

The Old Barn Park Lane,
Upper Cumberworth HD8 8NP

OFFERS AROUND
£525,000



THIS BEAUTIFUL THREE BEDROOM BARN CONVERSION HAS FRONT AND REAR GARDENS, DRIVEWAY AND SINGLE GARAGE AND ENJOYS STUNNING COUNTRYSIDE VIEWS.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE 5'9" apx x 4'1" apx

You enter the property through a timber part glazed door into this welcoming entrance where there is space to remove outdoor coats and shoes. Exposed beams set the tone of the house, there is spot lighting, tiled flooring and a timber door leads to the downstairs W.C. Openings provide access to the dining kitchen and hall.

DOWNSTAIRS W.C 7'4" apx x 4'10" apx

Conveniently positioned off the entrance hall is this good sized cloakroom which is fitted with a hand wash basin and low level W.C. There is plenty of space for the addition of coat hooks/cupboard and shoe storage if desired or the potential to create a utility area. There is a rear facing obscure glazed window with timber lintel, tiling to the lower walls and floor and a timber door which opens to the entrance.



DINING KITCHEN 15'10" max x 12'2" apx

Fitted with a bespoke, handmade, hand painted English kitchen including wall and base units, granite work surfaces and upstands, a Belfast style ceramic sink with mixer tap and beautiful gas Aga this superb farmhouse style kitchen also benefits from an integrated fridge, freezer, washing machine and dishwasher. There is ample space to accommodate a table and chairs, perfect for informal dining, and dual aspect windows provide views over the gardens and neighbouring fields. Exposed timber ceiling beams and lintels, spot lighting and tiled flooring complete the room. A part glazed external timber door opens to the front patio and an opening leads to the entrance.



INNER HALL 13'10" apx x 6'9" apx

This impressive inner hall way sits to the heart of the home and has charming exposed timberwork, and a staircase which ascends to the first floor landing. There is plenty of space for a range of freestanding furniture, double doors open to the dining room and further doors lead to the lounge and understairs cupboard where there is useful additional storage space and the property's central heating boiler is neatly housed. There is Quickstep wood effect flooring underfoot and the inner hall is open to the entrance linking the living spaces seamlessly.



LOUNGE 19'3" apx x 12'10" max

Combining all the character one would wish for in a barn conversion this fantastic lounge has an attractive stone and timber feature fireplace which is home to a wood burning stove, exposed timber ceiling beams, exposed stonework around the rear window, which is fitted with reflective privacy glass and a wall of glazing where the original barn doors would have been which is now fitted with French doors opening to the front patio. The alcoves either side of the chimney breast are ideal for furniture items, there are spot lights to the ceiling and Quickstep wood effect flooring. A timber door leads to the hall.





DINING ROOM 16'6" apx x 11'2" apx

This excellent separate reception room is extremely versatile and makes a wonderful formal dining room but could alternatively be a second sitting room, play room, home office or fourth bedroom. There are exposed beams and lintels, spot lighting, a rear window, external glazed door which opens to the rear garden and Quickstep wood effect flooring which continues through from the hall and lounge. Double timber doors open to the hall enabling the room to be closed off or enjoy an open plan feel to the rest of the living space.



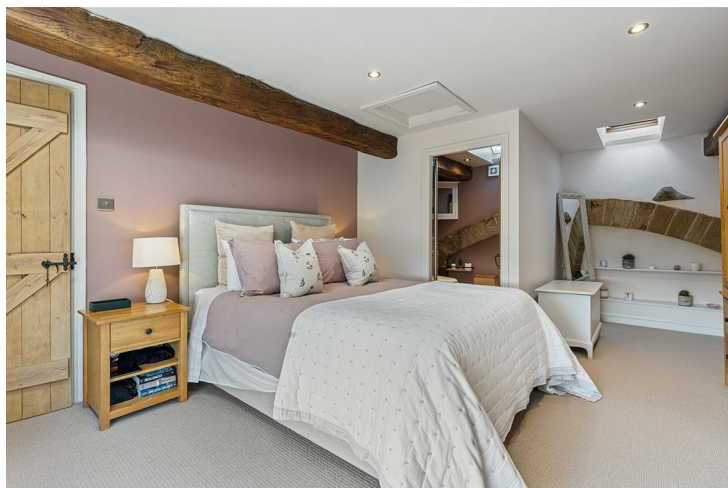
FIRST FLOOR LANDING 17'0" max x 6'11" apx

