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New Closes Barn

WICKENS LANE ~ UPPERTHONG ~ HOLMFIRTH ~ HD9 3RB

OFFERS REGION
£850,000

Enjoying a superb tucked away setting down a little known lane, this impressive Grade II Listed converted barn is the end of 3 properties in the row. It is set within large grounds extending to approximately 2.78 acres and enjoys wonderful far-reaching views. The property offers spacious 3 bedroom (plus study) accommodation and has an additional detached barn / garage, generous gardens, parking and grazing land.

- Stunning Grade II Listed barn conversion
- Outstanding rural setting with views
- Superb dining kitchen and large lounge
- Study, utility and galleried landing
- 3 double bedrooms, bathroom and en-suite
- Generous parking, gardens and barn / garage
- Additional grazing land surrounding
- Total site area is approximately 2.78 acres

About New Closes Barn

This stunning stone built barn conversion with stone slate roof is one of 3 exclusive dwellings in a little known setting down a country lane off Wickens Lane. The property is Grade II Listed and has been home to our clients since conversion in 2018. It is set in approximately 2.78 acres of grounds and enjoys outstanding far reaching views which must be seen to be appreciated.

The property is entered via a central glazed door in the original barn opening to the dining kitchen. This, with additional glazing around the door provides spectacular views with the additional drama of a double height ceiling, with exposed roof trusses over part of the kitchen area. The kitchen is fitted with a good range of hand painted in frame units with granite worksurfaces and a Falcon range style cooker with induction hob.

The lounge is to be found to the right of the kitchen and is of excellent proportions. It features a log burning stove and has mullioned windows. To the other side of the kitchen you will find a useful study, utility room with boiler cupboard and a downstairs wc.

Stairs from the kitchen lead to the first floor where there is a galleried landing which features stunning roof trusses set upon stone details. From here you can access the 3 good sized double bedrooms. The principal bedroom has a high angled ceiling and access to an open mezzanine loft space. This room is en-suite to the main bathroom which is shared with bedroom 3. Bedroom 2 has its own en-suite shower room.

The property is finished with good quality fixtures and fittings, complimenting the more traditional features. It has wooden framed double-glazed windows and a ground source heating system with underfloor heating throughout the house.



Externally, the property is accessed via a driveway in front of the other 2 houses which leads to a good sized private parking area to the front and side of the building, suitable for several vehicles. There is access here to the large stone built barn / garage which features a large garage / workshop area with roller shutter door downstairs and an additional space which could meet a number of uses on the upper floor. There are pleasant gardens surrounding the property with 2 paddocks of grazing land beyond. The total site area extends to approximately 2.78 acres.







Accommodation:

GROUND FLOOR



Lounge 19'6" x 16'

A large living room which features mullioned windows to the front enjoying the views, further side window, side and rear entrance doors, limestone tiled flooring, inset spotlights to the ceiling and Dunsley log burning stove set upon a stone hearth.



Study 9'11" x 9'1"

A handy downstairs study, currently used as a home office. Features a window to the front, a cupboard housing the fuse box and electrics. Limestone tiled floor.





Dining Kitchen 18'4" x 14'4"

Entered through a glazed door with windows to either side within the original barn door opening, the kitchen creates a wonderful first impression when visiting the property. It features a staircase to the first floor and there are exposed roof trusses to the high angled ceiling above. The kitchen is hand-made, with painted solid wood doors and carcasses, fitted by Smithson & Littlewood, with granite worksurfaces, ceramic sink with mixer tap, integrated dishwasher, fridge freezer, wine fridge and a free standing Falcon range style cooker with induction hob, Falcon extractor over. It is finished with limestone flooring, inset spotlights to the ceiling and 2 windows to the rear elevation, with views down the valley.



Utility Area

Housing the Ground Source Heating unit with combined hot water cylinder. Additional storage housing the clients washing machine, tumble dryer and a separate cupboard for additional storage. Limestone tiled floor.



Downstairs WC

With low flush wc and washbasin housed within a vanity unit, limestone tiled floor and window to the rear.

FIRST FLOOR

Galleried Landing

A stunning landing area which overlooks the kitchen and features exposed roof trusses to the angled ceiling above, with Velux window and a small window to the front, attractive glass pendant chandelier and low level lighting.





Bedroom 1 16'7" x 12'

A large double bedroom with windows to side and rear, exposed roof truss to the high angled ceiling and open mezzanine loft area (above bedroom 3), underfloor heating.





