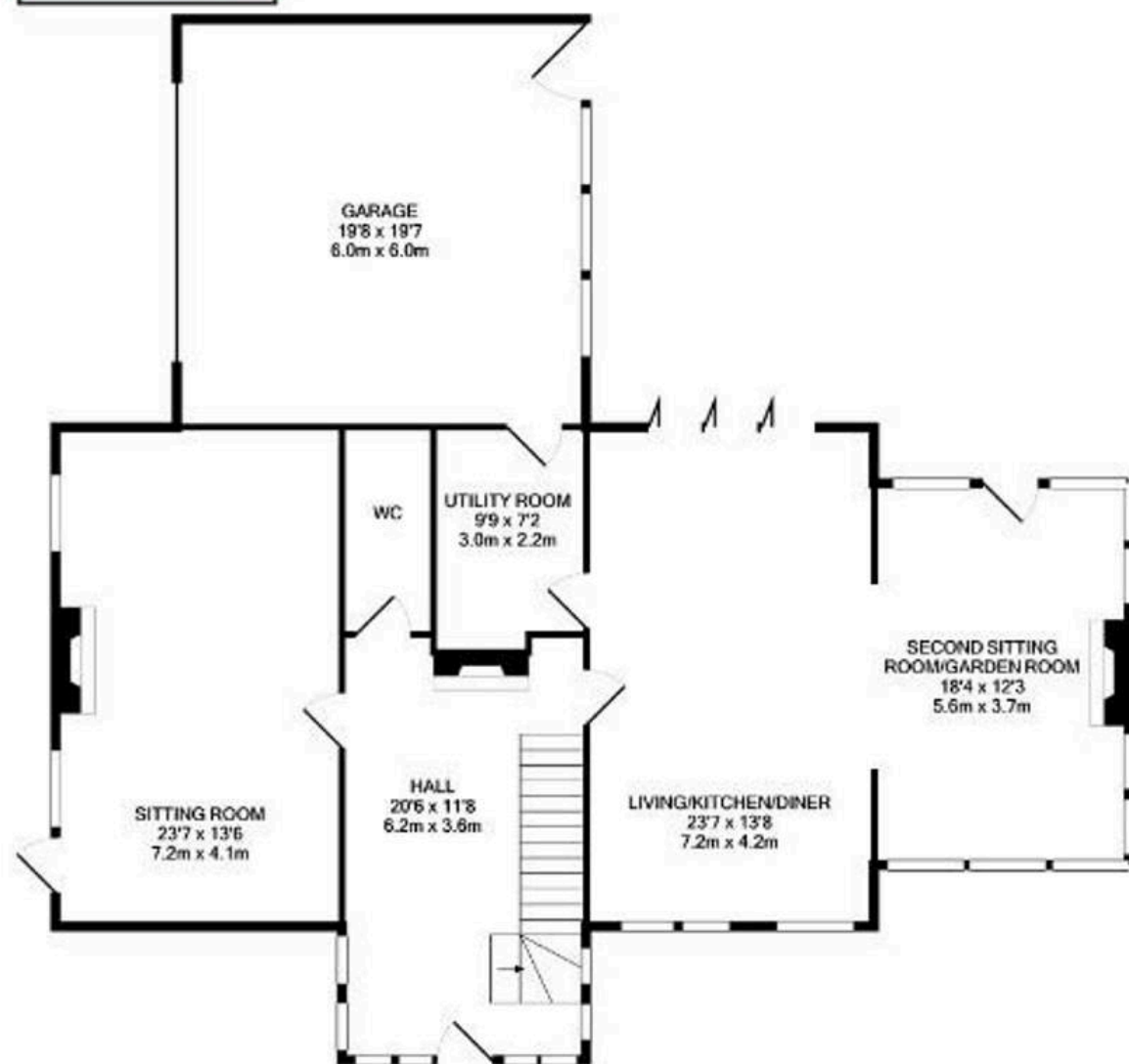




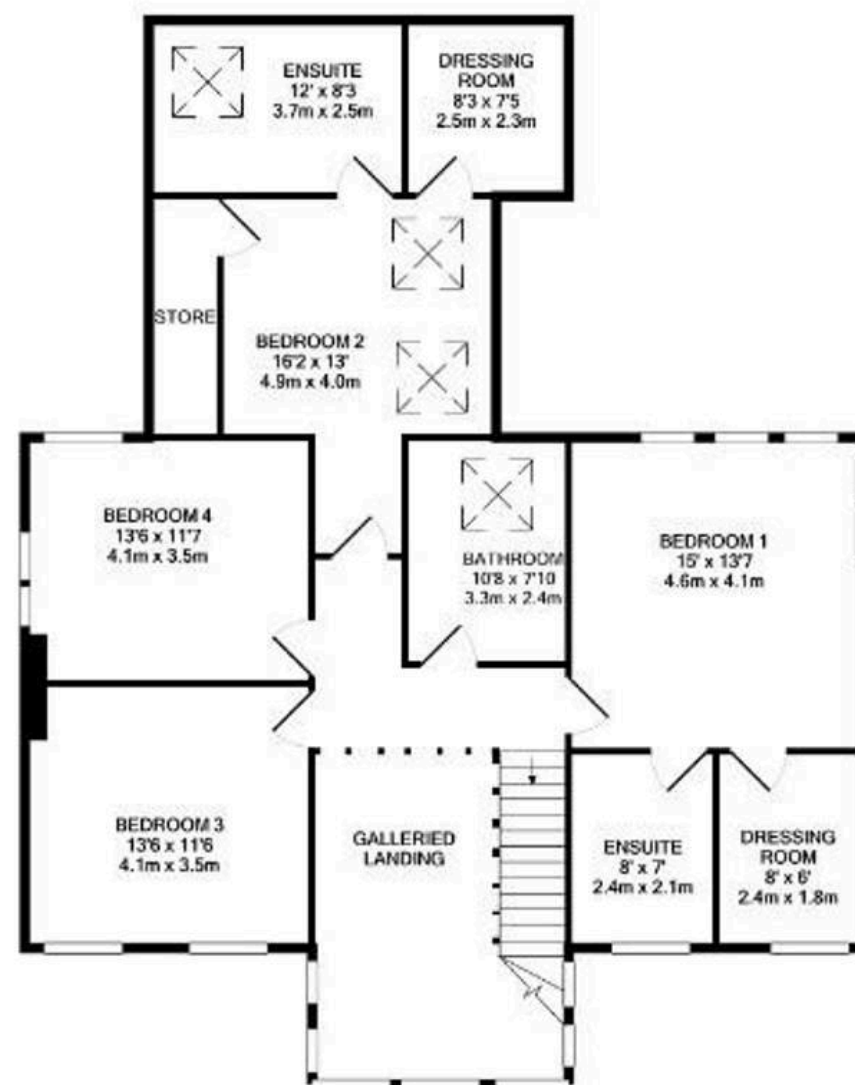
Meadow Barn, Manor Road, Farnley Tyas

Huddersfield, HD4 6UL

Offers in Region of **£1,000,000**



GROUND FLOOR



1ST FLOOR

MEADOW BARN
Measurements are approximate. Not to scale. For guide purposes only.
Made with Metropix 02020



Meadow Barn, Manor Road

Farnley Tyas, Huddersfield, HD4 6UL

WITHIN THE MUCH-LOVED VILLAGE OF FARNLEY TYAS IS THIS SPECTACULAR, BEAUTIFULLY DESIGNED AND SUPERBLY BUILT, FOUR BEDROOM FAMILY HOME WHICH IS SURE TO PLEASE WHEN VIEWED. IN A STUNNING POSITION WITH VIEWS OVER MANOR ROAD AND ENJOYING A DELIGHTFUL, ENCLOSED GARDEN AND PADDOCK. A TASTEFUL, BEAUTIFULLY FINISHED AND PRESENTED HOME.

