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P R E S T I G E

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MEADOW VIEW BARN

6 MOORFIELD FARM ~ BRADSHAW ROAD ~ HONLEY ~ HD9 6RJ

OFFERS REGION
£795,000

Located in a stunning rural setting on the edge of Honley, this superb barn conversion provides a combination of traditional and contemporary stylings. It is situated within a courtyard of high quality conversions and enjoys a choice position at the end of the courtyard, with a generous corner plot featuring generous parking, gardens and a double garage. Internally, it offers spacious accommodation with an outstanding living kitchen, large lounge and 4 bedrooms.

- Stunning barn conversion
- Rural edge of village setting
- Quality contemporary finish
- Contemporary living kitchen
- Large separate living room
- 4 bedrooms, 2 with en-suite
- Gardens, driveway and garage
- Tenure: Freehold; Energy rating 78 (Band C); Council tax band D

About Meadow View Barn

The property forms part of a traditional former farmstead and was converted from a stone built barn; the original works being carried out circa 2010. It then went through a comprehensive scheme of redesign and extension which was completed in 2023. Our client has subsequently carried out further improvements in more recent times.

The courtyard is made up of 7 properties in total and is located in a pleasant rural setting yet remains in easy access of Honley's main amenities. The village centre features a wealth of independent shops, bars, restaurants and other amenities. On the outskirts, there are wonderful walks to be enjoyed through the picturesque countryside.

The property is accessed from the courtyard side via a wooden stable door into the entrance hall. From here there is further hallway with stairs leading to the first floor and a downstairs wc. From the entrance hall, there is a door into the living kitchen, an expansive modern space which is equipped with a high quality fitted kitchen with a large island and breakfast bar, a range of integrated appliances, built in bar and larder units. It features glazed folding doors to the side and rear opening to the garden to create a space for entertaining. A utility room off the kitchen links the property to the attached double garage.

Moving back into the original part of the building there is a good sized living room with herringbone wooden flooring, modern stone fireplace with log burner and double doors opening to the garden. Also, on this floor there is the principal bedroom, which is of an excellent size with a bank of fitted wardrobes and a superb en-suite with large shower and a free standing bath. This layout provides excellent lateral living without steps if the buyer requires easy living over 1 level.

On the first floor, you will find the remaining 3 bedrooms and house bathroom. Bedroom 2 features a double velux window opening onto a roof terrace which enjoys stunning views towards Castle Hill. This also has its own en-suite shower room and fitted wardrobes. Bedrooms 3 and 4 share use of the house bathroom, which like the other 2 bathrooms is well appointed with a modern suite.

The property benefits from good quality modern fittings throughout with a gas central heating system (underfloor heating throughout downstairs), double glazed windows and an intruder alarm system.

Externally, there is a driveway parking area from the front courtyard of the building providing access to the double garage. The other properties within this courtyard also have their own garages attached to this in a row. A gated gravelled driveway beyond the garages leads to a large, gravelled parking area with space for a number of vehicles. This in turn adjoins the gardens which wrap around the side and rear of the building. They have been landscaped to work in conjunction with the living kitchen extension and feature paved seating areas, a pond with decked seating area over it, lawns and well stocked borders. The gardens enjoy excellent privacy from the other properties within the courtyard and adjoin the open fields beyond.

Our client has already secured an onward purchase, and the property is available without an onward chain.





Accommodation:

GROUND FLOOR



Entrance Hall

With solid wooden stable door to the front courtyard, velux rooflight to the partially angled ceiling, tiled flooring and cupboard housing the electrical installation.



Living Kitchen 29'10" x 22'9"

Occupying the large side extension, this flexible and most sociable open plan space is undoubtedly the high point of the internal accommodation, featuring a high part angled ceiling, glazed folding doors to the side and rear elevations, and tiled flooring with underfloor heating. It is fitted with quality modern units which include a bank of tall units housing 2 integrated ovens, a combination microwave and warming drawer, full height fridge and freezer. It also features bar and larder cupboards with hide and slide double doors, composite internal worktops and an integrated drinks fridge. The island unit is of a particularly good size and features a long breakfast bar, inset sink unit with boiling water tap, integrated dishwasher, 5 ring induction hob with pop up extractor and an additional pop up plug / USB set.



Living Kitchen



Lounge

24'6" x 15'5"

This is another very well proportioned room, featuring a modern stone fireplace with Dunsley log burning stove, wooden herringbone style flooring, feature timbers and spotlights to the ceiling, window and glazed double doors to the rear garden.



Inner Hallway

With wooden staircase to the first floor featuring glazed balustrading, storage cupboard under housing the underfloor heating manifold, and doors leading to the lounge and bedroom 1.



Downstairs WC

With wall hung vanity washbasin and wc, extractor and recessed cupboard housing the central heating boiler.



Bedroom 1

18'6" x 16'11"

A good sized double bedroom, located on the ground floor, which features windows to the front enjoying the views towards Castle Hill, a bank of fitted wardrobes with drawers, rails and shelving, dressing table and inset spotlights to the ceiling.



En-suite

9'3" x 8'10"

With quality modern suite comprising low flush wc, wall hung vanity washbasin, large shower enclosure, freestanding roll top bath, fully tiled walls, tiled floor, glazed window to the front, heated towel rail, inset spotlights and extractor fan.



Utility

6'2" x 5'8"

Linking the kitchen to the garage and fitted with modern units, integrated washing machine, tiled floor, window to the rear and a door into the garage.

Garage

20'11" x 16'6"

A double garage with electric remote controlled sectional up and over door to the front courtyard, personnel door to the rear gardens, electric light and power supply.



