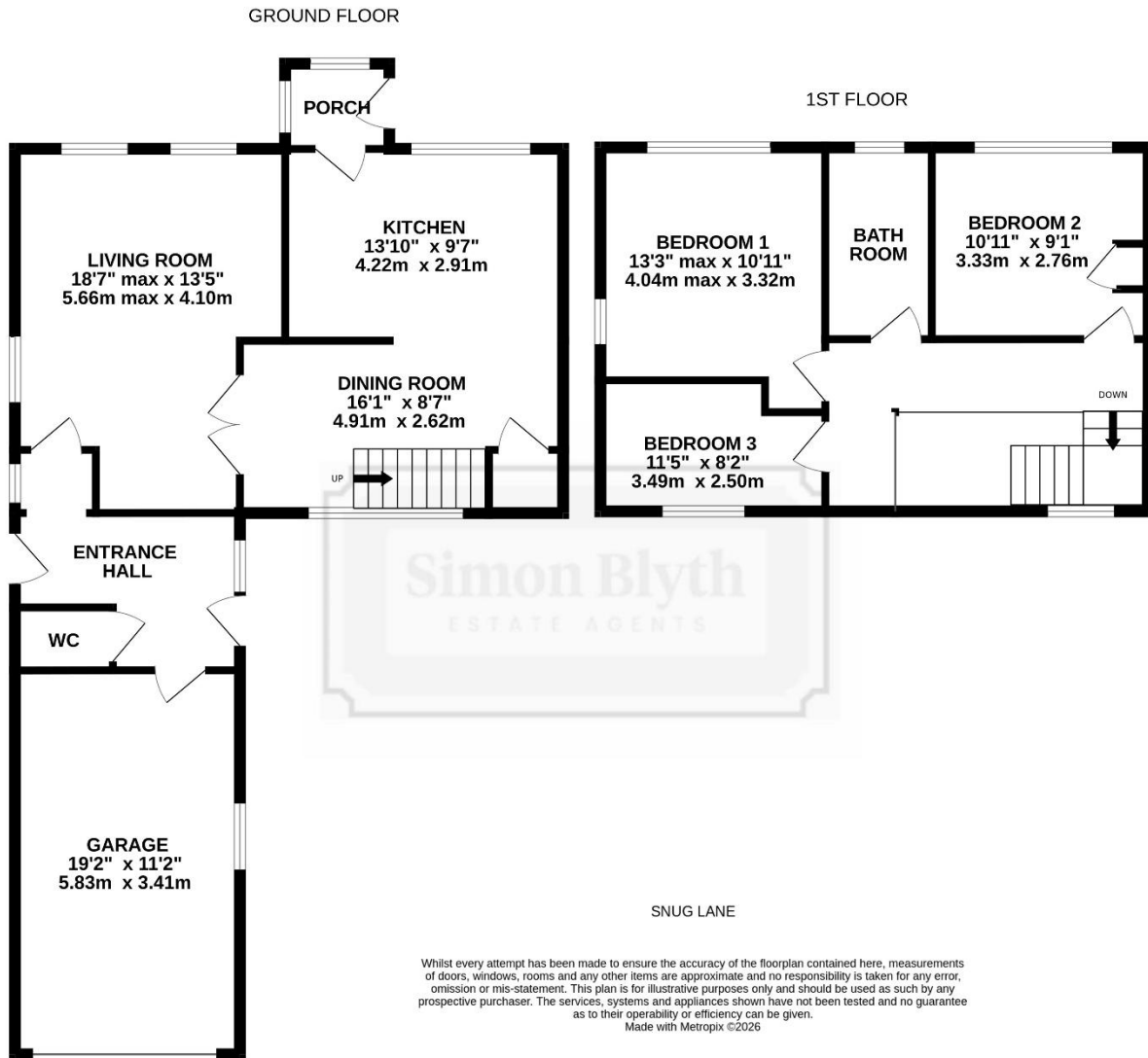


Simon Blyth
ESTATE AGENTS



BARN END, SNUG LANE, HEPWORTH, HD9 1RP



PROPERTY DESCRIPTION

BARN END IS SITUATED IN THE MOST BEAUTIFUL SETTING WITHIN THE RURAL VILLAGE OF HEPWORTH. OFFERING THREE BEDROOMS, OPEN PLAN DINING KITCHEN AND PLEASANT VIEWS ACROSS NEIGHBORING FIELDS TO THE FRONT AND REAR. THIS GRADE II LISTED BARN CONVERSION IS OFFERED WITH NO ONWARD CHAIN, OFFERS POTENTIAL TO THE PROSPECTIVE BUYER AND IS BRIMMING WITH CHARM AND CHARACTER.