In brief, the property comprises a spectacular double-height hallway with gallery, large sitting room, spectacular dining kitchen and garden room with wood burning stove. There is a double garage, double driveway, superb gardens and an enclosed paddock. Meadow Barn occupies a premier address with amazing rural walks nearby and the well renowned Woodsome Golf Course a short drive away.

Tenure Freehold.
Council Tax Band G.
EPC Rating B.



GROUND FLOOR

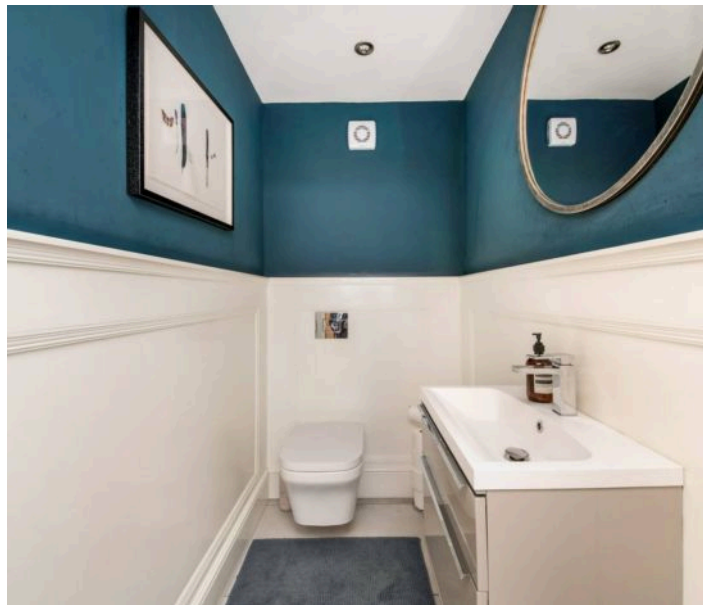
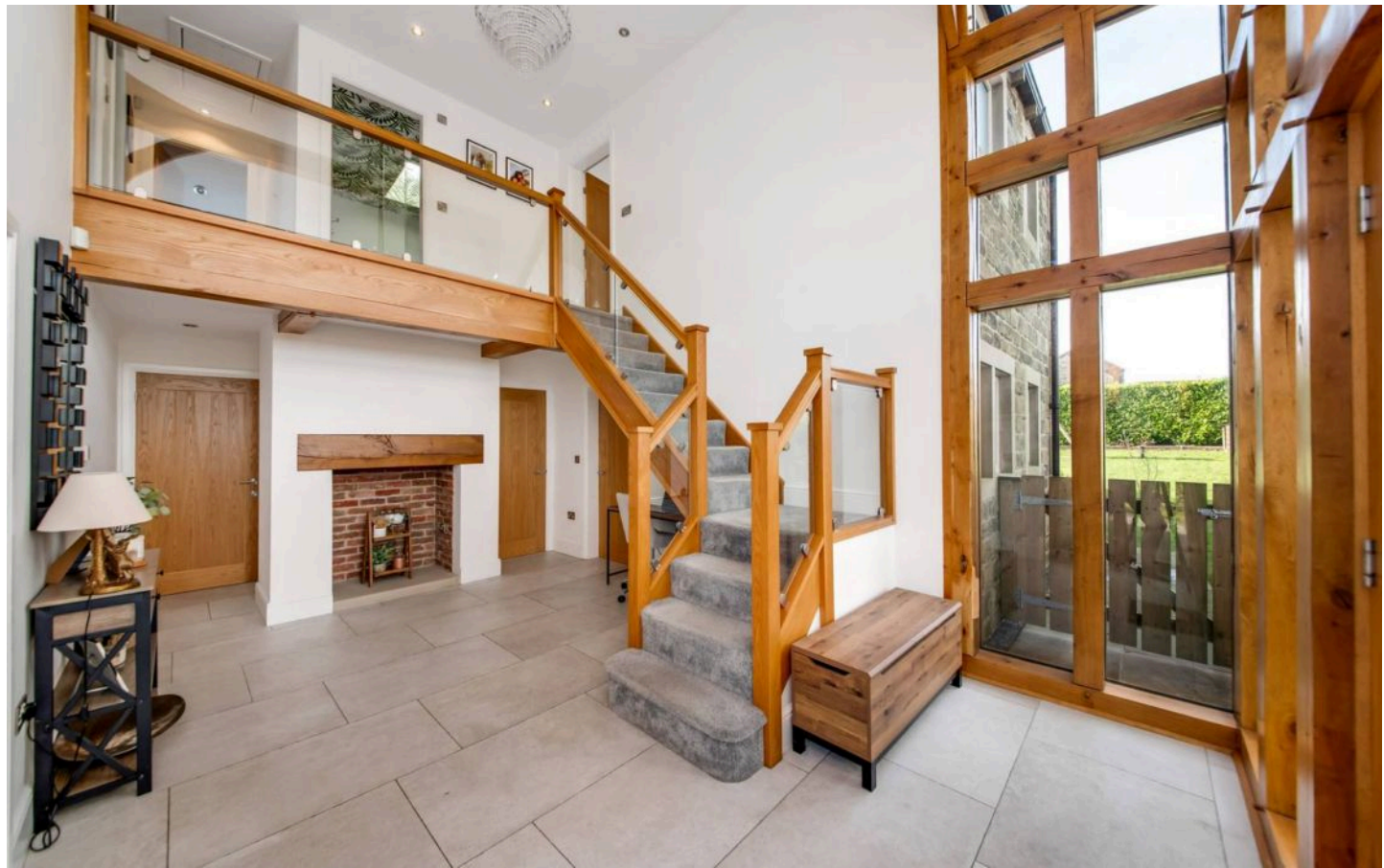
ENTRANCE HALL

