



Riley Lane, Kirkburton, HD8 0SZ

Guide Price £800,000

4 3 2



GUIDE PRICE- £800,000 - £825,000! NESTLED IN THE CHARMING VILLAGE OF KIRKBURTON IS THIS TRUELY AMAZING FOUR BEDROOM BARN CONVERSION WITH PADDOCK TO THE REAR APPROACHING 3/4 ACRE. THE PROPERTY BLENDS CHARM, CHARACTER AND FLEXIBILITY THROUGHOUT. POSITIONED IN A TRANQUIL AND PEACEFUL LOCATION WITH AMAZING VIEWS TO ALL ASPECTS.

The property is in excess of 2500 sq ft with accommodation set over three levels, there is also an integrated double garage which offers fantastic potential to be converted into extra living space. To the first floor there are two reception rooms both located to the rear aspect of the property giving direct access onto a private rear courtyard and having a stunning outlook over the private paddock. There is a private gated driveway which leads up to a rear courtyard having parking for multiple vehicles and access to a detached double garage. The total plot size is approaching 1 acre with amazing potential and scope. There is a stable located at the top of the paddock which could even be converted into additional living space with the appropriate planning permission.

This remarkable home offers an unrivalled combination of character, space, potential and privacy, making it an ideal choice for discerning buyers seeking a peaceful countryside retreat, yet with convenient access to nearby amenities.

The property offers an excellent location for the highly regarded local schools and for the commuter with Leeds that is only 21 miles away, Sheffield 23 miles and Manchester 29 miles and the high speed direct rail route to London with its less that 2 hour service is only 11 miles away at Wakefield.

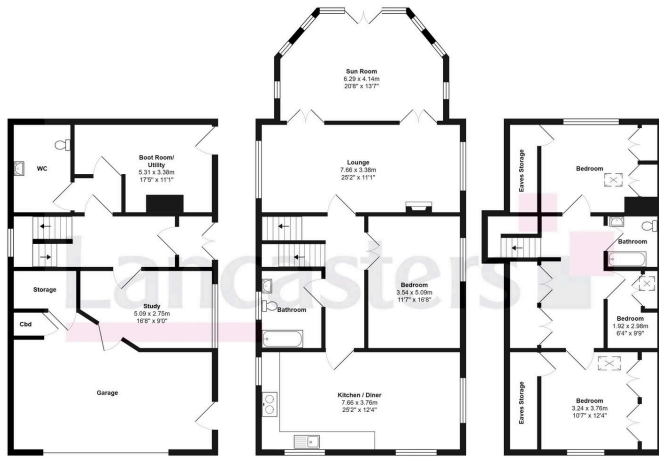
Entrance Hall

A bright and open space with exposed tiled flooring and a central heating radiator. The hall features stairs ascending to the first floor, access to an inner hall, and a doorway into the office.

Office/Study

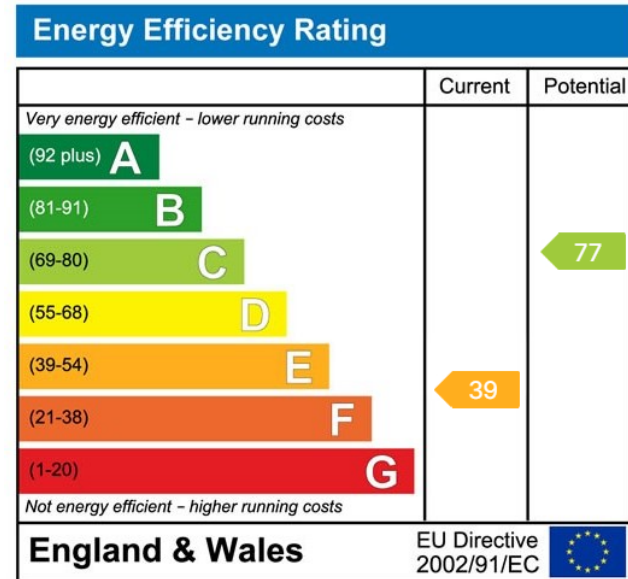
Dimensions: 9'7" x 15'8"





All measurements are approximate and for display purposes only

- STUNNING BARN CONVERSION
- Paddock approaching 3/4 acre with stable
- Integral double garage & detached double garage
- Amazing views to front & rear aspects
- Sought after quiet position
- Four bedrooms
- Steeped in charm & character
- Private driveway
- Well presented accommodation over three floors
- Excellent transport links



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