FIRST FLOOR

Landing

With velux rooflight to the angled ceiling over the stairs, inset spotlights and central heating radiator.



En-suite 9'8" x 6'
With low flush wc, vanity washbasin, shower enclosure, tiled walls and floor, partly angled ceiling with inset spotlights and heated towel rail.



Bedroom 4 9'11" x 9'3"
Designed to accommodate a double bed but currently used as a study. Featuring a window to the side elevation, velux rooflight to the high angled ceiling, built in desks and cupboards, central heating radiator.



Bedroom 2 15' x 11'3"
A double bedroom with features double velux windows to the front opening to a small roof terrace, whilst enjoying far reaching views, built in wardrobes, partially angled ceiling, fitted wardrobes, drawers and shelving, laminated flooring and central heating radiator.



Bedroom 3 13'11" x 9'3"
Another double bedroom with double velux windows to the rear, partly angled ceiling and central heating radiator.



Bathroom 8'6" x 5'6"
The house bathroom features a wall hung wc, vanity washbasin and bath with shower over, fully tiled walls, tiled floor, heated towel rail, inset spotlights to the angled ceiling, extractor and heated towel rail.



OUTSIDE

There is a driveway parking area in front of the garage. Further extensive parking is accessed via a private gated driveway at the side of the neighbouring garages which leads to a larger level gravelled area. Beyond this are the gardens which wrap around the side and rear of the house featuring lawned areas, paved seating area and an ornamental fishpond with decked seating area over. The gardens are surrounded by borders and attractive boundary fencing.

Courtyard

The property is accessed via a shared driveway to the courtyard area. We understand that the owners of each property within the courtyard are jointly responsible for the repair and maintenance of this.

Additional Information

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

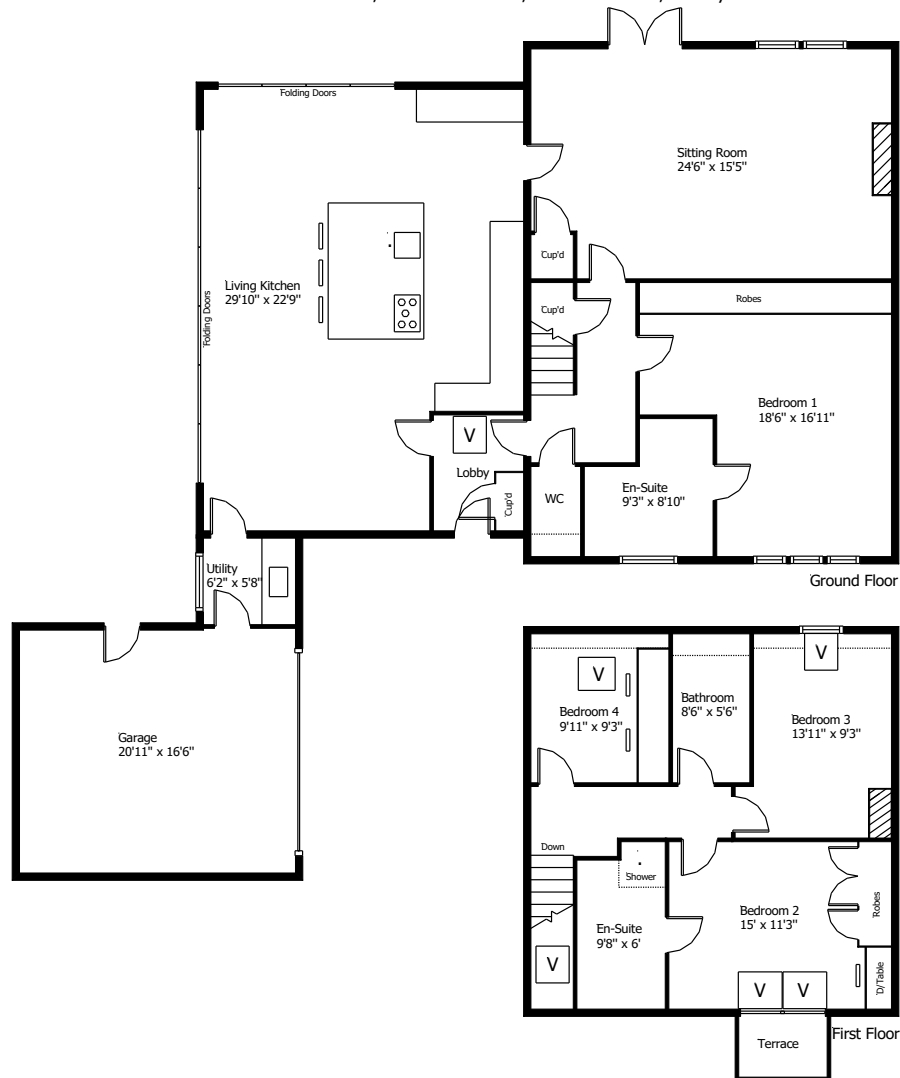
Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.







Meadow View Barn, 6 Moorfield Farm, Bradshaw Road, 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 fixtures are approximate only.
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Viewing

By appointment with Wm Sykes & Son.

Location

From the traffic lights on the A6024 Woodhead Road proceed into the village centre of Honley passing the main shops to the roundabout. Veer left on to Moorbottom and head along Meltham road taking a left at the Foresters Arms. Continue up Bradshaw Road, passing the houses and out into open fields. Moorfield Farm will be found on the left hand side and the property is to be found up a shared driveway.

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.

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