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THE HAYBARN

TOTTIES LANE ~ HOLMFIRTH ~ HD9 1UW

OFFERS REGION
£585,000

An internal viewing is essential to fully appreciate all that this outstanding semi-detached barn conversion has to offer. With over 2000 sqft of flexible living accommodation, the property features 4 double bedrooms, a spacious hall, upstairs and downstairs living rooms and a dining kitchen. There is also an integral garage, driveway parking and a pleasant enclosed garden to the front.

- Substantial stone built barn conversion
- Over 2000 sqft of flexible accommodation
- Spacious hall, 2 living rooms and dining kitchen
- 4 double bedrooms, bathroom and en-suite
- Exposed beams and stonework details
- Integral garage, off road parking and gardens
- For sale with no vendor chain
- Tenure: Freehold; Energy rating 59 (Band D); Council tax band E

About The Hay Barn

This impressive semi-detached barn conversion is of traditional stone built construction beneath a double pitched stone slate roof. It occupies a pleasant position within the conservation area of Totties, a popular hamlet between the villages of New Mill, Scholes and Wooldale.

Internally, it offers spacious accommodation which must be seen to be fully appreciated. Entered through the spacious reception hall at the front of the property there is also a large lounge with chimney breast and stone fireplace with working Yorkshire range and beams to the ceiling. There is also a good sized dining kitchen, inner hall, utility / wc and an integral garage.

Upstairs you will find flexible accommodation which could be configured in different ways which features 4 bedrooms, bathroom, en-suite and a superb upstairs living room.

It has the benefit of a gas central heating system, wooden framed double glazing and has a wealth of traditional features including exposed stonework, beams and roof trusses.

Externally, there is a block paved parking area behind wooden gates to the front of the building, stone paved seating area and a pleasant enclosed garden with lawn and well stocked borders.

The property is located close to Totties Garden Centre in a pleasant cluster of historic buildings and is perfectly placed to enjoy access to local countryside. Totties sits between the villages of Scholes, New Mill and Wooldale, in the Holmfirth High School catchment area and with local amenities such as local pubs and shops within walking distance. Further amenities can be found in the centre of Holmfirth, which is roughly 2 miles away, and within a walkable distance via a variety of field paths.





Accommodation:

GROUND FLOOR



Reception Hall 17'6" x 12'11"
 This spacious hall could be purposed for a variety of uses and is accessed via a wooden door from the front. It features windows to the front and side elevations, stone flagging to the entrance threshold and wooden floorboards to the remainder of the room, spindle stairs to the first floor with storage cupboard under, beams to the ceiling and central heating radiator.

Lounge 18'2" x 17'4"
 A superb living room which features exposed beams to the ceiling, chimney breast with stone surround traditional working Yorkshire range, wooden floorboards and partial stone flagging, window to the front and stable type door to the garden and central heating radiator. A wrought iron spiral staircase leads up to the first floor and into bedroom 2. There is also a feature opening with arched stone surround leading through into the kitchen.



Dining Kitchen 18'4" x 13'2"
 The kitchen is also of good proportions and features a good range of wooden base units with tiled worksurfaces and ceramic sink with mixer tap and free standing range style cooker with extractor over. There are windows to the rear, wooden floorboards and stone flags, exposed beams to the ceiling and 2 central heating radiators.

Hall
 An inner hallway with stone flagged floor, exposed beam to the ceiling and doors leading to the utility room and garage.



Utility Room 14'5" x 6'
 With space for a number of appliances, plumbing for washing machine, stone flagged floor and central heating radiator. Hidden away in the corner of the room behind a cattle stall stand is a low flush wc.



Dining Kitchen



Integral Garage 19'2" x 11'
 A large integral garage with folding wooden doors to the rear elevation, electric light and power supply.

FIRST FLOOR



Landing

With exposed wooden floorboards partially exposed stonework, exposed roof trusses and velux rooflight to the angled ceiling.

Sitting Room

18'10" x 11'

Currently used as a reception room but could equally be used as another double bedroom or snug. Featuring exposed beams and velux rooflight to the high angled ceiling, exposed stonework to one wall, exposed stone arch window to the rear and additional window to the side, wooden floorboards and central heating radiator.



Sitting Room



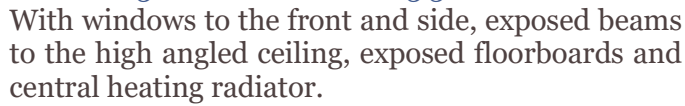
Bedroom 1 18'5" x 10'9"
 The principal bedroom features exposed beams and electric velux rooflight to the high angled ceiling, wooden floorboards, window to the rear and central heating radiator.



En-suite 9'11" x 5'
 With low flush wc, pedestal washbasin and shower enclosure, heated towel rail, shaver point, exposed beams to the high angled ceiling and porthole style obscure glazed window to the rear elevation.



Bedroom 3 13'3" x 10'1"
With windows to the front and side, exposed beams to the high angled ceiling, exposed floorboards and central heating radiator.



Bedroom 2 17'5" x 11'4"
Currently used as a home office but equally useable as a bedroom. With window to the front elevation, exposed beams to the high angled ceiling, exposed floorboards and central heating radiator. The spiral staircase leads back down to the lounge.

Bathroom 10'1" x 8'11"
With low flush wc, pedestal washbasin, shower enclosure and cast iron roll top bath with mixer tap, wooden floorboards, part panelled walls, built in cupboards, exposed beams and velux rooflight to the angled ceiling.

Bedroom 4 12'10" x 10'4" overall
With window to the front, exposed roof truss, wooden floorboards and central heating radiator.



OUTSIDE

To the front of the house there is a pleasant enclosed garden area with a gated driveway finished in stone sets. Beyond this there is a stone paved seating area, lawn and well stocked borders.



[Additional Information](#)

The property is Freehold; Energy rating 59 (Band D); Council tax band E.

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

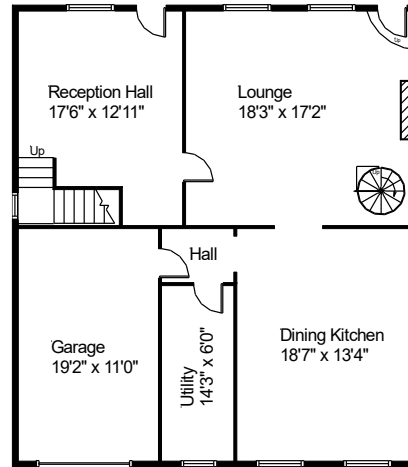
[Viewing](#)

By appointment with Wm Sykes & Son.

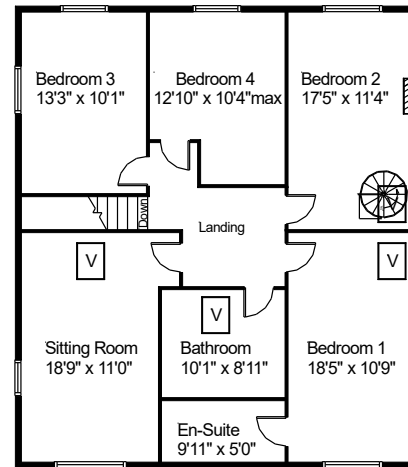
[Location](#)

From the centre of New Mill, head up Greenhill Bank Road to Totties. Bear right at the top of the road and the property will be found on the right hand side.

The Hay Barn, Totties, Holmfirth



Ground Floor



First Floor

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