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**Scammonden Road, Barkisland
Halifax,**

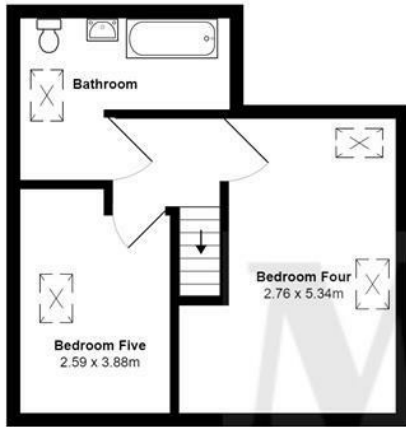
Offers over £650,000

MARTIN THORNTON PLATINUM

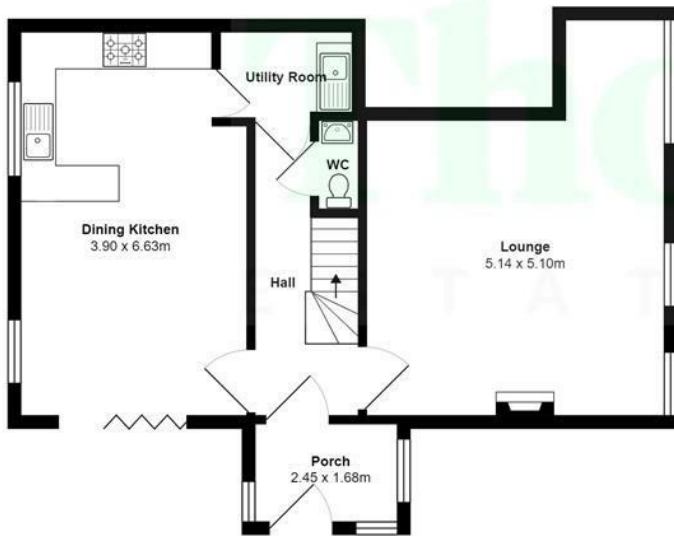
This five double bed roomed converted barn enjoys a superb rural setting with far reaching views. The interior blends character and contemporary style with a very high standard of presentation throughout, located in a hamlet style setting of just three properties. The accommodation comprises an entrance porch, hallway with superb staircase, downstairs WC, utility, large living room with former barn arched window along with a superb fireplace and oak flooring and contemporary open plan dining kitchen with bi-folding doors. On the first floor are three double bedrooms, the master having an en suite shower room. On the top floor are two further double bedrooms and a bathroom. There is a gas-fired central heating system with under floor heating to certain rooms, uPVC double glazing and a septic tank shared with a neighbouring property. Externally, there is extensive parking and planning permission for a detached garage, formal gardens with lawns and seating areas and approx. three and a half acres of land divided into three fields. This is a fabulous family home enjoying a rural setting but handily placed for access to the M62, making it an ideal base for Leeds and Manchester.

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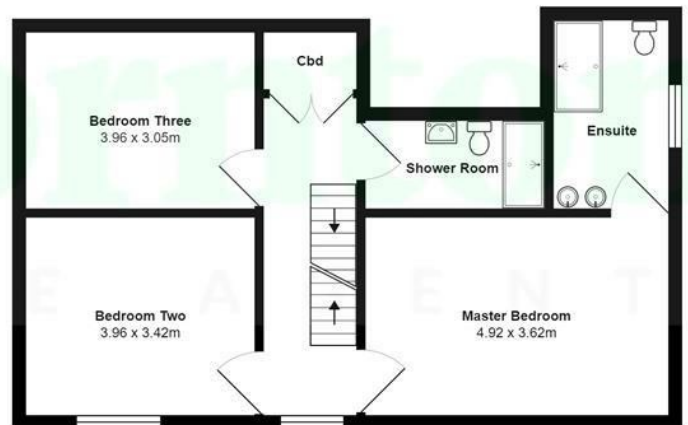
Floorplan



Second Floor



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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Entrance Porch



An external oak entrance door with individual double glazed panels gives access to the entrance porch. This serves as an everyday entrance to the property and is particularly light and bright with double glazed windows to three elevations and a high angled ceiling. There is a feature low-level oak storage cupboard, ideal for shoes, etc., and of particular note are the milled, deep stone sills along with decorative beams. This area has floor tiling with under floor heating, which can be found throughout the ground floor and the bathrooms. An internal oak and glazed door leads to the hallway.

Hallway



The superbly appointed hallway has many quality features such as the oak joinery including skirting boards and detailed door architraves. The oak staircase rises to the first floor accommodation and has feature balustrading with useful

storage beneath. The Travertine style tiled flooring extends throughout with under floor heating and, at the far end, a door gives access to the utility. Cleverly concealed within the hallway is the downstairs WC.

Downstairs WC



This has a two-piece white suite with a trough-style rectangular hand basin with storage cupboard below and a low-level WC with concealed cistern. There is half height wall tiling along with downlighting and an extractor.

Dining Kitchen



This room certainly has the wow factor and is presented to a very high standard throughout, being particularly light and bright. The kitchen area has wall cupboards and base units with granite working surfaces and a sink unit with mixer tap. The centrepiece of the room is a Rangemaster professional

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oven with a seven-ring gas hob along with the usual ovens beneath. The granite worktops extend to create matching upstands and there is an illuminated canopy filter hood. Integrated appliances include a dishwasher and there is housing for an American style fridge freezer with a cold water feed and pull out larder stores on either side. There is downlighting along with side uPVC windows with fabulous deep milled stone sills, exposed timbers and further stonework. The dining area can easily accommodate a large formal dining table and has recessed display alcoves with oak shelving and a three-panelled bi-fold door giving access to the garden/patio area. On either side of the doors are feature contemporary stone quoins and there is underfloor heating throughout.

