



6 Long Ing Cottages, Hinchliffe Mill

This exceptional grade II listed barn conversion occupies a choice position within a courtyard of weavers cottages and quality conversions. Its stylish interior blends exposed beams and stonework with modern fixtures and fittings and must be viewed to be fully appreciated. The accommodation comprises: entrance hall, utility, 2 double bedrooms (en-suite to master), bathroom and a stunning open plan living room with kitchen and dining area. It has the benefit of a gas central heating system, sealed unit double glazed windows and modern fixtures and fittings throughout. Externally there is a small low maintenance garden to the front and a large detached single garage.

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Accommodation

GROUND FLOOR

Open Entrance Porch

With glazed screen set within a characterful stone surround. A heavy solid wooden entrance door leads into the entrance hall.



Entrance Hall

With stone flagged floor, window to the side with stone sill, central heating radiator, stairs lead down to the main bedroom and up to the remaining accommodation.



Utility

8'4" x 4'8"

With large built in cloaks storage cupboard, plumbing for automatic washing machine, obscure glazed window to the rear.



Bedroom 1

18'2" x 12'1" overall

A generous double bedroom with windows to the front enjoying the views, having shutters and stone sills, chimney breast with stone lintel and hearth, exposed beams and inset spotlights to the ceiling, central heating radiator.



En-Suite 8'1" x 5'2"

Partitioned from the master bedroom with a surround that resembles a traditional mistal with glazed screen providing borrowed light. With low flush wc, pedestal washbasin and shower cubicle with fully tiled walls, exposed timbers to the ceiling, inset spotlights and Mira shower unit.

FIRST FLOOR



Landing

Featuring exposed stonework to one wall and central heating radiator.



Bathroom 12' x 5'9"

A good sized house bathroom which features a modern three piece suite comprising low flush wc, washbasin and bath, part exposed stonework to one wall, 2 rooflights to the angled ceiling built in storage under the eaves, window to the side and central heating radiator.

Half Landing

A short set of stairs with a window to the side leads up to the half landing which features shelving created from reclaimed timber and glass shelving. Stairs continue to the upper floor.



Bedroom 2

14'5" x 12'4"

A further double bedroom which features windows to the front with stone sill and reclaimed wooden lintels over enjoying the views, exposed stonework to one wall, feature beams to the ceiling and central heating radiator.

SECOND FLOOR



Open Plan Living

The top floor of the property extends over the archway and provides a generous open plan living space with a superb exposed roof truss to the high angled ceiling, full height stone fireplace with timber lintel and living flame effect gas stove, windows to the front with stone sills enjoying the tremendous views and two central heating radiators.

18'6" x 18'3"



Kitchen / Dining

Set 2 steps up from the living area the kitchen area features a range of base units and wall cupboards with laminated worksurfaces, integrated oven, 5 ring gas hob with extractor over, fridge, plumbing for dishwasher, stainless steel sink unit with mixer tap, tiled splashbacks, window to the rear and rooflight over.

OUTSIDE

The property is set within a delightful courtyard made up of cottages and conversions which are complimented by additional newer homes. It is accessed through the archway with the entrance porch located at the rear. There are no gardens but at the front of the house there is a low maintenance flowerbed area.



Garage 16' x 16'4"

A large stone built single garage with pitched roof, up and over and door and window to the side.

Additional information

The property is Freehold. Energy rating 58 (Band D). Council tax band C. Our online checks show that Superfast Fibre (Fibre to the Cabinet FTTC) is available and could be installed, mobile coverage at the property is offered by several providers.

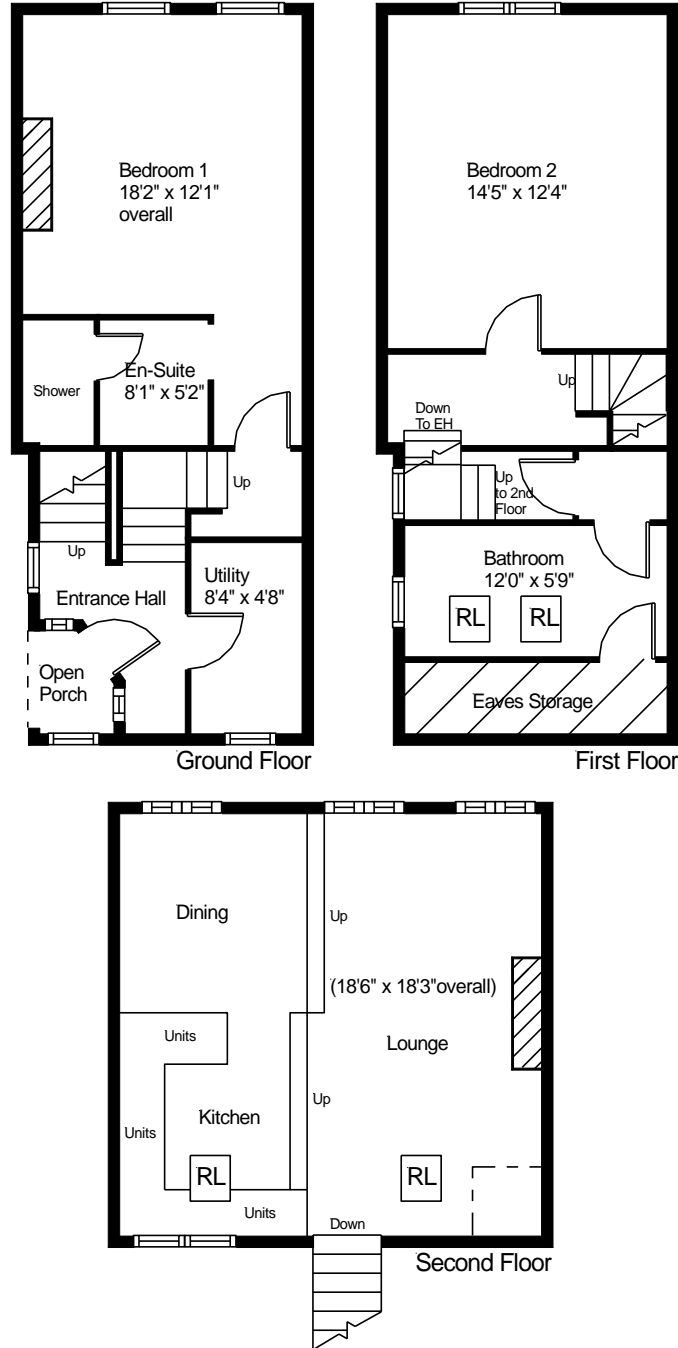
Viewing

By Appointment with Wm. Sykes & Son.

Location

Take the A6024 Woodhead Road out of Holmfirth for approximately 1 1/4 miles. In the village of Hinchliffe Mill turn right off Woodhead Road up Shaw Lane. At the top of Shaw Lane on the left hand side is a courtyard development where the property is to be found. Access to the entrance door is through the arch in the courtyard.

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