



**The Barn, Lee House Farm Lee Lane, Halifax, HX3 6UJ**  
**Offers Over £450,000**

A truly unique FOUR BEDROOM character property finished to the highest standard with breathtaking views over the Shibden Valley. This converted barn has been lovingly maintained and improved by the current owners to showcase the incredible and rare character features which combine to make a wonderful home. In addition to the fabulous living accommodation, the property benefits from various vantage points to sit out and enjoy the incredible views.

'The Barn' is a fantastic FOUR BEDROOM CHARACTER PROPERTY, nestled in an enviable spot in the Shibden Valley. This is a rare opportunity to acquire a high end residence which offers well proportioned rooms and high quality fixtures and fittings throughout and recently fitted carpets. Externally there are several areas to enjoy the picturesque surroundings. To the rear there are two patio areas providing stunning seating spaces to enjoy peaceful summer days and admire the breathtaking views. In addition, the property benefits from a further section of land which again has a magnificent vantage point with views over the valley and offers the opportunity for further development to create a further garden area and potential for a 'cabin type' garden room. Allocated parking spots are adjacent to this land. Viewing is essential to appreciate the exceptional standard of the interior finish and the breathtaking scenery.

## GROUND FLOOR

### DINING ROOM

Accessed from the front elevation through a glazed door, the dining area is open to the kitchen and has oak flooring exposed stone and a central heating radiator. Useful under stairs storage. Feature natural stone tiling and oak and glass staircase leading to the first floor.

### KITCHEN

Open to the dining area giving the space a family kitchen diner feel, the kitchen has a range of fitted wall and base units to three sides with an oak work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher, washing machine and double electric oven with gas hob and extractor fan over. Oak flooring.

### W.C

Convenient cloakroom, fitted with a low flush w.c and hand wash basin. Tiled flooring and a central heating radiator.

### LOUNGE

Fabulous main reception space, a lounge which has ample room for seating and dining if required. Oak flooring continues through from the dining room where there is a door with additional floor to ceiling windows either side to allow an abundance of natural light to flood the room. Two central heating radiators, Yorkshire stone inglenook fireplace and oak mantle.

## FIRST FLOOR

### LANDING

The feature wall natural stone tiling continues up the stairs to the landing area where there is wood panelling to the walls, recently fitted carpet and a central heating radiator.

### BEDROOM

A fabulous primary bedroom bursting with high end features. There is a barn arch window with exposed stonework, further double glazed mullioned windows above and recessed mains electric operated blind. There are fitted wardrobes, panelling to one wall with wall mounted lights, USB sockets, recently fitted carpet and a central heating radiator.

### EN-SUITE

Stylish en-suite bathroom fitted with a free standing bath, double sized shower area with screen, wall mounted low flush w.c and a hand wash basin sat on a splendid vanity unit. Sensor feature lighting, a heated towel rail and wall to ceiling tiling and further tiling to the floor complete this sumptuous room.

### BEDROOM

A second double bedroom to the first floor again with exposed stone to the barn arch with inset double glazed window with further Velux window set within the double height space above. Oak flooring, panelling to two walls and a central heating radiator.

### BEDROOM

Currently utilised as a home office with a range of fitted wardrobes, double glazed window, oak flooring and a central heating radiator.

### BATHROOM

Opulent bathroom suite finished to the highest standard with Sensor feature lighting, comprising of a free standing roll top bath, low flush w.c, double vanity with two ambient bluetooth mirrors above and a double sized shower area. Floor to ceiling tiling and further tiling to the floor. Heated towel rail.

## SECOND FLOOR

### BEDROOM

A vast top floor bedroom with two Velux windows and extensive cupboards set in to the eaves providing ample storage. Feature 'reclaimed wood' panelling to one wall, recently fitted carpet and two central heating radiators.

### EXTERNAL

To the rear of the property there is a patio paved with Yorkshire Stone and a bespoke, recently installed and unused outdoor kitchen unit finished in cedar cladding which includes high end Beefeater 4 burner built in gas BBQ, under counter drinks fridge, granite worktops, ideal for entertaining guests. Steps lead down to a further patio again paved with Yorkshire Stone which provides fantastic views. To the front of the property there is parking available and a short walk leads to further parking spaces. There is then another parcel of land, which includes a large greenhouse, featuring thermal vent opening windows, and a wooden garden shed, which could be developed to create another fantastic seating area with breathtaking views and the potential to add a garden room type building.