20' 6" x 11' 8" (6.25m x 3.56m)

The entrance hall truly does set the scene in terms of style, standards and size throughout. It has a fabulous double height ceiling with chandelier point and inset spotlighting. The beautiful double height Paragon Oak glazed framing around the superb broad oak entrance door, floods the hallway with natural light and the beautiful feature fireplace with raised flagged hearth and antique brick back cloth sets the scene of style and high quality with underfloor heated flagged flooring from Lapidica. The hallway has fabulous oak doors with one such door gives access through to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. features a continuation of the flooring, a wall mounted w.c. with concealed cistern, a fabulous vanity unit with broad wash hand basin, a chrome mixer tap and storage draws beneath, inset spotlighting to the ceiling and extractor fan. An oak door with high quality furniture leads through to the sitting room. The room is beautifully finished and has two beams and inset spotlighting to the ceiling. From the hall, a door leads through to the dining kitchen.

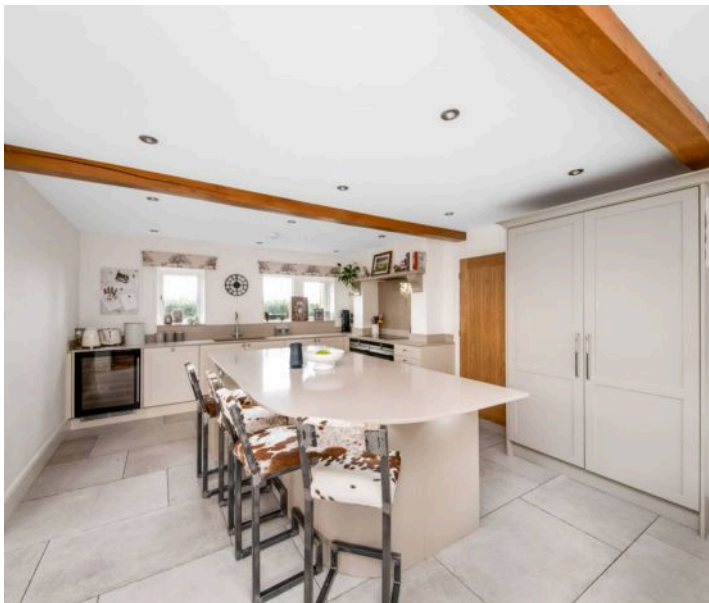




DINING KITCHEN

23' 7" x 13' 8" (7.19m x 4.17m)