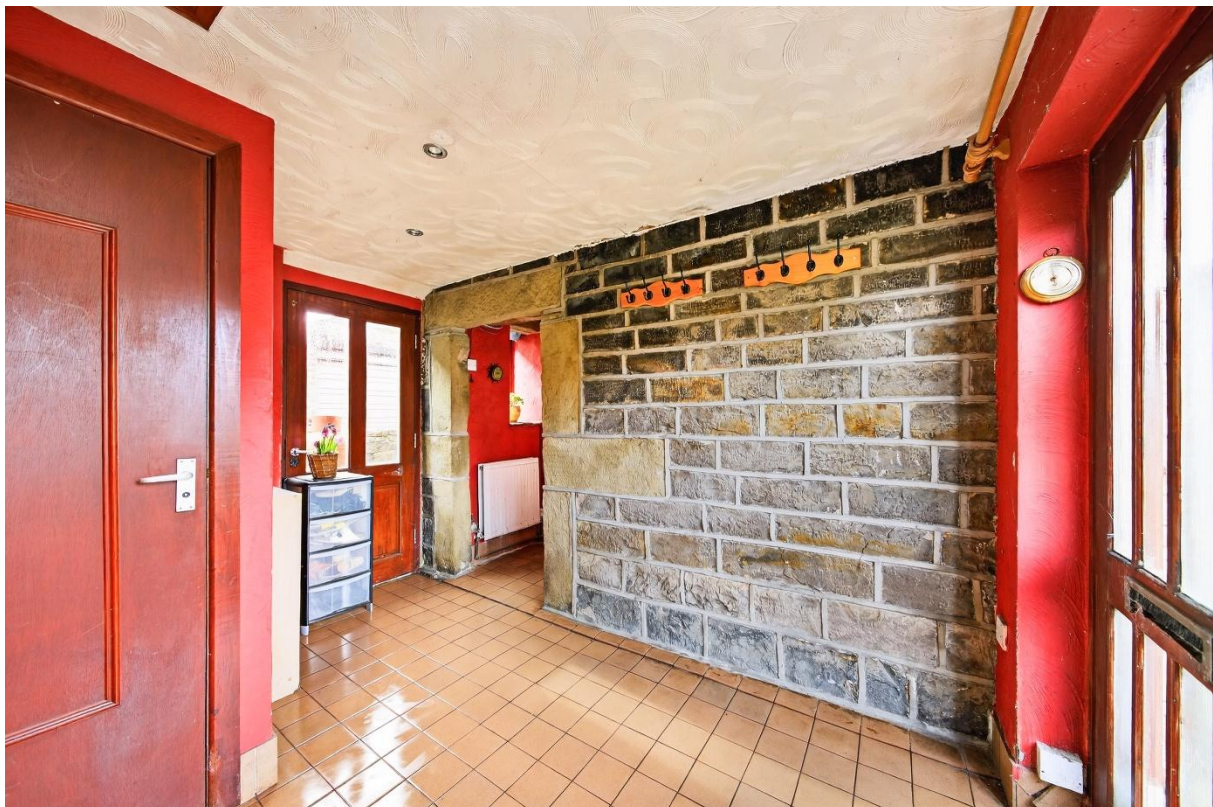
It briefly comprises, entrance hall, downstairs w.c, integral garage, lounge, open plan dining kitchen, galleried landing, three bedrooms and house bathroom. Externally to the front, the property provides ample off-street parking and lawned garden, to the rear is an enclosed lawned garden with mature hedged boundaries and with patio that continues down the side of the property.

EPC: F Council Tax Band: E Tenure: Freehold

Offers Around £400,000

ENTRANCE

Enter into the property through a multi-panel timber and glazed door with obscure glazed inserts into the entrance. There is an adjoining bank of timber and glazed windows providing a great deal of natural light, tiled flooring, insert spotlighting to the ceilings, a fabulous, exposed stone wall and there are doors providing access to the integral garage. A multi-panel timber and glazed door provides access to the lounge, and there is a further double-glazed external door to the side elevation providing access to the side yard. Additionally, the entrance hall has a radiator, a double-glazed hardwood window to the side elevation with stone sill, partly exposed timber beams to the ceilings, and a fabulous timber lintel over the doorway leading into the lounge.



DOWNSTAIRS W.C

The downstairs w.c features a two-piece suite comprising of a low-level w.c and a wall hung wash hand basin. There is tiling to dado height, ceiling light point, extractor fan and tiled flooring.

INTEGRAL GARAGE

Measurements – 19'2" x 11'2"

The garage features a up and over door, there is lighting and power in situ and a bank of double-glazed hardwood mullioned windows to the side elevation providing natural light. There is further storage available in the rafters.

