







UPPER ELLISTONES BARN

STAINLAND | HX4 9EB

A stunning conversion of a Listed Grade II semi-detached Barn creating an individual home of great space and character. The exceptionally spacious living accommodation is dictated by the original cruck beams, which have been revealed to make a splendid and unique feature of this beautiful home.

Located at the heart of the popular village of Stainland, which boasts a pub, as well as a highly regarded primary school, activity sports teams and excellent commuter links with the motorway only 10 minutes away.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Area
Kitchen
Study / Bedroom 4
Utility Room
Cloakroom

FIRST FLOOR

Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
House Bathroom

COUNCIL TAX BAND

E

EPC RATING

TBC

INTERNAL

The property is entered through an impressive double-height entrance hall with exposed cruck beams and an oak and brushed steel staircase rising to the first floor. A cloakroom off the hallway is fitted with a contemporary WC and wash basin.

The spacious open-plan lounge and dining area forms the focal point of the home, featuring exposed beams and French doors opening onto the patio, providing a bright and comfortable living space.

The breakfast kitchen with a central island is fitted with modern wall and base units with granite work surfaces and an inset stainless steel sink. Integrated appliances include a dishwasher, wine cooler, washer/dryer, range cooker and Samsung American-style fridge/freezer. A separate utility room provides additional storage and housing the boiler.

A versatile fourth bedroom is located on the ground floor and could also be used as a study or home office.

To the first floor, a galleried landing leads to three further bedrooms. The principal bedroom features exposed roof beams, Velux windows and a contemporary en-suite shower room. Bedrooms two and three, also featuring exposed beams and Rooflight conservation, skylight windows. The house bathroom is fitted with a four-piece suite comprising bath, corner shower, wash basin and WC.

EXTERNAL

The property is accessed via a remote-controlled electric gate serving two properties. A block-paved driveway provides off-road parking for two vehicles together with a paved seating area with pergola over.

LOCATION

Situated in the desirable village of Stainland, the property benefits from a range of local amenities including pub, well regarded schooling and regular bus services and large recreation ground. The M62 motorway (Junction 24) is approximately 10 minutes away, providing convenient access to Leeds and Manchester.

SERVICES

All mains services are connected. Gas central heating and underfloor heating to the ground floor and bathrooms.

TENURE

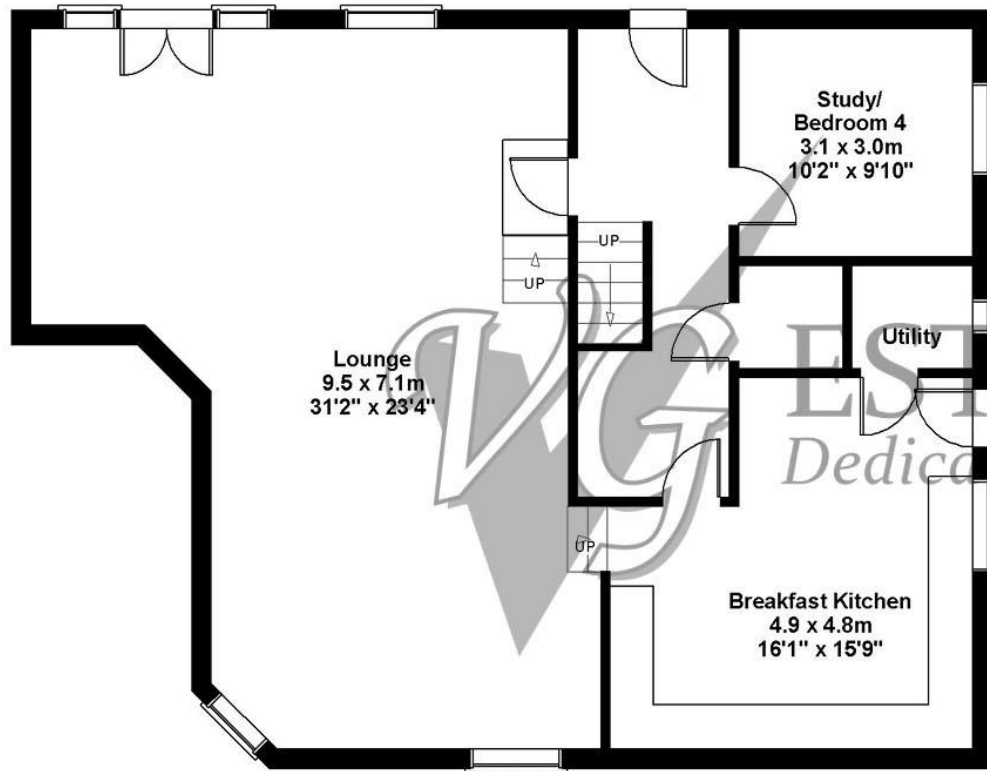
Freehold.

