre piece is the wide timber fireplace with a raised marble hearth and living flame fire. The room enjoys a pleasant outlook to all three sides. This room offers versatile accommodation and would make a stunning living room.

A double bedroom with a high angled ceiling displays a superb central truss and beams, has twin rear facing windows, built in mirror fronted wardrobes and en-suite facilities comprising a timber panelled bath with a shower attachment over, a pedestal wash hand basin and a low level W.C. The room has high angled ceiling with timbers on display, tiling to the walls and floor, and an obscure window.

There are three additional bedrooms to the first floor, all with a high angled ceilings and beams on display, all positioned to the rear of the home enjoying a pleasant outlook. One of the rooms has a bank of sliding mirror-fronted wardrobes.

The family bathroom is fitted with a three piece Villeroy and Bosh suite in white comprising a panelled bath with a folding shower screen and a contemporary shower unit, a pedestal wash hand basin, a low level W.C., tiling to the walls and floor, an obscure rear facing window and an upright towel radiator.



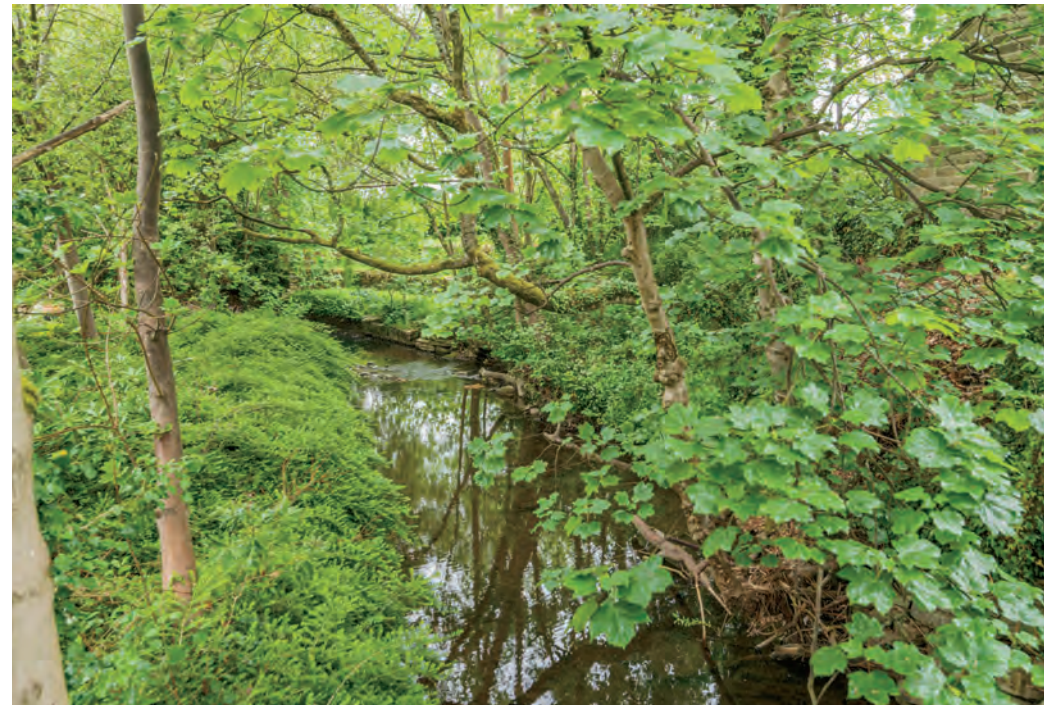














Location – Fenay Bridge

Fenay Bridge is a charming village located to the southeast of Huddersfield; the property enjoying a delightful position, the village surrounded by glorious un-spoilt countryside resulting g in numerous scenic walks. Locally there are quaint village pub's including the locally famous 3 Acres at Emley and The Woodman at Thunderbridge. Boutique style shops are in-situ within walking distance whilst local services are in abundance in neighbouring villages ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.

Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is on the doorstep whilst Holmfirth and glorious countryside associated with the Peak District National Park is on the doorstep. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 and M62 motorways are easily accessible and train stations ensure convenient links further afield and to the capital.

Huddersfield 4.5 miles
Manchester 33 Miles

Holmfirth 8 miles
Sheffield 23 Miles

Leeds 20 miles
Wakefield 10 miles





STEP OUTSIDE

Woodsome Mill Barn

OUTSIDE

Set back from the road, the property is one of two high calibre homes positioned in this most idyllic of settings. The patterned concrete driveway opens to a gravelled driveway with central feature/turning circle acting as a divide between the two properties. York stone flagged pathways and perimeter walls. The driveway leads to the property's attached double garage. The double garage has twin up and over doors, power, lighting, a rear window and a personal door.