Bathroom 11'11" x 5'6"

The house bathroom is also en-suite to bedroom 1. It features a low flush wc, vanity unit with washbasin, bath with shower and curved screen over, partly tiled walls, electric heated towel rail, window to the rear, limestone tiled floor, beam and spotlights to the ceiling and extractor.





Bedroom 2 17’8” x 10’2” (6’8” min)

Another good sized double bedroom with windows to the front and rear enjoying the views. Exposed roof trusses, and two Velux windows in the angled ceiling and underfloor heating.



En-Suite 6’1” x 5’8”

With modern suite in white comprising low flush wc, vanity washbasin and shower enclosure, limestone tiled floor, partly tiled walls and electric heated towel rail.



Bedroom 3 16’3” x 7’7”

Again, a good sized double bedroom with windows to the front, with views down the valley, exposed beam to the ceiling and underfloor heating.

OUTSIDE





In front of the house there is a tarmac driveway and turning area with ample space to park a number of vehicles. There are pleasant gardens surrounding the property with hard standing suitable for stabling, plus 2 paddocks of grazing land beyond. The total site area extends to approximately 2.78 acres, all recently fenced.









Barn / Garage 30’10” x 17’7”

A substantial stone building positioned to the side of the house. This features a large garage / workshop space on the ground floor with remote controlled roller shutter door to the front, personnel access door to one side and windows to the other. It has mains water supply, electric light and power supply, soil stack connected to septic tank for future toilets and sinks. Wooden stairs lead to the upper floor where there is a large open space, with slightly restricted head height at one side beneath the single pitch roof. This offers the scope to be utilised for a variety of purposes such as a gym, studio or home office.









Land

There is further land surrounding the main curtilage of the property at the front, side and rear. This is divided into 2 paddocks with gated access.

Additional Information

The property is Freehold; Energy rating 78 (Band C); Council tax band F.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

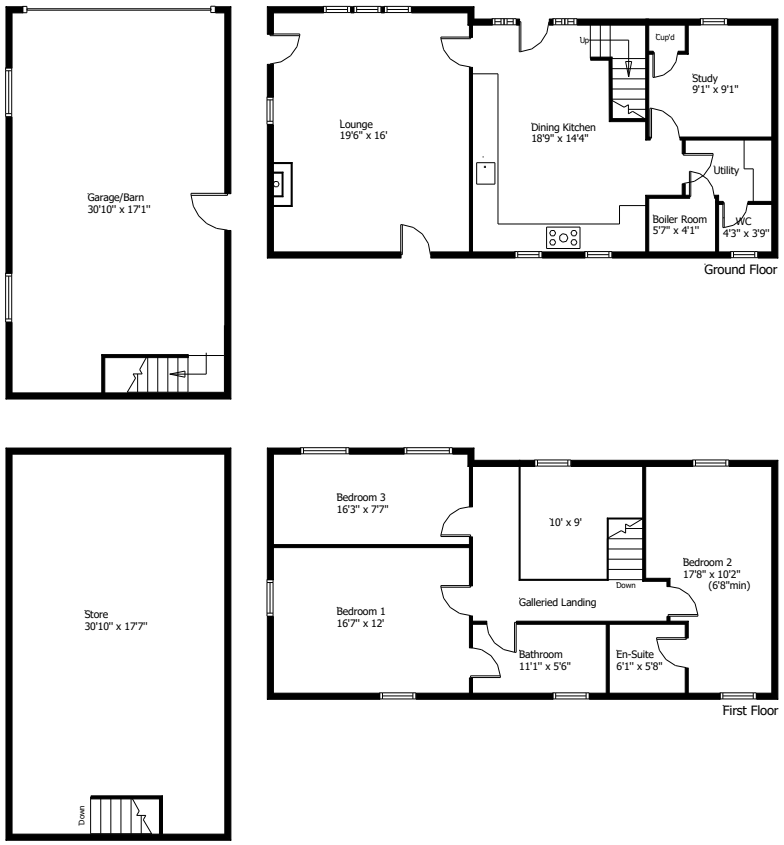
Viewing

By appointment with Wm Sykes & Son.

Services

The property is connected to mains water, electric and ground source heating. Drainage is to a shared septic tank.

New Closes Barn, Upperthong



This floor plan is for illustrative purposes only and may not be to scale.
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Please Note

A public footpath runs around the top of the land and diagonally across the top field.

Location

Head out of Upperthong on Wickens Lane passing the Cricket Field, then when you reach the Village Hall turn right onto the single track lane and follow this down to the bottom of the hill. Turn left and pass the 2 other properties in the row before you reach our property.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth
38 Huddersfield Road, Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

Slaithwaite
Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

wmsykes.co.uk

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