Round Ings Road, Huddersfield, HD3 3FQ
£1,095,000

Edkins & Holmes
ESTATE AGENTS

An exceptional four-bedroom barn conversion, finished to an outstanding specification and combining striking original features with beautifully considered contemporary interiors.

Character features including exposed beams and impressive stone arched doorways and windows sit alongside bespoke joinery, feature lighting and high-quality finishes throughout.

The stunning entrance hall immediately sets the tone, with an impressive oak and wrought iron staircase featuring integrated LED lighting. The spacious lounge centres around a bespoke media wall, while the superb dining kitchen features granite work surfaces, quality integrated appliances and built-in banquette seating.

A stylish adjoining pantry, accessed through attractive glazed doors, is fitted with a range of units, granite work surfaces, shelving and feature lighting.

The luxurious principal bedroom suite incorporates a fully fitted walk-in wardrobe, dressing area and four-piece en-suite with freestanding bath and separate shower. There are two further double bedrooms, while a unique spiral staircase from the family room leads to an additional bedroom with en-suite, providing an ideal private space for guests or teenagers.

A striking glazed walkway with feature lighting further adds to the individuality of this impressive home.

Externally, The Barn is set within extensive gardens and land extending to approximately 3.5 acres, completing this truly distinctive and luxurious family home.

Entrance Hall
Oak and glass staircase. Bespoke built in storage. Double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Sensor light.

Lounge
Bespoke oak media wall. Double glazed window.

Family Room
Unique spiral staircase with LED lighting. Arch French doors with exposed stone arch.

Kitchen
Fitted kitchen. Built in banquet seating. Fireclay Butler sink with boiler water tap. Neff electric eye level oven with slide and hide door. Bora induction hob with down draft extractor. Integrated dishwasher. Integrated fridge / freezer. Two wine fridges. Cornice with LED lighting. French doors leading to garden. Double glazed window.

Pantry
Glass doors. Sensor light. Bespoke units. Granite worktops. Shelving with LED lighting.

Landing
Exposed stone arch. Arch window.

Landing
Stairs from ground floor. Laundry cupboard with plumbing for washing machine, space for dryer and hanging space.

Bedroom One
Exposed beams. Two double glazed windows.

En-Suite
Wash hand basin. Mirror with LED lighting. Low flush W.C. Freestanding bath. Separate shower cubicle. Exposed beams. Double glazed window.

Walk-in Wardrobe
Fitted wardrobes, shelving and drawers and dressing table. Skylight.

Bedroom Two
Feature wall with LED lighting. Access to loft. Double glazed window.

Bedroom Three
Cornice with LED lighting. Access to loft. Double glazed window.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle.

Bedroom Four
Fitted shelving. Wall panelling. Two skylights. Double glazed window.

En-Suite
Vanity wash hand basin. Concealed cistern W.C. Freestanding bath. Walk-in rainfall shower. Fully tiled. Double glazed window.

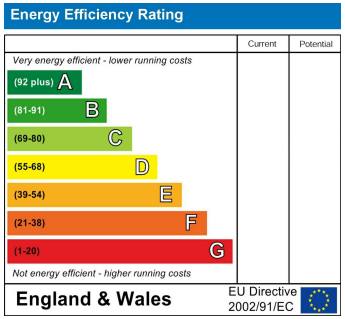
Parking
Resin driveway and shingle area offering parking for multiple vehicles.

