



Wm Sykes
& SON EST. 1866
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ORCHARD BARN

MOUNT ROAD ~ MARSDEN ~ HUDDERSFIELD ~ HD7 6HP

£735,000

Purchased many years ago by the current owners as a derelict barn, this detached residence was largely rebuilt and transformed into the sizeable family home you see today. It occupies an elevated position set well back from the road with electric gated entrance, sweeping driveway and turning area, detached double garage, and well-established gardens with mature trees and shrubs providing a fair degree of privacy.

- ****NO ONWARD CHAIN****
- Detached Barn Conversion
- 3 Reception Rooms
- 3 Double Bedrooms plus 2nd Floor Areas
- Sweeping Driveway, Turning Area & Double Garage
- Extensive Gardens
- Freehold
- Energy Rating 71 Band C), Council Tax Band E

About Orchard Barn

This wonderfully unique residence occupies a fabulous position about half a mile out of the village en route to the most northern boundary of the Peak District National Park, and for those who enjoy the outdoors, there is good access by foot to nearby Butterley Reservoir, Wessenden Moor, and the dramatic landscapes of the Pennine hills. The conversion of the original barn took place in the 1990s when it was fitted out to a high standard in a style popular at the time. It will now benefit from some updating but offers you the opportunity to restyle it to suit your own taste. It has some great features including original barn arches to both sides, exposed stonework chimney breast in the reception hall, and exposed roof timbers at second floor level. The accommodation briefly comprises a large reception/dining hall open to the galleried landing above, w.c., sitting room, dining room, kitchen, spacious landing area with minstrel gallery, 3 large double bedrooms one having en suite bathroom, and a family shower room. A further staircase takes you up to the second floor where there are 3 distinct areas which are all open to each other, and we understand that these have been used for a variety of purposes over the years and now offer you space to utilise to suit your own needs – great places to perhaps work from home or use as hobby space – you would need to check with the planning department whether any permissions are required to create additional bedrooms from these areas.

Externally, a pair of electrically operated entrance gates give way to a long sweeping driveway which takes you up to ample parking and turning space, a detached double garage with electric entrance door, and laundry room to the side of the entrance steps. These steps rise up to the entrance door and to a paved terrace with wrought iron railings located above the laundry from where you can sit and enjoy views over the front gardens and countryside on the opposite hillside. There are extensive lawned formal gardens to the front with mature trees and shrubs providing a fair degree of privacy. Gardens and a pathway continue up the side and around the back of the garage to give access to a substantial two level lawned garden with a variety of mature trees and shrubs around the borders.

Accommodation:

GROUND FLOOR

Steps rise up to the entrance door, or you can go up the lefthand side of the house and enter through a door in the barn arch taking you directly into the main body of the reception hall.



Reception Hall

14'4" x 18'1"

The initial entrance hallway has a wall mounted handset connected to the entrance gates. It gives access to the kitchen and dining room before opening up to a large spacious main hall which can be used as a third reception room. It features a fully glazed former barn arch with inset glazed entrance door, dog grate on stone hearth set into an impressive stone chimney breast visible from ground and first floor levels, and it is open to a minstrel gallery above and galleried landing areas at first and second floor levels. A pair of doors give access into the sitting room, and there is a useful storage cupboard.





W.C.

Fitted with a 2-piece suite comprising a low flush w.c. and wash basin set into a vanity top with cupboard beneath.

Sitting Room

12'2" x 18'1"

Featuring a coal effect gas fire with marble hearth and back within an ornate marble effect surround. A large fully glazed former barn arch offers lovely views over the garden. The room is finished with ornate ceiling rose and coving.



Dining Room

12'2" x 12'11"

A good sized reception room with window and glazed door leading out to the garden. This room has a delft rack.

Kitchen

9'1" x 12'10"

Fitted with a range of wood fronted wall and base cupboards with worksurfaces incorporating a 1½ bowl sink with mixer tap. There is a 4-ring ceramic hob with extractor hood over, double ovens, integrated fridge/freezer and dishwasher. There are tiled splashbacks, tiled floor, window to the front offering views over the gardens and hillside beyond.

Accessed externally only, a door beneath the entrance steps gives entry to:-



Laundry Room

6'10" x 7'9"

Fitted with a stainless steel sink with mixer tap and cupboard beneath, a worksurface with space for a washing machine and tumble dryer beneath, window to the front, and wall mounted central heating radiator.



FIRST FLOOR

The property was extended at first floor level in the 1900s and so has a much larger floor area.



Landing

A spacious landing area which is galleries over the staircase and extends to create a minstrel gallery over the reception hall. It is open to some impressive roof timbers, beams, and a further staircase rises to the second floor. It has polished wood floorboards, and access to a double sized linen cupboard.



Bedroom 1

Bedroom 1

16'2" x 12'3"

A large double bedroom which is extensively fitted with wardrobes, drawers, dressing table, shelving, bedside drawers, and a matching pelmet over the bed area. There is a glazed external door giving access out to the top garden, and a window to the side offers a wooded aspect.



En Suite Bathroom

Fitted with a cream suite comprising a corner bath with telephone style mixer tap, low flush w.c., and a vanity wash basin with cupboard beneath. There are tiled walls, high level window, and a ladder style radiator/towel warmer.



