



Wm Sykes
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P R E S T I G E
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192 & 194 HELME LANE

MELTHAM ~ HOLMFIRTH ~ HD9 5RL

£560,000

This is a unique opportunity to purchase a converted barn and attached cottage in a sought after semi-rural setting with superb views. The barn is well presented throughout with 3 bedrooms and flexible living accommodation whilst the adjacent cottage requires comprehensive modernisation and could provide 2 or 3 bedrooms. This is a superb opportunity for buyers looking for 2 homes next to each other or a property with a supplementary income from letting out next door.

- Barn Conversion plus Attached Cottage
- Well Presented 3 Bedroom Barn Conversion
- Attached 2/3 Bed Cottage for Renovation
- Edge of Village Location with Views
- Generous Driveway/Parking Area
- Adjoining Gardens to Front & Side
- Excellent Further Potential to Redesign
- EPC Ratings: 192: 43 (Band E) 194: 63 (Band D)

About the property

The property comprises of 2 dwellings at the end of a row 4 properties, these being an end terraced cottage for renovation and a converted barn which sits in the middle of the row. They are of traditional stone built construction under a stone slate roof and have been within the ownership of the same family for over 80 years.

The cottage (192) at the end of the row now requires extensive renovation, our clients have partially stripped the property back to its bare walls and it is ready for the successful purchaser to refurbish to their own tastes. On the ground floor there is an entrance porch, dining kitchen, lounge and large pantry. Steps lead down to a cellar. Upstairs is currently one double bedroom and a large open room – this was originally a double bedroom and bathroom but we feel there is scope to subdivide the space to create 3 bedrooms in total.

The barn (194) was converted by our client in the late 1990s and is well maintained throughout offering spacious accommodation that has to be viewed to be appreciated. It features an entrance lobby giving access into the good sized kitchen which has glazed double doors into a sitting / dining room. A further set of doors from here lead into the large lounge – this has the space and flexibility to accommodate a dining area if required and features a large arched window to the front enjoying the views.

On the first floor there is a galleried landing area overlooking the lounge and arched window. There are 3 bedrooms on this floor. The principle bedroom has its own en-suite shower room whilst bedrooms 2 and 3 are served by the generous house bathroom.

The property is freehold and connected to all mains services with the barn having a gas central heating system and double glazed windows.

Externally there is a concrete driveway leading from the side and in front of the houses providing generous parking. Beyond this is a lawned garden with paved seating area for the barn and a further parking area with lawn serving the cottage.

Accommodation:

194 Helme Lane



GROUND FLOOR

Entrance Lobby

With composite entrance door to the side, quarry tiled floor and central heating radiator.

Kitchen

16'1" x 12'5"

A good sized kitchen with space to accommodate a dining table if required. It is fitted with a good range of base units and wall cupboards with oak doors, laminated worksurfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated double oven, 4 ring gas hob with extractor over, plumbing for washing machine and dishwasher, windows to the front and side, laminated wood flooring, inset spotlights to the ceiling, central heating radiator and glazed double doors into the dining / sitting room.





Dining/Sitting

12'7" x 10'4"

Located next to the kitchen this room could be used either as a dining room or sitting room (it's current format). It features a window to the side enjoying the views, central heating radiator and door into the main living room.



Living Room

23'10" x 16'1"

Large open living space which has the scope to be used in alternative ways with a living room area at one end and space for a secondary seating or dining area at the other. It features a large glazed window set within the former barn arch enjoying the views, feature timbers to the ceiling, feature fireplace with living flame effect gas fire, staircase to the first floor with cupboard under and 2 central heating radiators.

Garage

17'4" x 12'5"

The garage is located adjacent to the lounge with external access only through an up and over door. This currently houses the Vailant central heating boiler and has electric light and power.

FIRST FLOOR



Galleried Landing

9'8" x 6'10"

A spacious landing area with spindle balustrade overlooking the living area with the exposed stone barn arch on full display and a further high level window above it. There is also a central heating radiator and staircase from the ground floor.



Bedroom 1

12'7" x 10'4"

A double bedroom with window to the front enjoying the views, exposed beams to the ceiling, recessed storage cupboard and central heating radiator.



En-suite

8'2" x 5'6" overall

With three piece suite comprising low flush wc, pedestal washbasin and shower cubicle, fully tiled walls and obscure glazed window to the rear.





Bedroom 2

13'2" x 9'3"

With window to the front enjoying the views, beams to the ceiling and central heating radiator.



Bedroom 3

6'11" x 9'1" min

A single bedroom with window to the rear, built in cupboard over the staircase bulkhead and central heating radiator.



Bathroom

7'9" x 5'10"

With low flush wc, pedestal washbasin and bath with mixer shower over, partly tiled walls beam to the ceiling, central heating radiator and extractor.



192 Helme Lane

GROUND FLOOR

Entrance Porch 7'9" x 4'4"
With windows to the front and glazed entrance door to the side.