The dining kitchen is a tremendous room with bi-fold doors out to the stone flagged terrace and gardens, as well as other windows which give a lovely view out onto the property's gardens and rural views over Manor Road and beyond. The room is beautifully finished with a fabulous range of units from KC Designs, together with underfloor-heated flagged flooring, inset spotlighting and beams, creating a delightful combination of space, style and views. The kitchen has a large island unit with integrated drawers and cupboards, as well as a microwave, an integrated dual zone wine cooler, integrated Siemens dishwasher, beautiful twin Blanco sinks with Blanco mixer tap over, integrated Siemens ovens, a Siemens induction hob within a beautiful surround and with stylish hood over, a integrated fridge and a larger style cupboard. The kitchen also benefits from provisions for a wall-mounted TV and has a broad opening through to the second sitting room / garden room.



SECOND SITTING ROOM / GARDEN ROOM

18' 4" x 12' 3" (5.59m x 3.73m)

This garden room is quite simply fabulous, featuring a continuation of the underfloor- heated flagged flooring. There are beautiful oak windows to three sides and a centrally located and a dramatic, stylish chimney breast which reaches up to the high-angled ceiling line with beams and inset spotlighting. There is a multi-fuel stove/burner on a raised stone hearth with a high level stone lintel and antique style brickwork. The overall effect is particularly pleasing. This spectacular room overlooks the property's gardens, paddock and views beyond. An oak door gives direct access out to the gardens.

SITTING ROOM

23' 7" x 13' 6" (7.19m x 4.11m)

The sitting room is a beautiful space with timbers to the ceiling, a particularly broad fireplace made of antique brick with raised stone hearth; all of which is home for a log burning cast iron stove. The room is of delightful proportions and has five windows in total giving views out over the gardens and lovely scene beyond and providing a large amount of natural light. There are twin glazed doors giving direct access out to the flagged sitting out area and lawn garden. There is also inset spotlighting.





UTILITY ROOM

9' 9" x 7' 2" (2.97m x 2.18m)

This useful space features space for a freezer, plumbing for an automatic washing machine, a wealth of built-in units, and a stainless steel sink unit with mixer tap over. There are storage cupboards, a continuation of the flagged flooring, and a personal door to the property's garage, details are of which are to follow.

FIRST FLOOR

GALLERIED FIRST FLOOR LANDING

From the entrance hall, a beautiful oak staircase with glazed balustrading leads up to the fabulous, galleried first floor landing which commands a super view over the hallway and the wonderful, glazed bay to the front entrance door area. The first floor landing has inset spotlighting to the ceiling and a loft access point.

BEDROOM ONE

15' 0" x 13' 7" (4.57m x 4.14m)

Bedroom one is a fabulous double room with beautiful view out over the property's gardens and rural views beyond. There is inset spotlighting to the ceiling, provisions for a wall-mounted TV, and windows to two sides.

BEDROOM ONE DRESSING ROOM

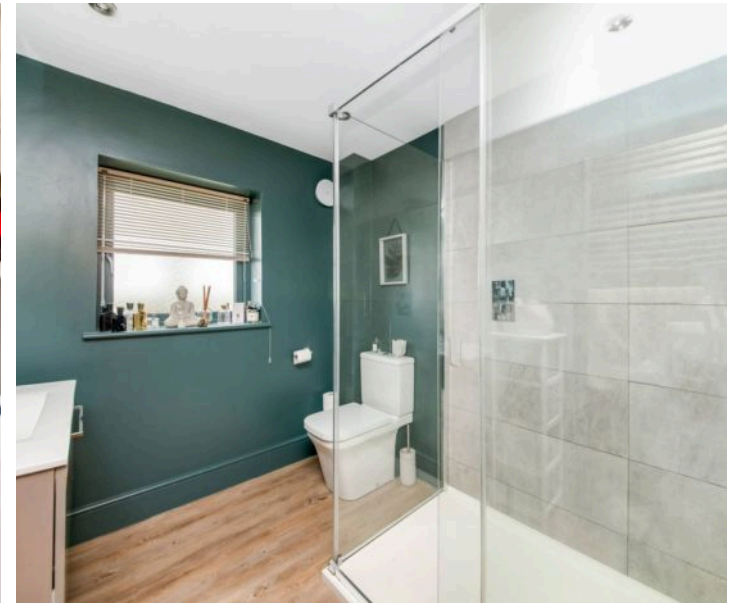
8' 0" x 6' 0" (2.44m x 1.83m)