LOUNGE

Measurements – 18'7''max x 13'5''

As the photographer suggests, the lounge is a generous proportioned light and airy reception room with dual aspect windows with beautiful arched doorways to the rear elevation, providing pleasant views onto the gardens and also a wealth of natural light, as well as a bank of double-glazed mullioned windows to the side elevation. The lounge is brimming with both charm and character features, with stunning exposed timber beams to the ceilings, decorative timber batons, a partly exposed stone wall and two radiators. The focal point of the lounge is the cast iron stove, which is set upon a raised stone hearth and there are three wall light points and multi-panel timber and glazed doors provide access to the open plan dining kitchen.



DINING KITCHEN

Measurements – 18'7''max x 13'5''

The dining kitchen room enjoys a great deal of natural light, which cascades through the dual aspect windows with a fabulous bank of windows to the front elevation in the barn arch with pleasant views onto the front gardens and front courtyard, as well as a bank of double-glazed, mullioned windows to the rear elevation with views out onto the gardens.



DINING AREA

The dining area features a carpeted kite-winding staircase which rises to the first floor with wooden banister and traditional spindle balustrade, which leads to the galleried landing above. There are fabulous double height ceilings with a feature circular window to the front elevation with exposed stone surround. The dining area features two radiators as well as a chandelier ceiling light point and a cottage style door with Suffolk thumb latch encloses a useful understairs cupboard.



KITCHEN AREA

The dining area then seamlessly leads into the kitchen which features a range of fitted wall and base units with shaker style cupboard fronts and with rolled edge work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space and provisions for a range cooker, which is inset into a chimney breast, exposed stone chimney breast with timber lintel above. There is provisions for an automatic washing machine as well as a dishwasher and space for a tall standing fridge and freezer unit. The kitchen features exposed timber beams and battens to the ceilings, and a multi-panel timber and glazed door with obscure glazed inserts leads to the rear porch. There is tiled flooring, tiling to the splash areas and a breakfast peninsula with cupboards beneath providing space for food preparation and informal dining.



REAR PORCH

The rear porch is accessed off of the kitchen area and features dual aspect windows to the rear and side elevations. There is a timber and glazed door to the side elevation, a vaulted ceiling with timber lintels over the doorway and windows, terracotta tiled flooring, and a wall light point.

GALLERIED LANDING

Taking the staircase from the dining area, you reach the galleried landing, which enjoys a wealth of natural light through the barn arch and circular feature window to the front elevation, which also provides stunning views across the gardens and of neighbouring fields and open countryside. There are cottage-style doors with Suffolk thumb latches, providing access to three well-proportioned bedrooms and the house bathroom. There is a radiator and wooden banister with spindle balustrade over the galleried landing.



BEDROOM ONE

Measurements – 13'3" x 10'11"

Bedroom one is a fabulous proportioned double bedroom with ample space for freestanding furniture. It features a bank of double-glazed stone mullioned windows to the rear elevation with views out onto the gardens, a tree-lined outlook and with far-reaching views across open countryside. There is a ceiling light point, beautiful, exposed timber floorboards, an additional feature is a circular double-glazed window to the side of elevation, as well as a radiator. The principal bedroom has a loft hatch which provides access to a useful attic space.



BEDROOM TWO

Measurements – 10'11" x 9'1"

Bedroom two again is a light and airy double bedroom with ample space for freestanding furniture. It features a bank of double-glazed stone mullioned windows to the rear elevation with timber lintel above which provides pleasant views across the gardens and of open fields. There is a ceiling light point, radiator and a floor to ceiling fitted storage cupboard providing a wealth of additional storage.



BEDROOM THREE

Measurements – 11'5" x 8'2"

Bedroom three is situated at the front of the property which features exposed timber floorboards, a bank of double-glazed mullioned windows to the front elevation with fantastic open aspect views across open fields and countryside. There is a ceiling light point and radiator.

BATHROOM

The bathroom features a white three-piece suite which comprises of a low-level w.c with concealed cistern and push-button flush and a wash hand basin set up on a vanity unit with chrome mixer tap. There is a panelled bath with thermostatic shower over and curved glazed shower guard. There is attractive tiled walls and tiled flooring, a double-glazed porthole feature window with obscure glazed inserts, part tiled and part stone surround to the rear elevation, inset spotlighting to the ceilings and a chrome ladder style radiator.



FRONT EXTERNAL

Externally to the front, the property is approached via a private shared driveway off Snug Lane, which leads to a hamlet of beautiful period properties. The subject property Barn End features a substantial driveway providing off-street parking as well as turning for multiple vehicles. The driveway leads to the attached integral garage which is of stone construction with stone tiled roof. The front garden is laid predominantly to lawn with flower and shrub beds and attractive stone wall boundaries, and the gardens do enjoy pleasant open aspect views across neighbouring fields over the way as well as far reaching views across the valley. There is an external light and external up and down light.





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ADDITIONAL INFORMATION

EPC rating – F

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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