



The Barn, 40 Broad Lane, Upperthong

This superb mews property recently completed by the highly regarded Holroyd Homes in 2021, is built in reclaimed stone to replicate the original barn which formed part of Broad Lane Farm. The Barn is finished to a high specification with good quality modern fixtures and fittings throughout. It comprises: entrance hall, lounge with stone fireplace, large dining kitchen with bi-folding doors, downstairs bedroom 3 with en-suite, landing, 2 further double bedrooms, en-suite and house bathroom. The property also benefits from a gas central heating system, sealed unit double glazing and an electric car charging point. There is parking for 2 cars to the front of the house and an easy maintenance garden to the rear. The standard on offer here is particularly high. The Barn is a short walk into Holmfirth centre with its popular restaurants, bars and an array of local amenities.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation



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GROUND FLOOR

Open Entrance

A recessed open entrance area set within the arched barn opening.



Entrance Hall

With glazed entrance door and further full height glazed panel to the side, stairs to the first floor with glazed balustrade, understairs cupboard and central heating radiator.



Lounge

19'7" x 10'2"

With 2 tall windows to the front, exposed beams to the ceiling, chimney breast with stone fireplace and central heating radiator.



Dining Kitchen

13'8" x 23'7"

The kitchen is located within a single storey extension at the rear of the building high inset rooflights and spotlights to the ceiling, tiled floor, central heating radiator and bifolding doors opening to the garden. It is fitted with high quality modern units by SieMatic with integrated double oven, fridge freezer, dishwasher and inset 1 1/2 bowl stainless steel sink with mixer tap. There is an island unit with induction hob and extractor over, overhanging breakfast bar and wine cooler.



Office / Bedroom 3 **15'3" x 9'5"**

Currently used as a hybrid office-bedroom, this room could be used as a second reception room, or a double bedroom. It features a window to the front, beams to the ceiling and central heating radiator.



En-Suite **4' x 9'5"**

Having a three piece suite in white comprising low flush wc, washbasin and shower cubicle, tiled floor, partly tiled walls, heated towel rail, inset spotlights to the ceiling and extractor.

FIRST FLOOR



Landing

With glazed balustrade around the stairs, rooflight to the partly angled ceiling, loft access and central heating radiator.



Bedroom 1 **14'5" x 16'5"**

A double bedroom with window to the front and low level windows surrounding the entrance recess with plinth over, beam to the partly angled ceiling and central heating radiator.



En-Suite **4'10" x 9'8"**
 Having a three piece suite in white comprising low flush wc, washbasin and shower cubicle, tiled floor, partly tiled walls, heated towel rail, inset spotlights and rooflight to the ceiling and extractor.



Bedroom 2 **12'8" x 10'4"**
 A double bedroom with window to the front, beam to the partly angled ceiling and central heating radiator.



Bathroom **6'1" x 7'**
 With modern three piece suite in white comprising low flush wc, washbasin and bath, partly tiled walls, tiled floor, heated towel rail, inset spotlights and rooflight to the ceiling.

OUTSIDE



To the front of the house there is a block paved parking area with space for 2 vehicles and a planted border area. An electric vehicle charging point is mounted upon the front of the house.



Rear Garden

To the rear of the house there is an easy maintenance garden area over 2 levels this features a paved seating area off the kitchen with stairs leading up to a further lawned area with dry stone wall surround and a wrought iron railing.

Additional Information

The property is Freehold. Energy rating 85 (Band B). Council tax band D.

Our online checks show that Superfast Broadband (Fibre to the Cabinet FTTC) is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

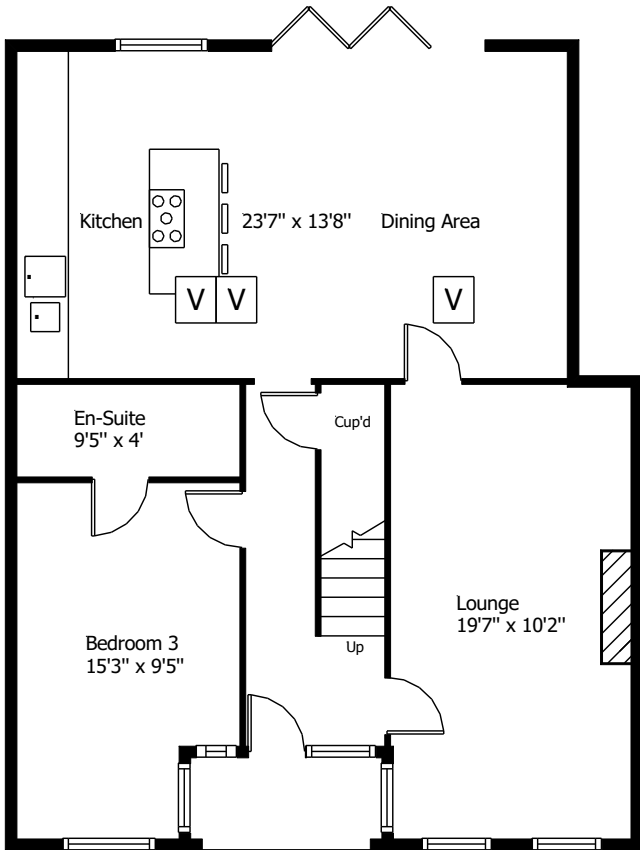
By appointment with Wm Sykes & Son.

Location

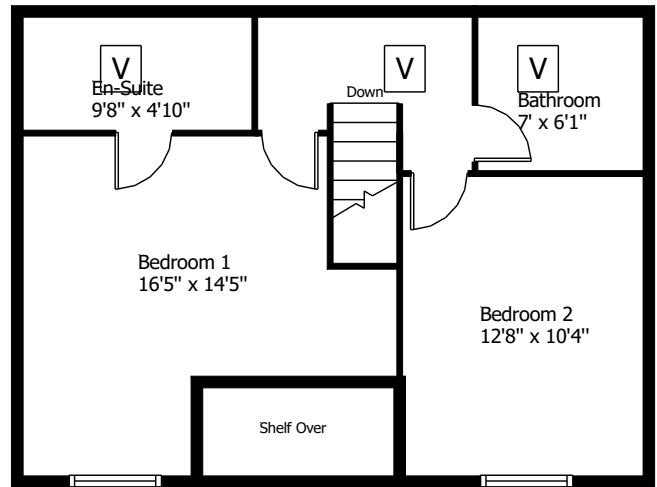
Head out of Holmfirth on the A635 Greenfield Road to Compos Fish Restaurant. Turn right onto Ashgrove Road, then at the top of this road, left onto Broad Lane. The property will be found on the right hand side.



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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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