

## The Barn 11C Hopton Hall Lane

Upper Hopton, Mirfield, WF14 8EL

Located in the sought-after village of Upper Hopton, this impressive two-bedroom Grade II listed barn conversion offers a rare opportunity to own a home full of original character and charm. The property retains many period features and is well presented throughout. The sleeping accommodation is found on the ground floor with the impressive open plan living kitchen upstairs. Set in the heart of this popular rural village, yet is conveniently close to Mirfield town centre and a wide range of local amenities, including schools, shops, GP surgeries, pubs, restaurants, and public transport links. Mirfield train station offers excellent rail connections to Huddersfield, Leeds, Manchester, and London. Motorway networks are also close-by, making the location ideal for commuters. Externally, a small enclosed seating area to the front enjoys a south-west facing aspect—a perfect space to relax! Set slightly away to the rear is a single garage along with a parking space. **VIEWING RECOMMENDED!**

£330,000

# The Barn 11C Hopton Hall Lane

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- GRADE II LISTED BARN CONVERSATION IN HIGHLY DESIRABLE LOCATION
- SHOWCASING EXCEPTIONAL CHARACTER FEATURES
- TWO DOUBLE BEDROOMS PLUS DRESSING ROOM
- BEAUTIFUL RURAL SETTING YET CLOSE TO LOCAL AMENITIES
- LOCATED IN THE HEART OF UPPER HOPTON
- CLOSE TO THE RAILWAY STATION & MOTORWAY NETWORKS

## Entrance

## Master Bedroom

## Ensuite

## Bedroom Two

## Dressing Room/Study

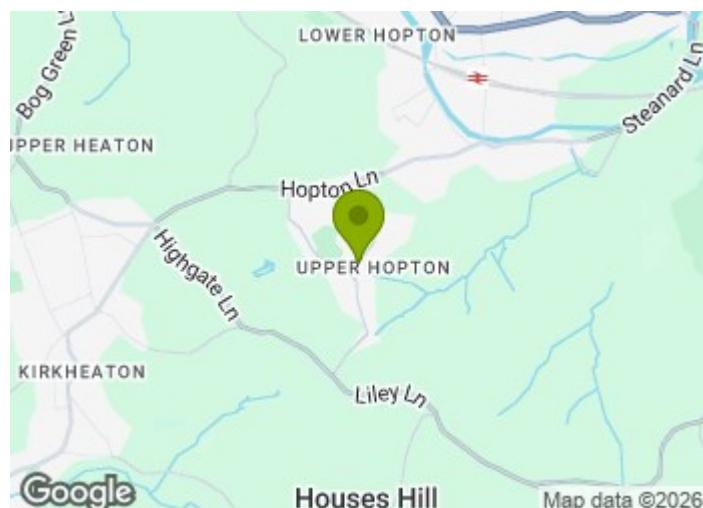
## House Bathroom

## Utility

## First Floor

## Open Plan Living Kitchen

## Garden & Garage



## Directions

From the centre of Mirfield proceed along station road and at the mini-roundabout turn right onto Hopton Lane. After approximately 0.5 miles turn left onto Hopton Hall Lane and follow this around past the Church and take the next left, the property can be found on the left hand side and identified by our 'for sale' board.



# Floor Plan

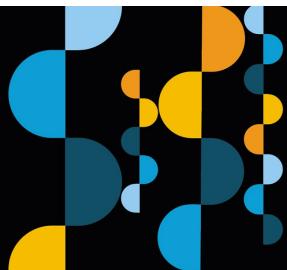


Total area: approx. 1019.1 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors. Plan produced using PlanUp.

**11C Hopton Hall Lane, Upper Hopton, Mirfield**

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