Stairs rise from the hall to the first floor landing where there are lovely exposed beams and timber doors which lead to the three bedrooms and bathroom. The landing has a spindled balustrade, spot lighting and a rear facing window which looks out over the fields.



BEDROOM ONE 18'6" max x 12'9" apx

This room really does have the wow factor with the beautiful exposed stone barn arches, one framing the front arched window, and timber ceiling beams. Three Velux windows allow natural light to cascade in and there is an abundance of space for bedroom furniture. Spot lighting completes the room and timber doors lead to the en-suite and landing. There is also a ceiling hatch here which gives access to the loft space.





EN-SUITE 6'3" apx x 5'11" apx

Comprising of a corner shower cubicle with chrome fittings, a pedestal hand wash basin and low level W.C this handy en-suite also benefits from part of the stone arch, and timber beams. There are spot lights, a Velux window, wood flooring and a door which opens to the bedroom.



BEDROOM TWO 21'2" apx x 12'5" inc wardrobes

This stylish and spacious double bedroom has long exposed ceiling beams and bespoke fitted wardrobes and drawers which offer great built in storage. There are two Velux and a front facing window and a door which leads to the landing.





BEDROOM THREE 11'3" apx x 10'2" apx

A third double bedroom, again with all the characterful features of beams, this room probably enjoys the best views of the house from the dual aspect windows looking out over miles of undisturbed countryside. The room is light and airy and has lots of room for free standing furniture. A door leads to the landing.





BATHROOM 11'5" apx x 6'3" apx

Adding a little more luxury to the property is this four piece suite bathroom with free standing roll top bath and wall mounted tap and controls, a large corner shower cubicle with dual head mains shower, pedestal hand wash basin with mixer tap and low level W.C. The room is partially tiled in attractive wall tiles, has a heated mirror with censor lighting, spot lighting, a rear facing obscure glazed window, quality Karndean tile effect flooring and a chrome heated towel rail. A door leads to the landing.



COURTYARD GARAGE AND DRIVE

You access the property down a historic road of which the council are responsible for keeping passable to a courtyard setting where there are four properties. There is access over the courtyard for all four houses and The Old Barn is nestled in the corner. The property benefits from a tandem driveway and single garage with electric door, light and power which are positioned at the entrance of the courtyard.



FRONT GARDEN

Through a low level gate you access the fully enclosed front garden which has a lawn, flower bed borders and a stone patio which is the perfect place to sit and enjoy the morning sun. A meandering pathway leads through the garden to the front door.





REAR GARDEN

Surrounded by pretty stone walling this enclosed garden has an Indian stone patio, perfect for a table and chairs and the ideal place to sit and enjoy your surroundings and visiting wildlife that includes deer, badgers, foxes, owls and birds. There are raised flower beds, a gate that leads out onto the lane and a door which gives access into the property.





MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band F

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage and Driveway

RIGHTS AND RESTRICTIONS: The property has a right of access over the courtyard.

