



## High Fold Barn, 10/12 High Fold, East Morton, BD20 5TH £675,000

A rare opportunity to acquire this splendid detached Barn Conversion located in the highly regarded village, East Morton. Having FOUR DOUBLE BEDROOMS the property boasts a wealth of character features including exposed stonework, timbers and beams and its elevated position provides breathtaking views across the Worth Valley.



EPC RATING - D

COUNCIL TAX BAND - G

This Georgian barn was built in 1800 and incorporates 2 small Victorian cottages, added in 1850. It covers nearly 3000 sqft of internal floor space to suit a large and growing family. Room sizes are spacious whilst traditional barn features create a home full of individuality and interest. The current owners have maintained and improved the residence to an exceptional standard and internal inspection is essential to appreciate the wonderful finish and enviable position.

The barn offers the opportunity for a variety of potential buyers to utilise the space to suit their individual needs with several reception rooms to the ground floor in addition to the bespoke solid wood kitchen. Modern home comforts are available in abundance and combine seamlessly with the traditional features.

Externally the property sits on a large plot in an elevated position which provides stunning views across the valley. There is a large double garage and driveway which allows for ample off road parking and storage options. The garden itself has numerous vantage points from which to enjoy the fabulous landscaping and incredible views.

East Morton is a highly regarded location offering a wide range of amenities including thriving village society and community shop within close proximity to the property and boasts a number of beautiful dwellings in the centre of the village. East Morton is a prestigious village community with traditional public house, well respected primary school, recreational ground and golf course. Transport links including the nearby Crossflats Train Station are easily accessible providing convenient access to the surrounding schools and larger towns and cities including Leeds and Bradford.

## GROUND FLOOR

### ENTRANCE

12'10 x 8 (3.91m x 2.44m)

The entrance area is open to the kitchen and can be used as a boot room or breakfast dining space. There are three double glazed windows and Indian Stone flooring with the added benefit of underfloor heating. There are fantastic views from this room across the valley.

### KITCHEN

16 x 9'4 (4.88m x 2.84m)

The entrance area is open to the kitchen where the Indian Stone flooring continues again with under floor heating. There are fitted, hand-made, high quality wall and base units with Maple worktops over which incorporate a Belfast Sink. There is an integrated dishwasher and a splendid Range Cooker. The room has two double glazed windows, exposed stone work and exposed beams.

### UTILITY ROOM

15'3 x 5'7 (4.65m x 1.70m)

A large utility room fitted with a range of wall and base units with a Maple work-surface over incorporating a double bowl Belfast Sink. There is an integrated fridge freezer, plumbing for a washing machine, additional space for a dryer, two double glazed windows with 3ft deep window sill and Indian Stone flooring with under floor heating.

### WC

Ground floor bathroom fitted with a low flush WC and white hand basin on an antique vanity unit. Again there is Indian Stone flooring, a central heating radiator, double glazed window and a storage cupboard housing the modern Worcester Bosch boiler.

### LOUNGE

20'10 x 18'2 (6.35m x 5.54m)

The largest of the reception rooms is a fabulous lounge with exposed stonework, timbers and beams. There are two double glazed windows, a central heating radiator and steps lead to glazed double doors, which open to the dining room.

### DINING ROOM

15'7 x 13'6 (4.75m x 4.11m)

A light and roomy dining space with two double glazed windows offering views over the gardens and beyond. A feature gas fire sits within a decorative surround. Wood flooring, exposed beams to the ceiling and a central heating radiator.

### SITTING ROOM

14'6 x 13'6 (4.42m x 4.11m)

A cosy room, currently utilised as a sitting room, but could be used for a variety of purposes, which has a feature gas stove set within an Inglenook fireplace. There is a central heating radiator, double glazed window and glazed doors opening to the garden.

### INNER HALLWAY

Located off the lounge a double height inner hallway with exposed stone and timbers, which has stairs to the first floor. The space includes a useful storage area.

## FIRST FLOOR

### LANDING

A landing area, which has a vaulted ceiling and the most incredible exposed beams and stonework. Three double glazed windows allow an abundance of natural light to flood the space.

### BEDROOM ONE

12'1 x 11'1 (3.68m x 3.38m)

The primary bedroom again benefits from the splendid exposed timbers, stonework and beams and has ample room for a double bed and wardrobes. There is an additional walk in closet/dressing area. Two double glazed windows and a central heating radiator.

### EN-SUITE

Comprising of a low flush WC, hand wash basin and shower housed within a curved glass screen cubicle. Tiled flooring, a central heating radiator, double glazed window and exposed beams and timbers.

### BEDROOM TWO

13 x 11'3 (3.96m x 3.43m)

Located opposite the primary bedroom another double with a double glazed window, large Velux skylight window, a sink, traditional radiator and exposed beams and timbers.

### BEDROOM THREE

13'6 x 13'4 (4.11m x 4.06m)

Stairs lead down to this bedroom which has a central heating radiator and three double glazed windows which provide fabulous far reaching views. There is access to a loft space which is boarded and has two double glazed windows allowing for further storage options and the potential to convert in to a more useable space.

### BEDROOM FOUR

13'10 x 13'4 (4.22m x 4.06m)

Another double bedroom with stairs down to it from the landing. Central heating radiator and a double glazed window with views over the extending scenery.

### BATHROOM

12'9 x 9'10 (3.89m x 3.00m)

A fabulous and vast bathroom with Travertine tiling to the floor and walls which compliment the exposed timbers and beams. There is a fitted suite comprising of a low flush WC, a pair of hand wash basins sat on an impressive oak vanity unit, a large glass screened shower area and a free standing bath with taps and hand held shower attachment. Double glazed window, useful storage cupboard which houses the hot water cylinder and shelving, a traditional heated towel radiator and access to a loft space.

### GARAGE

A large double garage with up-and-over doors which allows for parking for two cars. Workshop area, power and light.

### EXTERNAL

The property sits proudly with stunning views across the south facing open aspect. There are various vantage points to enjoy the breathtaking scenery with patio and lawns surrounded by an array of well manicured and established plants and shrubs. An area of hard standing which leads from the road to the garage offers additional off road parking and a further seating area to take in the surroundings.

