Wm Sykes
& SON EST. 1866
PRESTIGE
TRUSTED FOR GENERATIONS

Haneleia

53a Gynn Lane, Honley, Holmfirth, HD9 6LF

£620,000

This superb barn conversion occupies a pleasant little known setting which is close to the edge of the village yet within easy access of the village railway station and high school. The property was converted by our clients circa 1991 and offers spacious and well presented 4 bedroom accommodation. Properties of this type and setting are rare to the market and internal viewing is recommended.

- Outstanding 4 bedroom barn conversion
- Pleasant and popular tucked away setting
- 2 reception rooms and dining kitchen
- Converted circa 1991, well maintained since
- Quality modern fittings and character features
- Generous parking, gardens to front and rear
- Close to railway station and high school
- Tenure: Freehold, Energy rating 70 (Band C), Council tax band E

About Haneleia

The property was originally an outbuilding of the adjacent Gynn House and was purchased by our clients in 1989 with conversion works completed in 1991 and is offered for the first time since then. It is constructed in natural stone beneath a stone slate roof and was tastefully extended to the rear circa 2020. Its name originates from the historic name for Honley.

It enjoys a pleasant setting tucked away off Gynn Lane and is linked to another property at the rear with part of Bedroom 2 extending over the garage of the neighbouring property. It sits within a pleasant cul-de-sac of houses off an unmade lane from Gynn Lane. This lane extends along to the village railway station and also would provide easy access to Honley High School.

It is entered on the ground floor via the central entrance hall which features reception rooms on either side of the front door. Both rooms have dual aspect windows and enjoy plenty of natural light. Also off the hall is the downstairs WC. Towards the rear of the house is the good sized dining kitchen which features bifolding doors to the rear garden and also provides access to the utility room.

Upstairs there is a landing area with 2 recessed store cupboards and access to the 4 bedrooms. The principal bedroom is of a good size, it features exposed beams to the ceiling, dual aspect windows and an en-suite shower room. Bedroom 2 is also a good sized double bedroom and features exposed roof truss and stonework. Bedroom 3 is again a double bedroom, whilst Bedroom 4 is a generous single bedroom. These 3 bedrooms are served by the house bathroom which has a modern 3 piece suite.

The property is well presented throughout with tasteful fixtures and fittings alongside the more traditional features. It has double glazed windows

throughout (mostly with wooden frames) and a gas central heating system.

Externally, there is a generous driveway parking area to the front with lawned garden enclosed by a dry stone wall. A the side / rear of the house there is a further pleasant enclosed garden with lawn and 2 stone paved seating areas.

The property enjoys a much sought after location on the outskirts of the village and within easy reach of picturesque countryside whilst also remaining convenient for Honley's many village amenities.

Accommodation:

GROUND FLOOR

Entrance Hall

A welcoming hall, featuring a wooden entrance door with leaded glazed panels, window to the front, spindle stairs to the first floor with built in cupboard under, central heating radiator.

Entrance Hall

Lounge 18’ x 13’7”

Featuring banks of glazed windows to the front and rear, chimney breast with wooden fireplace surround, cast iron interior and living flame gas fire, exposed beams to the ceiling and central heating radiator.

Sitting Room 13’9” x 11’2”

A flexible room which could be a sitting room, playroom or dining room depending on the new owners needs. With windows to the front and side elevations, inset living flame gas fire and central heating radiator.

Downstairs WC

With low flush wc, wall hung washbasin, obscure glazed window, tiled floor and heated towel rail.

Dining Kitchen 22’3” x 10’6”

A good sized kitchen which benefits from a lean-to extension on the side of the building to create a larger dining area with glazed bi-folding doors to the garden, Amtico tiled floor, 2 electric remote controlled velux rooflights to the angled ceiling and 2 central heating radiators. The kitchen area features a good range of built in base units and wall cupboards with laminated worksurfaces, integrated double oven, 5 ring gas hob with extractor over, dishwashwer, fridge freezer, microwave and 1 ½ bowl ceramic sink with mixer tap. There are windows to the side with exposed mullion with electric remoted controlled blinds, exposed beams and spotlights to the ceiling.

Utility 11’4” x 5’

An extremely handy space located off the dining area and again being part of the extension. This is fitted with a range of base units and wall cupboards with laminated worksurfaces, 1 ½ bowl stainless steel sink with mixer tap, plumbing for washing machine and space for tumble drier. There are 2 electric remote controlled velux rooflights to the angled ceiling, windows to the side with electric remoted controlled blinds, tiled floor and a central heating radiator.

FIRST FLOOR

Landing
Stairs lead to the first floor landing to the left and right which also extends to the rear section of the building. With 2 recessed storage cupboards, leaded glazed window to the rear, further side facing windows and central heating radiator.