Bedroom 2

10'11" x 13'0"

A double bedroom with windows to 2 elevations providing pleasant views. This room has a dado rail.



Bedroom 3 9'3" x 12'10"
Another double room with window to the side.

Shower Room

Fitted with a white suite comprising a low flush w.c. and wash basin set against a bank of cupboards and drawers with vanity top above. There is a large shower cubicle with Mira shower over, a ladder style radiator/towel warmer, tiled walls and floor, and a window offering views to the front.

SECOND FLOOR



Comprising 3 distinct areas which are open to each other and accessible from the middle area (room 2 on the plan) by slightly ducking through the Queen post roof trusses to gain access to room 1 which has a velux roof window and window to the side, or alternatively to room 3 which also has a velux roof window, window to the opposite side, and fitted storage cupboards.

Viewing

Strictly by appointment with Wm. Sykes & Son.

Location

From the A62 Manchester Road in Marsden, pass the Mountain Rescue Centre on the left and take the next left down Fall Lane, and then right at the roundabout onto Mount Road. Follow the road up the hill for a while and you will then find Orchard Barn on the right.

Additional Information

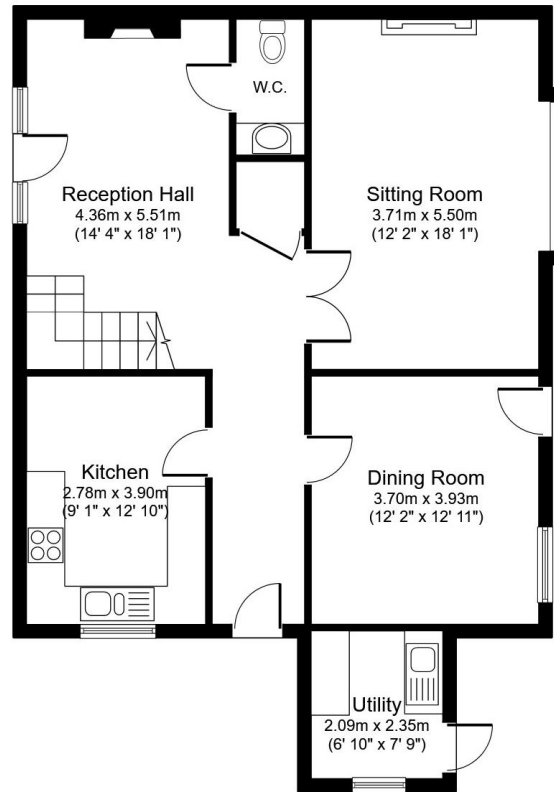
- Council Tax – Band E
- Tenure – Freehold
- Energy Rating 71 (Band C)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – Mains
 - Heating – Gas fired central heating
 - Broadband & Mobile Phone – Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.



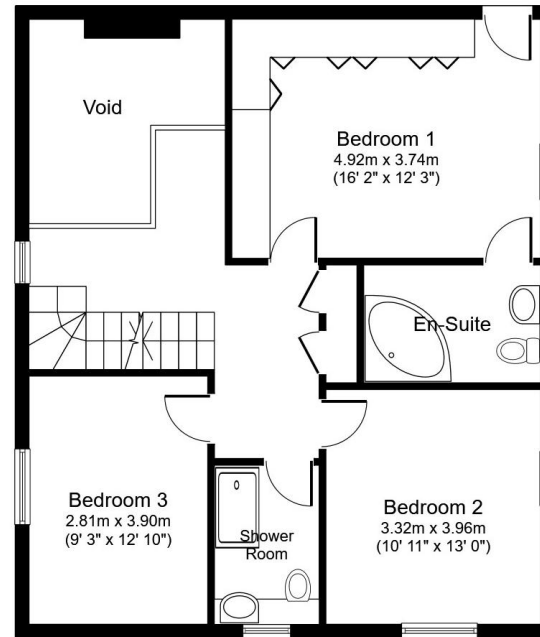




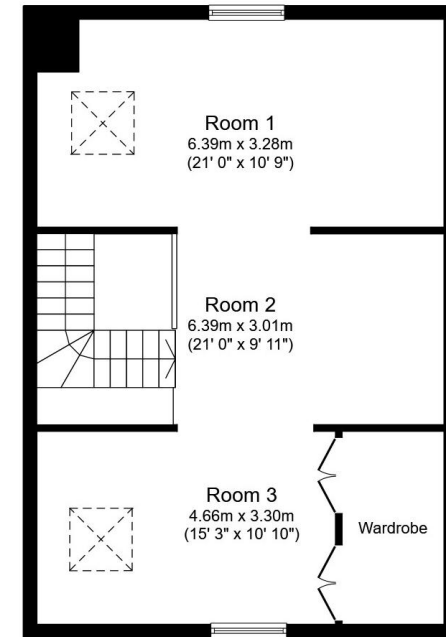
Orchard Barn, Mount Road, Marsden, HD7 6HP



Ground Floor



First Floor



Second Floor

Floor plans are for identification purposes only.
All measurements are approximate.

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