The gardens to the side of the garage are lawned and has steps leading up to a timber bridge which leads over the stream, the bridge being owned by the neighbouring property. Woodsome Mill Barn has right of access across. To the rear of the property, a particularly private garden has mature trees. It enjoys the sound of running water as the stream slowly passes by. The rear garden has been designed to create an ideal eating and entertaining space. It has paved seating areas, central timber decking, raised beds and borders all set within private surroundings.

Directions

From the A629 Penistone Road turn right and head through the traffic lights at the bottom of Far Dene. Continue towards Fenay Bridge. Turn left onto Woodsome Road. After the right hand side bend, Woodsome Mill Barn can be found on the right off the patterned concrete driveway.

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - D.

£ 750,000



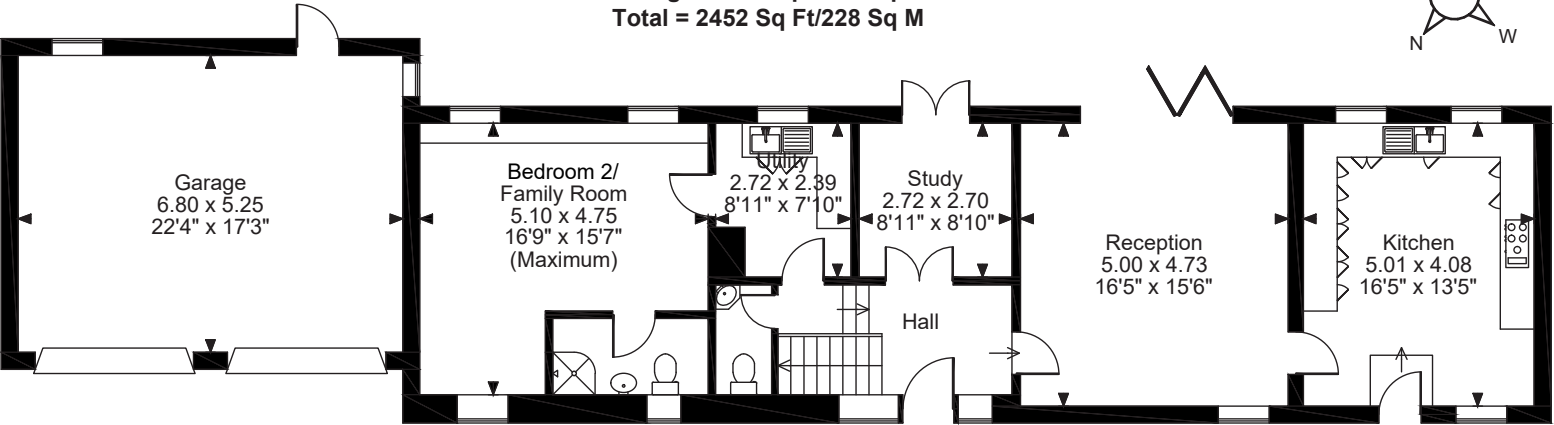
Woodsome Road, Fenay Bridge, Huddersfield

Approximate Gross Internal Area

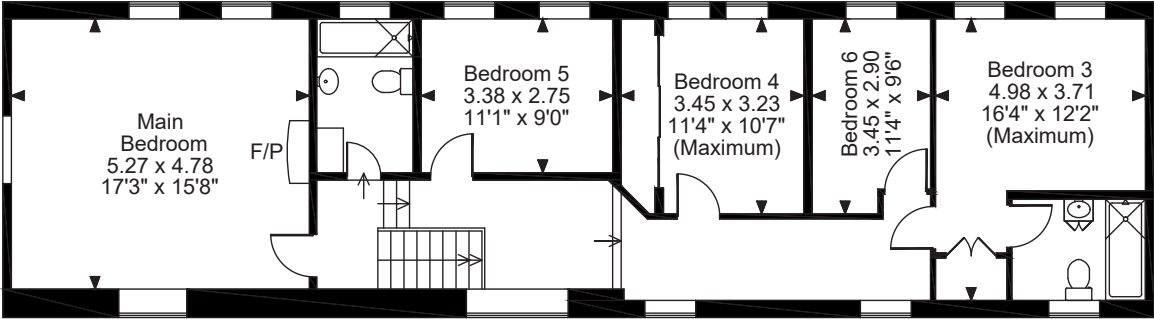
Main House = 2068 Sq Ft/192 Sq M

Garage = 384 Sq Ft/36 Sq M

Total = 2452 Sq Ft/228 Sq M



Ground Floor

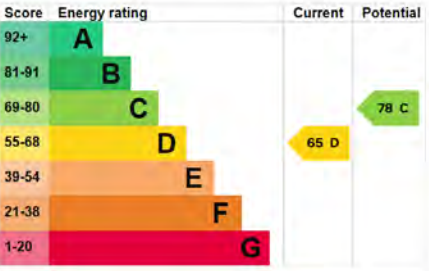


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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