







STNNARY BARN

STAINLAND | HX4 9EJ

Nestled in the heart of the sought-after village of Stainland, Stannary Barn is a beautifully presented Grade II Listed barn conversion offering an exceptional blend of period charm and contemporary comfort. Featuring exposed beams, stonework and vaulted ceilings, the property boasts a spacious dining kitchen with a log-burning stove, a characterful lounge and two generous double bedrooms, including a principal bedroom with en-suite facilities.

Externally, a versatile cobbled frontage provides off-road parking for two vehicles or an attractive seating area, complemented by a separate side patio. Conveniently located for Halifax, Huddersfield and Junction 24 of the M62, Stannary Barn offers the perfect balance of idyllic village living and excellent commuter connectivity.



GROUND FLOOR

Entrance Hall
Living Room
Dining Kitchen

FIRST FLOOR

Landing
Bedroom 1
Ensuite Shower Room
Bedroom 2
House Bathroom

COUNCIL TAX

E

EPC RATING

TBC

INTERNAL

The property is entered via a welcoming entrance hall featuring a Yorkshire stone floor. The lounge is a charming reception room, centred around a feature log-burning stove, creating a warm and inviting living space. The spacious dining kitchen forms the heart of the home and is fitted with an attractive range of wall and base units complemented by Corian work surfaces with a moulded sink. Integrated appliances include an eye-level electric oven, induction hob with stainless steel extractor hood, dishwasher, microwave and fridge/freezer. The room benefits from a second log-burning stove and an exposed stone wall, giving the room character and charm.

To the first floor, a galleried landing provides a versatile area, ideal for use as a home office or study space. There are two well-proportioned double bedrooms, both retaining a wealth of character with exposed beams and stonework. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, whilst the second bedroom enjoys useful under-eaves storage housing the boiler.

The house bathroom is beautifully appointed with a freestanding bath incorporating a shower attachment, wash hand basin and WC, complemented by full wall tiling and a chrome heated towel rail.

EXTERNAL

To the front of the property is a versatile cobbled area providing off-road parking for two vehicles or an attractive seating area, offering flexibility to suit a purchaser's requirements. A separate side patio provides an additional outdoor seating area, ideal for relaxing or entertaining.

LOCATION

Situated in the highly regarded village of Stainland, the property enjoys a convenient position for a range of local amenities, including well-regarded public houses, village shops, recreational facilities and regular bus services. Halifax and Huddersfield are both within easy reach, whilst Junction 24 of the M62 provides excellent commuter links to Leeds, Manchester and the wider motorway network.

SERVICES

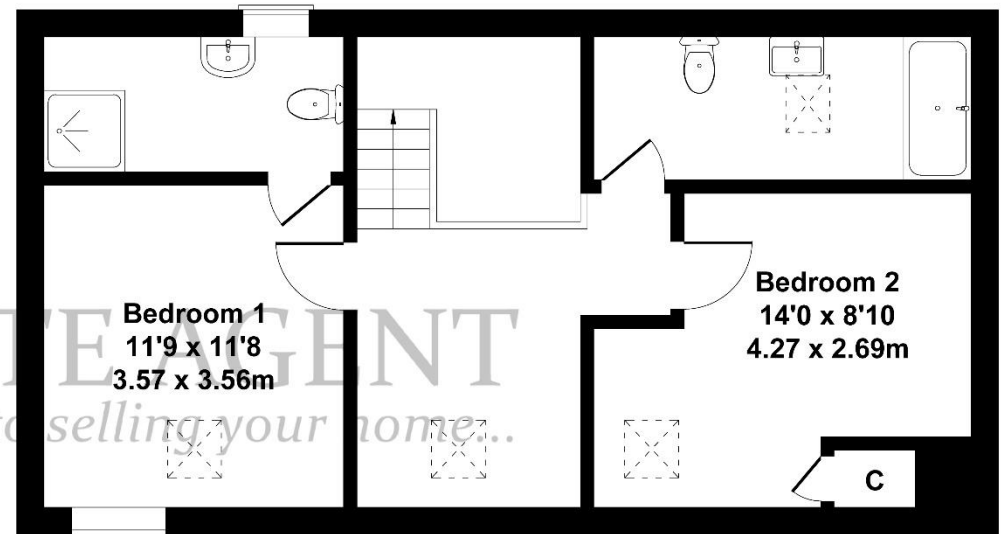
All mains services are connected. Gas central heating.

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. Proceed between the 1885 and Duke of York pubs and as you see the pharmacy sign on the left hand side turn left into Stannary. Stannary Barn can be found on the left with parking on the cobbles directly in front of the property.



Approximate Gross Internal Area
1216 sq ft - 113 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.