

**VALLEY VIEW
BROWN BANK FARM
WATSONS LANE
NORWOOD, HG3 1TA**



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An absolutely outstanding stone built barn conversion having been recently converted to the highest of standards and forming part of a small farmyard development of only five properties.

The property is situated within an area of outstanding natural beauty and has breathtaking views, the highest quality fixtures and fittings throughout, high ceilings and a wealth of character and features including open beams, galleried staircase and landing and an air source heat pump running the underfloor heating throughout.

Entrance Hall | Living Room | Sitting Room | Dining Room | Family Kitchen | Home Office | Utility Room | Cloakroom with wc

Four Bedrooms | Two En-suite Shower Rooms | House Bathroom

Gardens | Garage | Small Paddock

Council Tax: TBC | Energy Rating: TBC | Tenure: Freehold

£1,600,000



The kitchen has a wealth of open beams and has been beautifully designed with slim frame, shaker style units with soft closures, solid doors and clever storage solutions including a foldaway dresser. The integrated appliances include Neff oven, hob and microwave, Samsung dishwasher and two fridge freezers. The bathrooms are fully tiled and have recesses and niches within the shower areas and LED lighting.

The accommodation comprises: A magnificent hallway with full height windows and a beautifully crafted staircase with galleried landing, large family kitchen, dining room, two living rooms and a home office. There is also a separate utility room and a ground floor cloakroom.

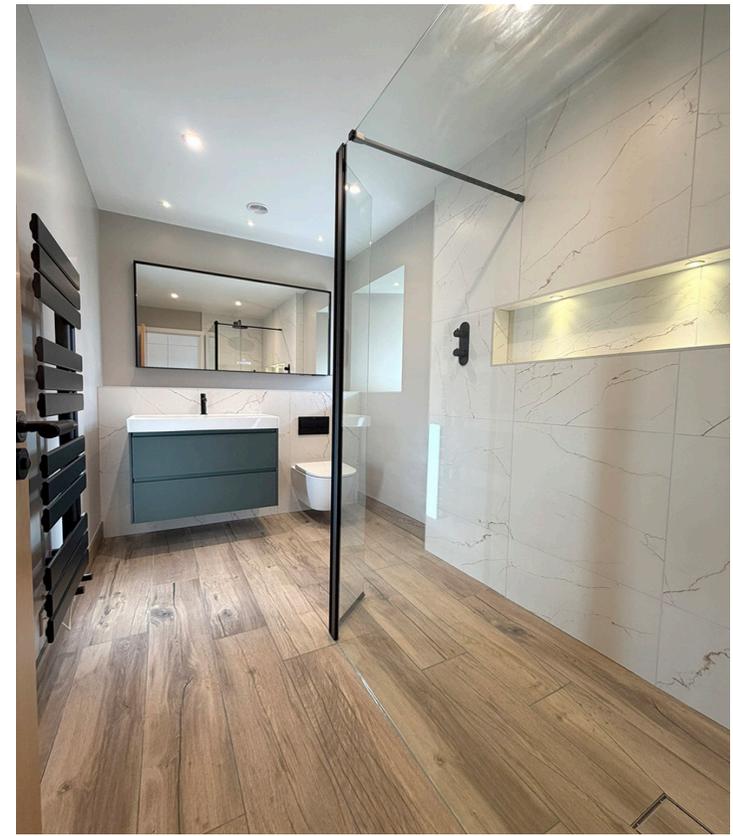
To the first floor there are four bedrooms with the principal bedroom having built-in wardrobes and a large en-suite shower room, bedroom two has an en-suite shower room and there is a separate house bathroom.

The property is approached via a long, sweeping driveway with ample parking, leading to a double garage.

There is an enclosed courtyard garden, further lawned gardens with paved pathways, timber boundary fencing and a gate leading to small paddock area with timber boundary fencing.

Agents note: The property has an ICW 10 year building warranty, mains electricity, a water sewage treatment plant and Open Reach fibre to the premises.