Bedroom 1 13'7" x 12'7" (14'7" max)
A good sized double bedroom with banks of windows to the front and rear, exposed beams to the high angled ceiling, fitted double wardrobe and 2 central heating radiators.

En-Suite 9'1" x 5' (3' min)
With ceramic washbasin mounted upon a vanity unit which also houses the low flush wc, shower enclosure, exposed beam and spotlights to the ceiling, obscure glazed porthole style window to the front, Karndean flooring, tiled splashbacks and heated towel rail.

Bedroom 2

Bedroom 2 14'10" x 14'3"
Another large double bedroom with windows to both sides, exposed roof truss to the high angled ceiling, bank of fitted wardrobes, feature exposed stonework and 2 central heating radiators.

Bedroom 3 13'5" x 11'2"
Another double bedroom with windows to the front and side, built in airing cupboard housing the Worcester central heating boiler, central heating radiator.

Bathroom 8’6” x 9’ overall

The family bathroom features a bath with shower over, low flush wc and pedestal washbasin, partly tiled walls, Karndean flooring, exposed beam to the ceiling and central heating radiator.

Bedroom 4 11’2” x 7’2”

A good sized single bedroom which is also currently used as an office space. With window to the side, small loft hatch to the celling, feature exposed stone fireplace, exposed beam to the ceiling and central heating radiator.

OUTSIDE

To the front of the house there is a courtyard area which is enclosed by a low dry stone wall. It features wooden gates to a tarmac driveway, mature borders, stone paving and a lawned garden area.

Outside

Additional Information

The property is Freehold. Energy rating 70 (Band C).

Our online checks show that Ultrafast Full Fibre Broadband is available (Fibre to the Premises FTTP). Mobile coverage is varied dependent on the provider.

Rear Garden

To the rear of the house there is a further garden area, again enclosed by a dry stone wall. This features a stone paved seating area, lawn and raised border. A pergola arch leads through to a further stone paved area which houses a wooden garden room.

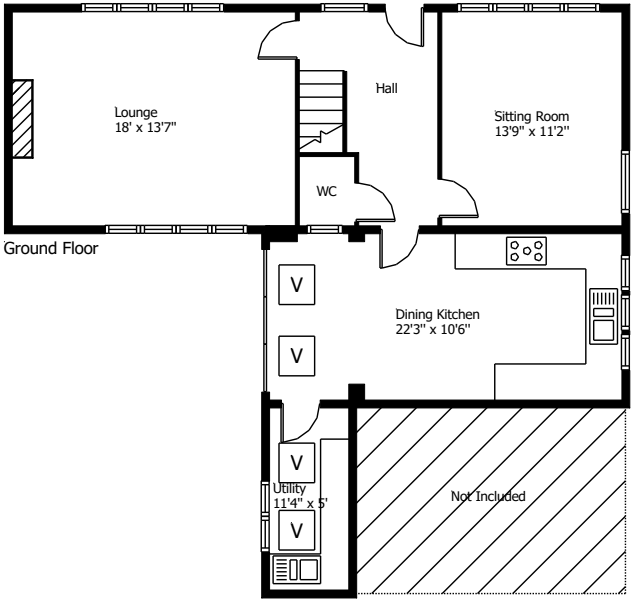
Viewing

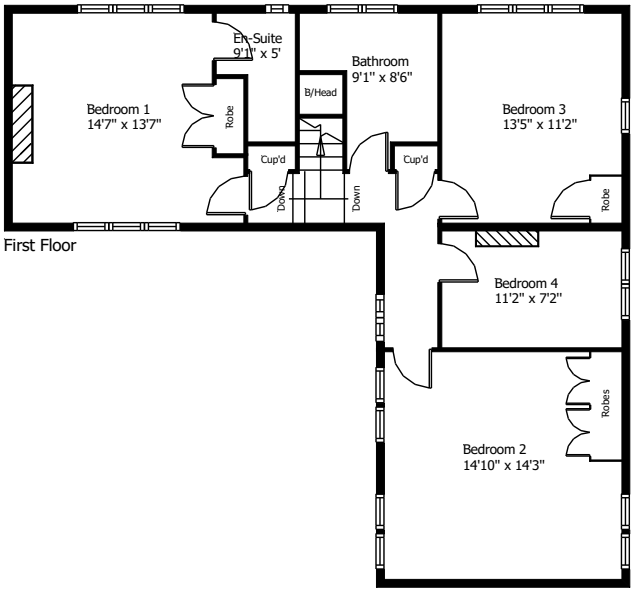
By appointment with Wm Sykes & Son.

Location

From the A616 New Mill Road, head up Gynn Lane until you reach the railway bridge. Turn left onto the unmade lane, then left again onto Ludwood Close where you will find the property facing the entrance to the cul-de-sac.

53A Gynn Lane, Honley





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.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

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

Wm Sykes & SON EST. 1866
PRESTIGE