The dressing room is beautifully fitted with shelving, hanging rails, and a large mirror. The space is of a good size and has a view out over the nearby fields.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 0" x 7' 0" (2.44m x 2.13m)

The en-suite has attractive flooring, a fixed glazed screen shower with glazed door, a high-specification American style chrome shower head, remote taps and microphone-style additional shower head, a low level w.c, and a high specification vanity unit with full width drawer and mixer tap over. There is also a shaver socket, a combination central heated towel rail, inset spotlighting to the ceiling, an extractor fan and a good sized window.





BEDROOM TWO

16' 2" x 13' 0" (4.93m x 3.96m)

A lovely double room with a high angled ceiling line with inset spotlighting, two roof light windows, a useful walk-in store cupboard, a dressing room, and en-suite bathroom facilities.

BEDROOM TWO DRESSING ROOM

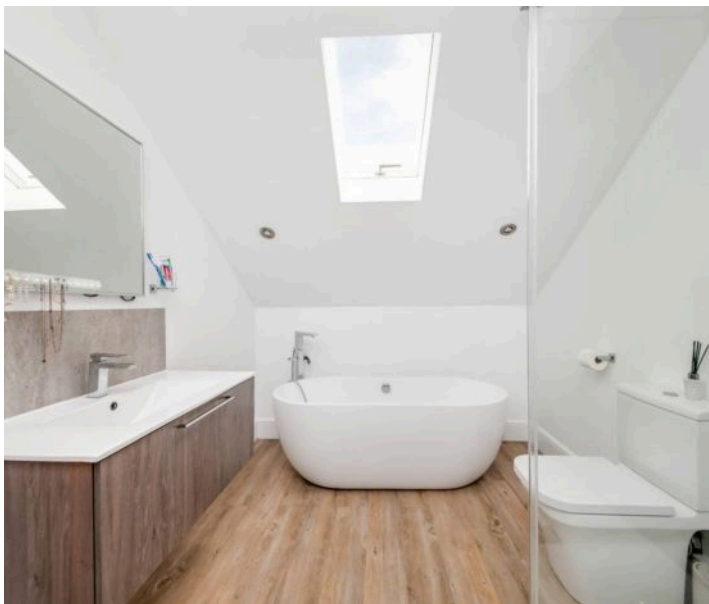
8' 3" x 7' 5" (2.51m x 2.26m)

This once again of a good size and has superb shelving, hanging rails, a display plinth, and is presented to a particularly high standard.

BEDROOM TWO EN-SUITE BATHROOM

12' 0" x 8' 3" (3.66m x 2.51m)

This impressive en-suite is of a particularly good size and features attractive flooring, stylish tiling where appropriate, a low-level w.c., a vanity unit with broad drawer beneath and stylish mixer tap over, a large bath with standalone mixer tap and additional shower fitting, and a fixed glazed screen shower of huge proportions with sliding glazed door, remote taps, an American style showerhead and a microphone style additional showerhead. There is also an extractor fan, inset spotlighting to the ceiling, a shaver socket, a combination central heating radiator/heated towel rail.



BEDROOM THREE

13' 6" x 11' 6" (4.11m x 3.51m)

Bedroom three is a large double room with twin windows overlooking Manor Roadm mature trees and fields. There are provisions for a wall-mounted TV and inset spotlighting to the ceiling.

