



## The Barn, 1 Hall Ing Lane

Honley, Holmfirth, HD9 6QX

A stunning, character filled and deceptively large two/three double bedroom listed cottage with beautiful views, private garden and garage. The property is set in this sought after rural hamlet with country walks from the door. Immaculate throughout the accommodation is over three floors and comprises entrance lobby, lounge with solid fuel stove, farmhouse style dining kitchen, two first floor bedrooms, master with ensuite and family bathroom and a loft room open to the eaves with exposed roof trusses. Enclosed front garden and garage. NO VENDOR CHAIN.

**O.I.R.O £285,000**

# The Barn, 1 Hall Ing Lane

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- STUNNING TWO/THREE DOUBLE BEDROOM BARN CONVERSION/COTTAGE
- RURAL WALKS FROM THE DOORSTEP/WALKING DISTANCE TO THE RAIL STATION
- PERIOD FEATURES AND LOTS OF CHARACTER INCLUDING SOLID FUEL STOVE
- MASTER BEDROOM WITH ENSUITE AND FAMILY BATHROOM
- FARMHOUSE STYLE DINING KITCHEN AND SPACIOUS LOUNGE
- GARDEN AND GARAGE - NO VENDOR CHAIN

## Entrance

## Lounge

15'2" x 13'7" (4.62 x 4.14)

## Dining Kitchen

15'0" (15'0") x 11'7" (4.57 x 3.53)

## First Floor Landing

## Front Bedroom

12'2" x 10'3" (3.71 x 3.12)

## Ensuite shower room

8'3" x 3'11" (2.51 x 1.19)

## Family Bathroom

11'8" x 5'3" (3.56 x 1.60)

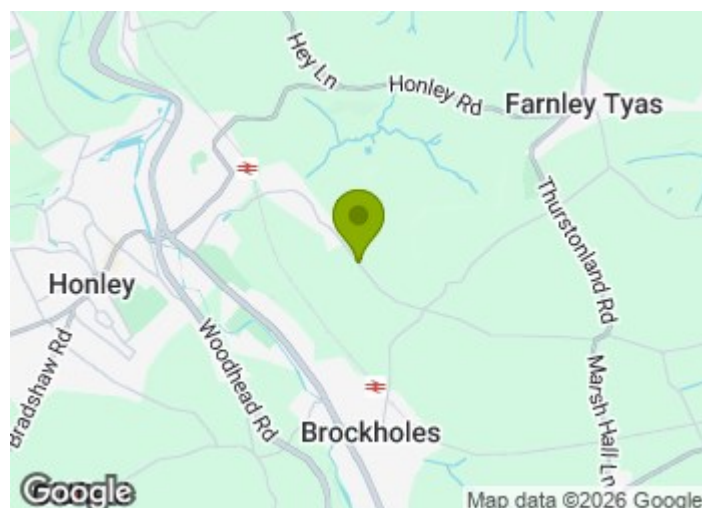
## Rear Bedroom

11'10" x 9'7" (3.61 x 2.92)

## Loft Room

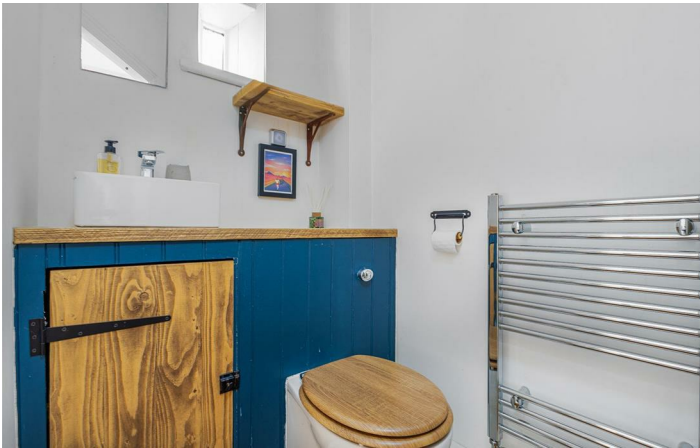
14'11" x 13'9" (4.55 x 4.19)

## Garden and Garage

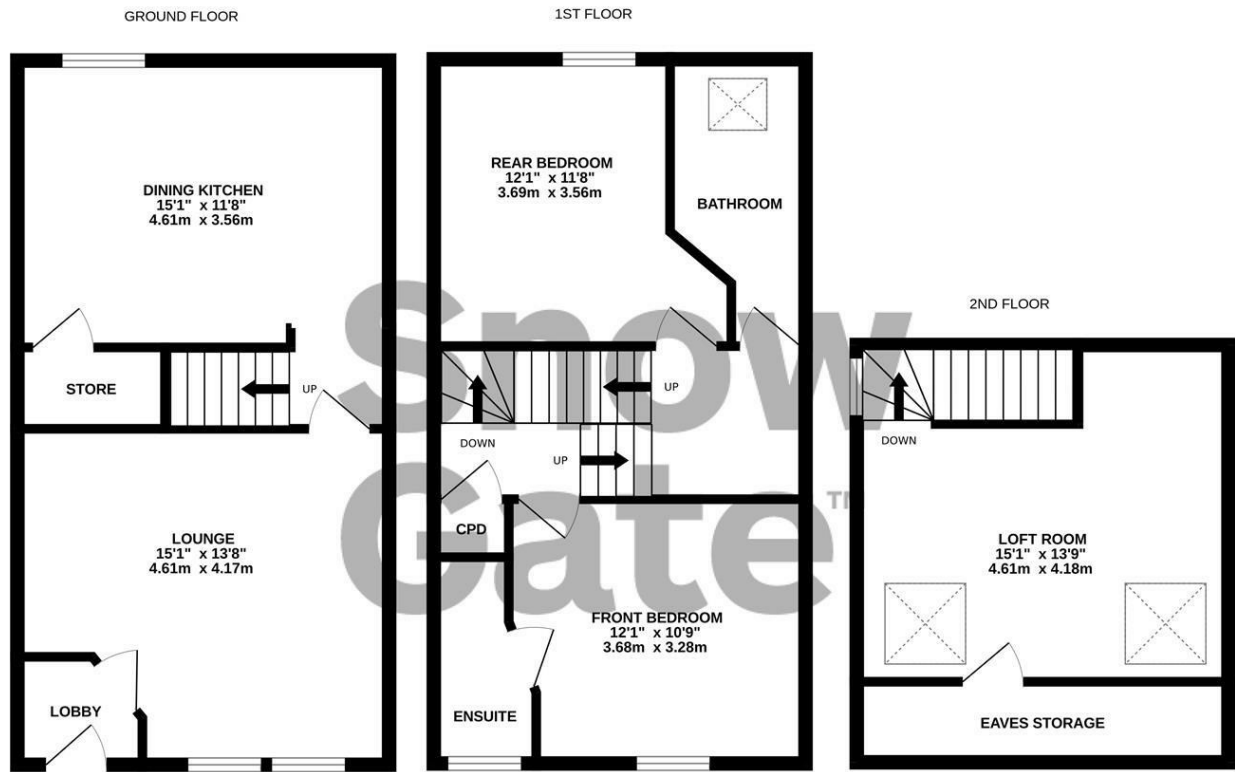


## Directions

Situated between Honley and Brockholes halfway along Hall Ing Lane/Road set back in a rural Hamlet. Look out for the red telephone box, entrance to the hamlet is almost opposite.



# Floor Plan



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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