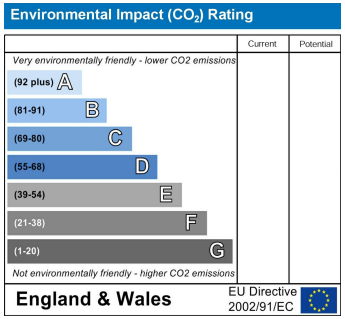
Council Tax Band

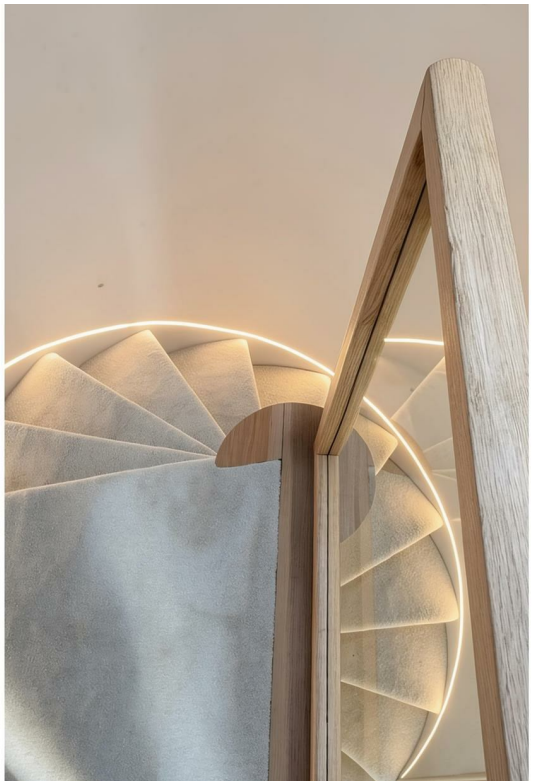
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is

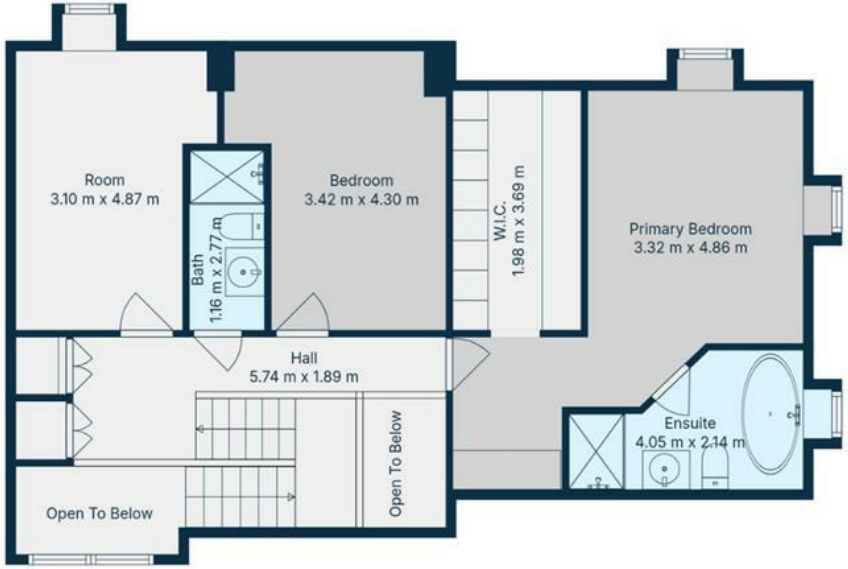
Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.



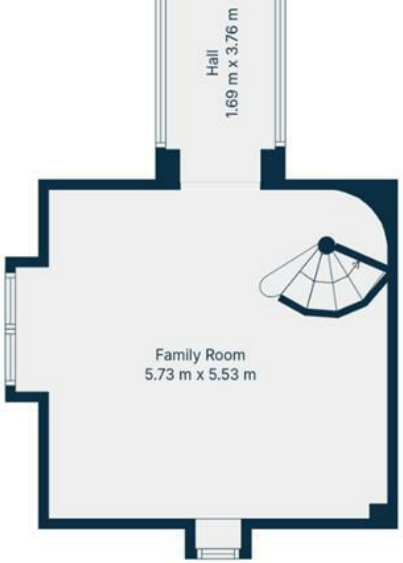




Floor 1



Floor 2



Floor 2

CAMEO CONSTRUCTION

@cameo_construction

www.cameoconstruction.co.uk

TOTAL: 227 m2
1st Floor: 121 m2, 1st floor: 106 m2
EXCLUDED AREAS: OPEN TO BELOW: 7 m2, WALLS: 18 m2

Measurements deemed highly reliable but not guaranteed.

SHOW & SELL property media