BEDROOM FOUR

13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom four is another double bedroom with windows to two sides, inset spotlighting to the ceiling and provisions for a wall-mounted TV.

HOUSE BATHROOM

10' 8" x 7' 10" (3.25m x 2.39m)

The house bathroom is beautifully finished once again, features attractive flooring, and benefits from a four-piece suite comprising a vanity unit with full width pull out drawer beneath and mixer tap over, a low-level w.c., a double-ended bath with centrally located mixer tap, and a fixed glazed screen shower with sliding door, remote taps, American-style showerhead and a further microphone-style shower fitting. The bathroom also features a shaver socket, a stylish chrome combination central heating radiator / heated towel rail, a further heated towel rail at the high level above the bath, an impressive roof light window, inset spotlighting to the ceiling, and an extractor fan.





EXTERNAL

GARDENS

Occupying a delightful and highly regarded location, Meadow Barn offers gardens to three sides and a paddock to the south west. The paddock is well maintained, level and well bordered by a combination of hedging, stone walling and fencing. It serves the property particularly well and fronts onto Manor Road. As the photographs suggest, the superb gardens have been beautifully landscaped and planted, with beautifully maturing shrubbery. High quality stone pathways and superbly located large stone flagged sitting out areas complement the gardens and home particularly well and enjoy a huge amount of sunshine and privacy. The good-sized lawn which adjoins the paddock is also well tended and features a good sized garden shed to one corner.

DRIVEWAY

The property has a double width driveway with block paving and granite gravel, which leads into the attached double garage. There is also an EV charging point.



GARAGE

The double garage has a broad automatically operated up-and-over double door, is of a good size and is decorated with a plastered ceiling, a bank of obscure glazed windows and a personal door out to the property's gardens. This door being of a sufficient width for lawn mowers to easily pass through it. The garage is fitted with power and light, is home for the property's gas fired central heating boiler and Megaflo hot water tank system.



GARDEN

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DRIVEWAY

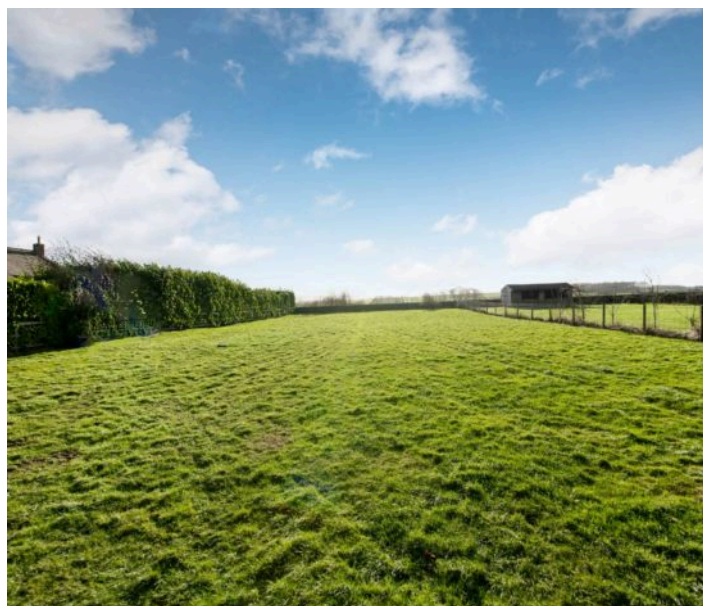
2 Parking Spaces

The property has a double width driveway with block paving and granite gravel, which leads into the attached double garage. There is also an EV charging point.

GARAGE

Double Garage

This double garage has a broad automatically operated up-and-over double door, is of a particularly good size and is decorated with a plastered ceiling, a bank of obscure glazed windows and a personal door out to the property's gardens. This door being of a sufficient width for lawn mowers to easily pass through it. The garage is fitted with power and light, is home for the property's gas fired central heating boiler and Megaflo hot water tank system.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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