Floor Plan

GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.

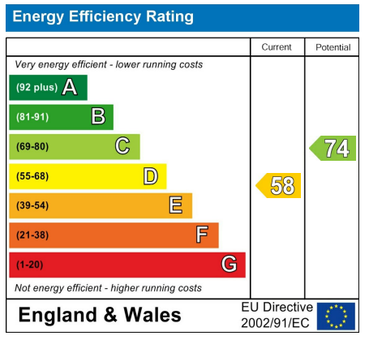


1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.5 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from the A59 down into Darley and as you proceed down the hill turn left into Moorcock Lane. Continue up the hill and Nine Ties Barn is on the left hand side where there is a shared driveway and the drive is on the left hand side.

Council Tax Band G Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£895,000

Nine Ties Barn, Moorcock Lane, Darley, HG3 2QL

4 Bedroom Barn Conversion

Nestled in the picturesque setting of Moorcock Lane, Darley, this charming four-bedroom barn conversion offers a unique blend of traditional character and modern comforts with stunning views across Nidderdale, this property is a true haven for those who appreciate the beauty of the countryside.





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Description

As you enter there is an entrance hall with a useful built in coat cupboard, spacious lounge with a warm and inviting ambiance created by the exposed beams and the inviting log-burning stove, perfect for cosy evenings. There is a hand made kitchen with quartz worktops including a central island creating a social breakfast kitchen with an electric AGA, gas hob, single oven, LPG provides heating, integrated dishwasher, fridge, freezer and larder cupboard. Just off the kitchen there is a separate utility room and downstairs w/c.

The spacious layout includes four well-appointed bedrooms, with the master featuring built-in wardrobes and an ensuite shower room for added convenience. A stylish house bathroom serves the remaining bedrooms with bedroom four currently used as an office/study, which has a connecting door to the master bedroom which could facilitate a dressing room or nursery. Bedroom three & four also have fitted wardrobes.

The exterior of the property is equally impressive, boasting a double garage equipped with light and power, driveway providing off street parking for multiple vehicles, as well as an electric vehicle charger for eco-conscious living. The cottage gardens are a delightful feature, complete with raised vegetable beds, green house, and seating areas. Additionally, an artist studio which is fully insulated with power and light and could be utilised as a home office and a smaller crafting shed provide perfect spaces for creativity and hobbies.

This barn conversion is not just a home; it is a lifestyle choice, offering tranquillity and the opportunity to immerse oneself in nature while still being within reach of local amenities. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

