Dining Kitchen 16'9" x 16'3" overall
Stripped back to the bare stone walls with windows to the front and side, staircase to the first floor and a lobby area with stairs leading down to the cellar and a door into the pantry.

Pantry 10'8" x 3'3"



Lounge 13'5" x 10'8"
With window to the front.





FIRST FLOOR

Open Room 17'0" x 15'10"

A large open room with windows to the front and rear, stripped back to the bare stone walls and floorboards. It was formerly a large double bedroom and bathroom which can be seen from the markings on the floorboards when viewing in person.



Bedroom 16'10" x 10'7"

Another large double bedroom with windows to the front and rear.





OUTSIDE

A gateway with concrete driveway from Helme Lane leads in front of the house and barn providing generous parking provision. There is an additional parking area just off the driveway with lawned garden area beyond – this would be the obvious garden space to apportion to number 192. There is a larger lawned garden below the driveway with seating area enjoying the views.

Additional Information

192
Tenure: Freehold. Energy Rating 43 (Band E). Council Tax Band B.

194
Tenure: Freehold. Energy Rating 63 (Band D). Council Tax Band C.

Viewing

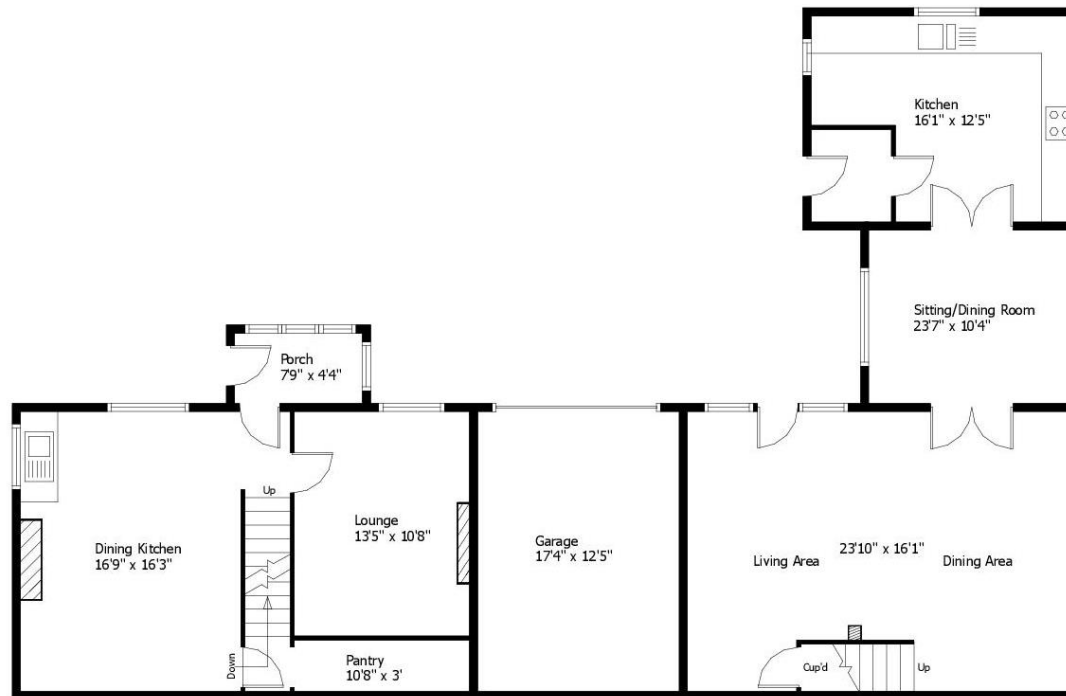
By appointment with Wm Sykes & Son.

Location

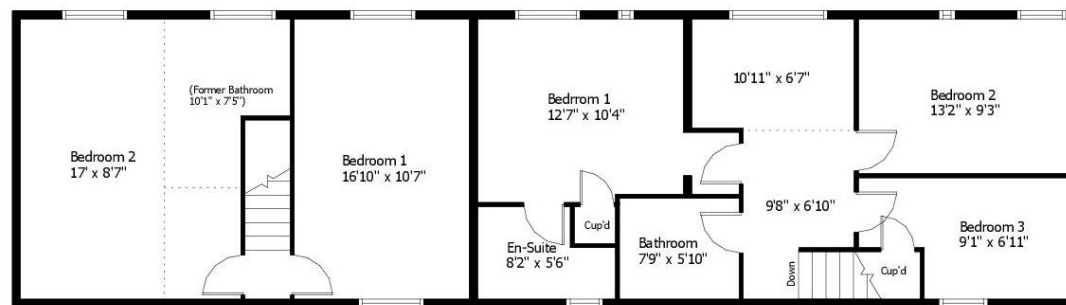
From the centre of Meltham head down Station Street past the church and then Morrisons supermarket, at the roundabouts keep left up Slaithwaite Road and after the next right hand bend turn right opposite Red Lane onto Helme Lane. Continue past the new homes on both sides of the road and 192 Helme Lane is on the right hand side opposite the entrance to Helme Hall.







Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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