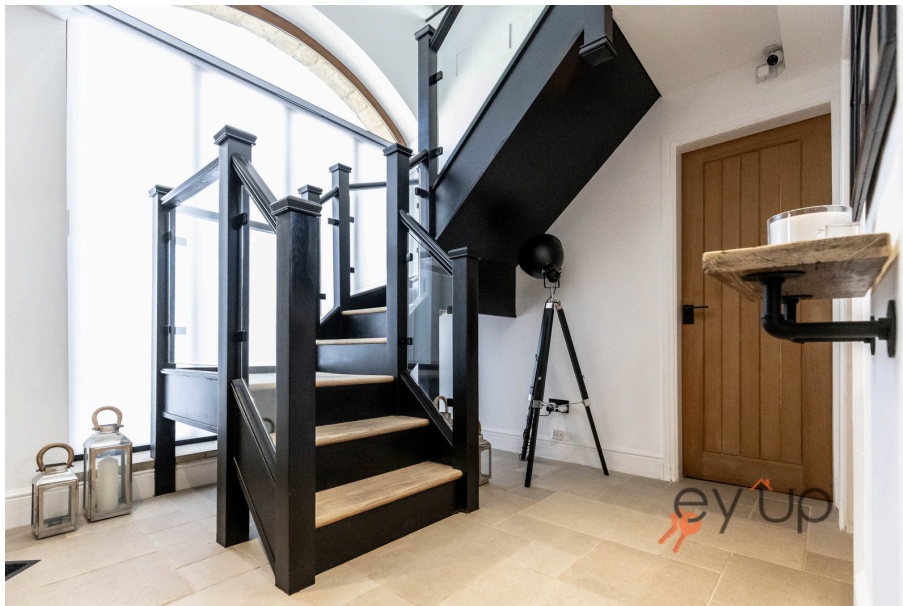




# The Barn, Linthwaite, HD7

Offers Over £350,000

3 2 1



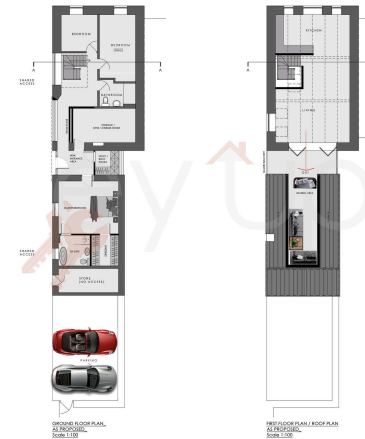
- Planning approved for a 3rd master bedroom, with roof terrace and cinema room
- Third bedroom plans include walk in wardrobe and en-suite bathroom
- Very high standard renovation
- Integrated smart home technology throughout
- Approved plans for a stunning roof terrace accessed via bi-folding doors with spectacular valley views
- Stunning converted Barn with beautiful far reaching valley views, with sun set views
- No onward chain, vacant possession
- New luxury shower room and stunning oak / glass feature staircase
- Heating, music, cameras and electric blinds all controlled from internal screens
- A rare home that impresses today, sold with planning permission granted





## APPROVED PLANS

Application Number: 2026/62/91382/W



If you like new builds, this ISN'T for you!

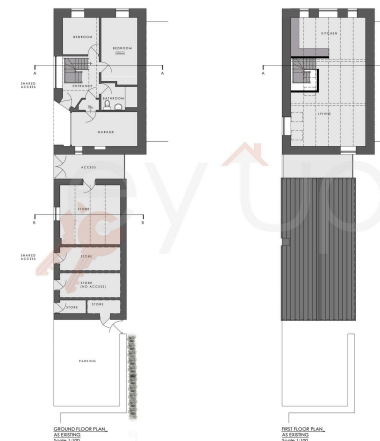
The Barn is a beautifully converted property with character, exceptional valley views and a finish that blends traditional charm with cutting edge smart home technology.

Renovated to a high standard, it features a new luxury shower room, an oak and glass feature staircase plus sophisticated integrated technology throughout.

The real opportunity lies in the architect designed plans already granted planning permission, providing for a spectacular roof terrace with bi-folding doors, a third bedroom with walk in wardrobe and en-suite, plus a cinema room, games room, bar or gym.

A rare home that impresses today, sold with planning permission granted to convert the included out barn to make it truly exceptional.

## EXISTING FLOOR PLAN



Based in the heart of Yorkshire, ey up combines traditional Yorkshire values, with outstanding service. We believe in more is, well, more!

A fresh approach to buying and selling homes, the Yorkshire way!

01484 972 054  
hello@eyup-move.me

eyup-move.me