Utility



The utility can be accessed from the hallway and the dining kitchen and has wall cupboards and base units to match the dining kitchen. Concealed is the boiler for the central heating system. There is a stainless steel sink unit along with plumbing for an automatic washer and space for additional appliances, such as a condensing dryer. There is a continuation of the tiled flooring, under floor heating and ceiling downlighting.

Living Room



This room blends character and contemporary style seamlessly and is positioned at the front of the property with a southerly aspect. It is light and bright with uPVC windows along with a large picture window which is part of the original barn arch. Upon a deep stone hearth stands a Jotul multifuel stove set within the fireplace. The room has oak flooring and skirting boards with under floor heating. Including the former barn arch, all the windows incorporate deep stone sills, one of which is utilised as a window seat. There are two fabulous beams on display and an alcove with stone and timbers.

First Floor Landing



From the hallway, the staircase rises to the first floor landing which is a wonderfully presented space. At the far end is a double glazed window with a deep stone sill and timber

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above. The centrepiece of the hallway is the oak staircase with feature balustrading, continuing to the top floor accommodation. There is a linen cupboard with hanging rails which also houses the controls for the under floor heating manifold.

Bedroom One



This large double bedroom is positioned at the front of the property and has built-in wardrobes and matching dressing table. The room is particularly light and bright with a southerly aspect and fabulous views from this elevated position across and down the valley. The window has a deep stone sill and beam above along with exposed stonework. The room can easily accommodate fitted or freestanding furniture and has the advantage of an en suite.

En Suite Shower Room



This room certainly has the wow factor with a high standard of presentation and character throughout. It has a wonderful high ceiling with downlighting, beams and timbers on display. To the front elevation, there is floor-to-ceiling exposed stonework, the lower portion incorporating the top section of the former barn arch from the living room below, the upper section having a uPVC window with a deep stone sill. The uPVC window has a beam above. There are circular his and her hand basins set to a display unit with shelving below and a wall-mounted WC with concealed cistern. The room has a walk-in wet room style shower area with a glazed screen, overhead waterfall shower fitting, hand-held shower attachment and a floor drain within the tiling. There is a recessed alcove perfect for toiletries along with tiling to the walls and floor and an upright ladder style towel radiator.

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Bedroom Two



This double bedroom has plenty of space for freestanding or fitted furniture and a double glazed window to the side incorporating a deep stone sill, beam and exposed oak timbers.

Bedroom Three



This double bedroom has a rear uPVC window with a deep stone sill and a feature beam.

House Shower Room



The stylish shower room has a double shower cubicle with glazed screen, overhead waterfall shower fitting and hand-held shower attachment. There is a low-level WC with concealed cistern and a pedestal wash hand basin. The room has ceiling downlighting along with a beam on display, tiling to the walls and floor, an illuminated mirror fronted toiletries cupboard and an upright ladder style towel radiator.

Top Floor Accommodation

From the hallway, the staircase rises to the top floor accommodation.

Bedroom Four



This double bedroom is positioned at the front of the property and has a high angled ceiling incorporating two large Velux windows, making the room particularly light and

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bright. Beams and timbers are on display. There is useful storage within the eaves and a radiator.

Bedroom Five



This could also be a double bedroom and is positioned at the rear of the property with a high angled ceiling incorporating a Velux window. Beams and timbers are on display along with useful storage within the eaves and a radiator.

Bathroom



The spacious bathroom is particularly light and bright and has a three-piece suite. The double-ended bath has an extendable hand-held shower attachment along with an overhead waterfall style shower fitting and an additional hand-held shower attachment. There is a wall mounted hand basin and a low-levelled WC with concealed cistern. The room has full height tiling around the bath along with floor

tiling and a recessed alcove for toiletries. There is access to eaves storage along with a high angled ceiling incorporating a Velux window and an upright ladder style towel radiator.

External Details



Beyond the timber five-bar gate, immediately to the left is a tarmac and stone flagged parking area with a live planning application for a garage to be constructed here. There further tarmacked parking and a central stone set circular feature. From here, there is a low-level perimeter wall with trellis style fencing and stone flagged steps leading to a patio seating area along with a garden area with perimeter hedging. The front of the property enjoys a southerly aspect, making it a real sun trap. Adjoining the entrance porch is a stone flagged patio eating and entertaining space with external lighting. Accessed from the bi-fold doors in the dining kitchen is an artificial grassed area enclosed by fencing, ideal as a children's play area or further outdoor entertaining. To the rear of the property is a wide stone flagged pathway, outside water and power supply along with further lighting. There is plenty of space for outdoor storage sheds and seating has been created by use of gabion baskets. To the left hand side of the property is a good sized formal garden area with perimeter dry stone walling and laurel hedging. There are rockery sections and a level lawned garden with a children's play area. Timber steps lead up to a semicircular secluded seating area with dry stone walling with fruit trees to the left of this. The garden enjoys stunning views over the surrounding area and can be a real sun trap. The property also has approximately three and a half acres of land divided into three fields, one of which has an outbuilding.

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Directions