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

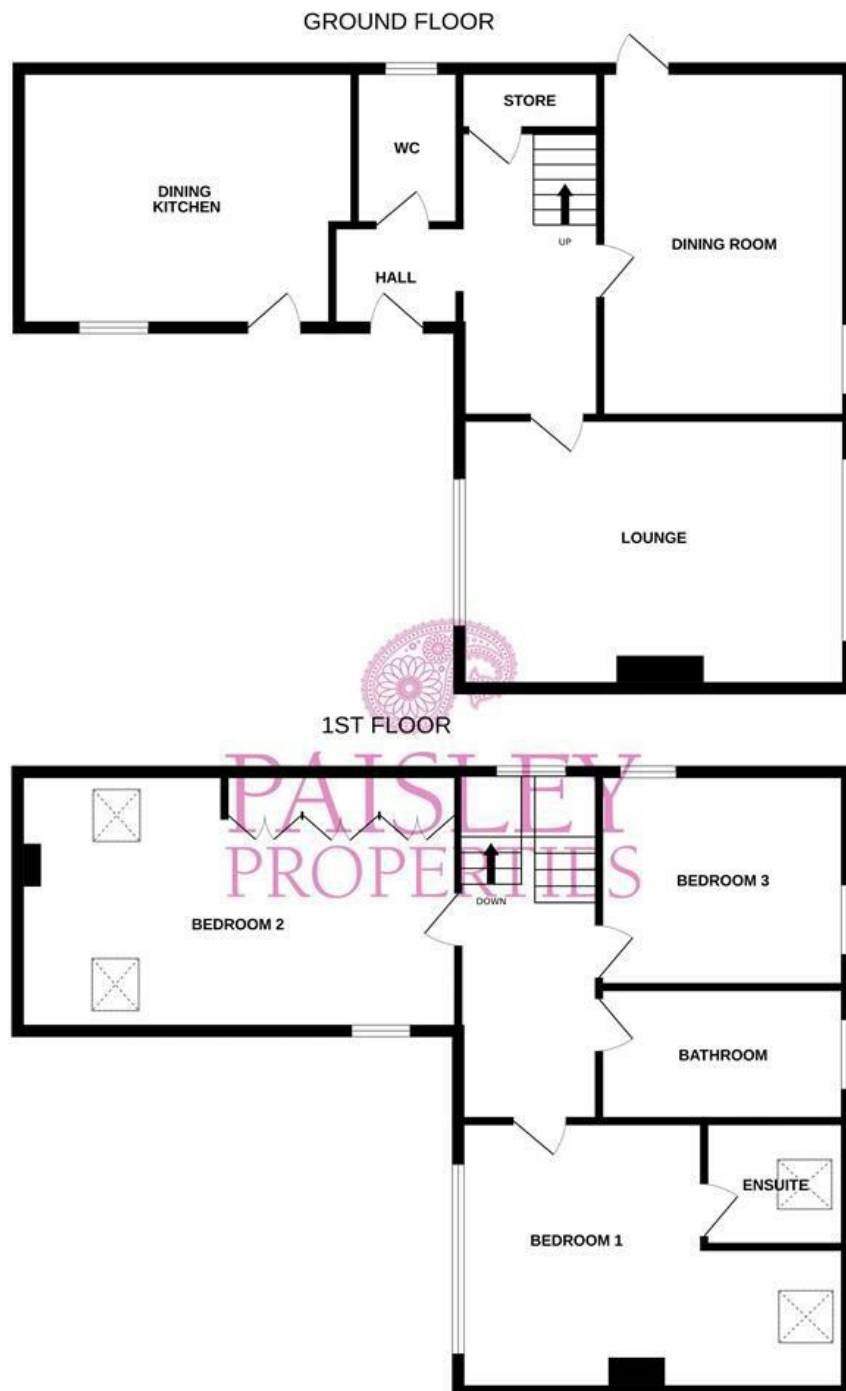
PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

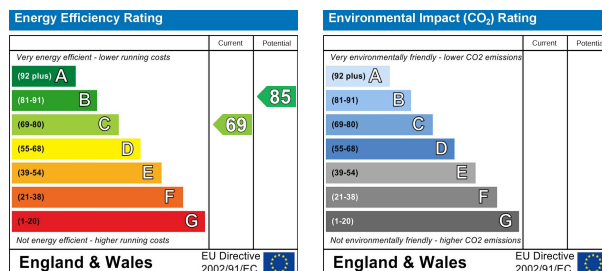
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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