DIRECTIONS

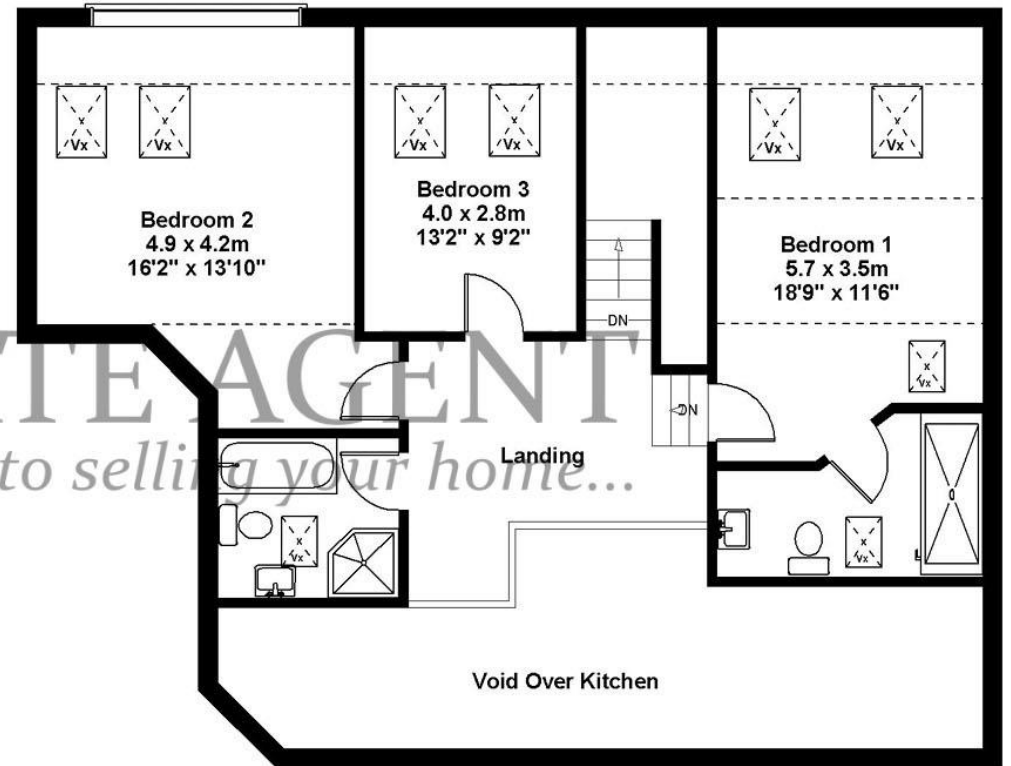
From Ripponden take the Elland Road uphill and at The Fleece Inn bear right towards Barkisland. Continue through the village and follow the road into Stainland. Proceed uphill into Beestonley Lane and bear left before the school into Bowling Green Road. At the junction turn left into Stainland Road and then take the first left into Fall Spring Gardens. Immediately turn right onto Portman Close and the electric gates providing access to Upper Ellistones Barn are on the right.



Approximate gross internal area 2026 sq ft - 188 sq m

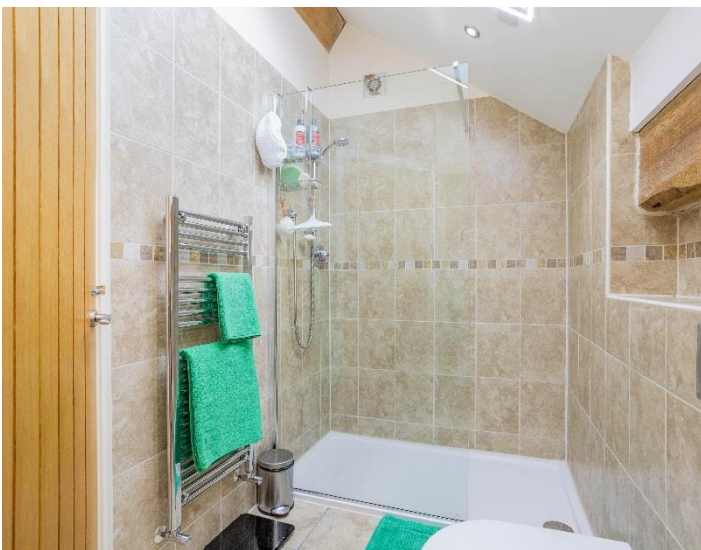


GROUND FLOOR



FIRST FLOOR





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.