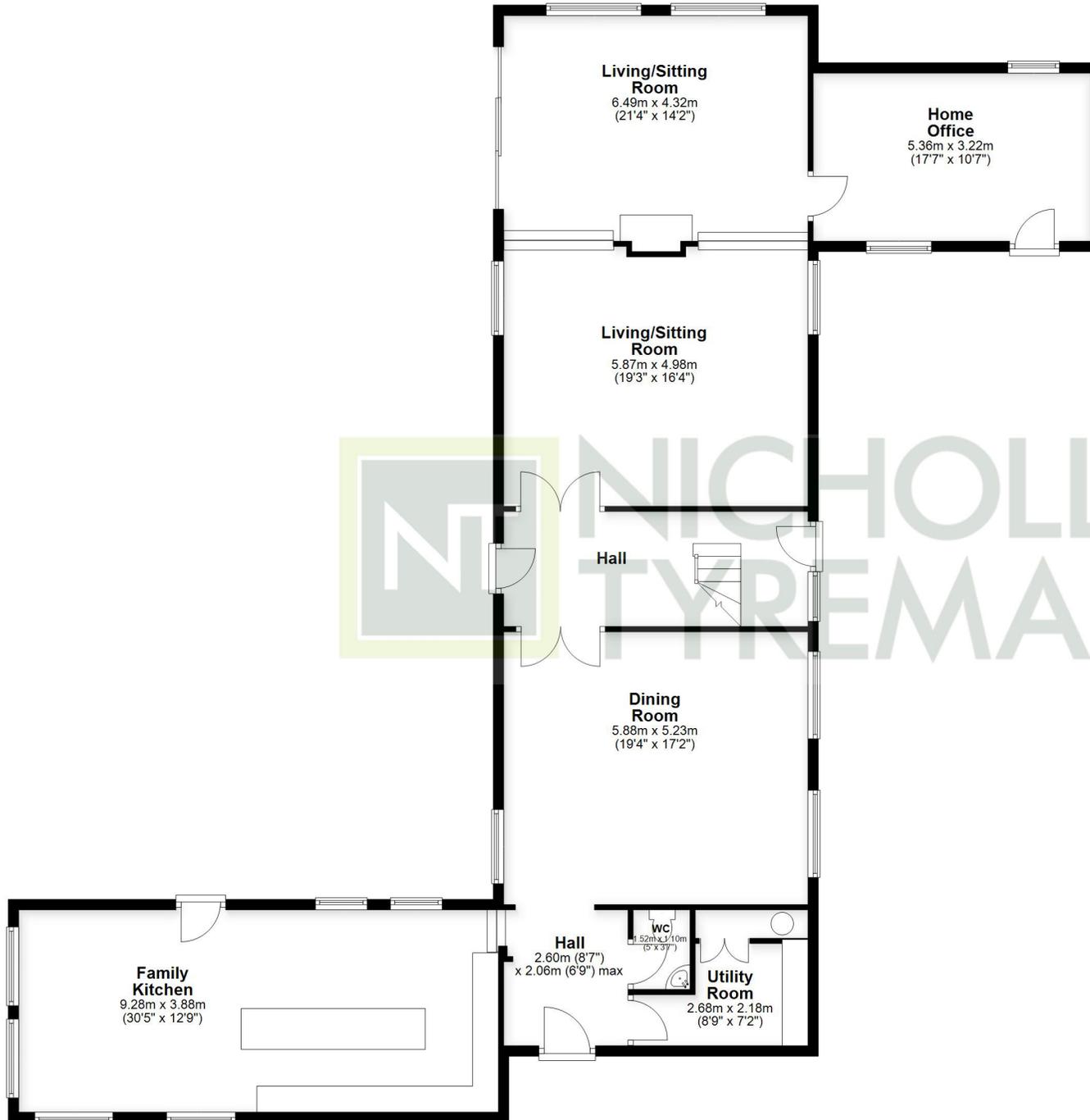






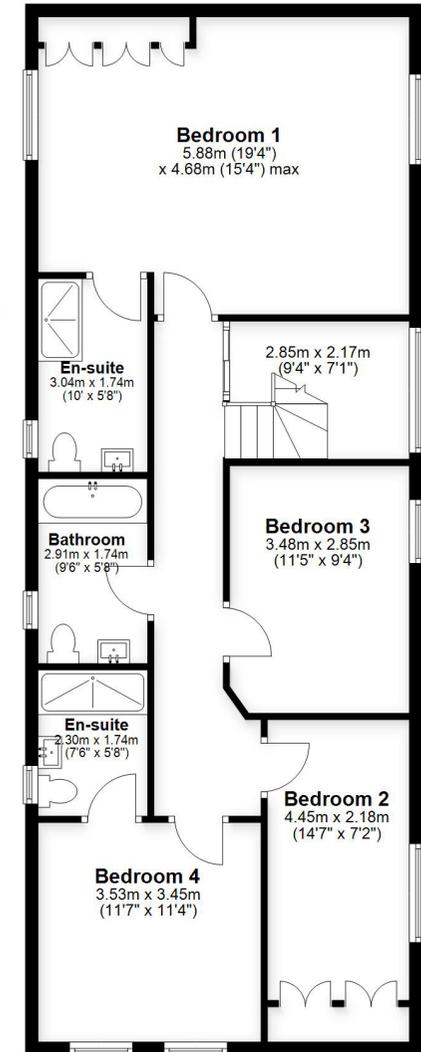
Ground Floor

Approx. 170.3 sq. metres (1833.5 sq. feet)



First Floor

Approx. 94.4 sq. metres (1016.5 sq. feet)







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