



Applegate
Properties



- Characterful stone detached
- Four Beds and Two Baths
- Extensive gardens and garage
- Desirable rural hamlet

Barnside Lane, Hepworth, Holmfirth, HD9 1TN

£700,000

A most attractive and characterful four bedroom stone detached sat within approx. 1 acre of garden with detached garage/workshop in sought after rural hamlet on the fringes of popular Holmfirth.



PROPERTY DESCRIPTION

Occupying an enviable and sizeable garden plot within this desirable rural hamlet is this stunning and characterful stone detached property. Being subject to modernisation and improvement in recent years yet retaining a wealth of period charm throughout including exposed timbers, stonework and vaulted ceilings, the property affords a most spacious and highly versatile interior.

Being of interest to a host of potential buyers including the growing family or those looking for a rural retreat with small-hold potential, the property sits within the regarded hamlet of Barnside, itself only a short distance from the sought after village of Hepworth and the varied and popular amenities of Holmfirth beyond.

Being well presented throughout the accommodation comprises: Hallway with exposed stonework, store and Cloakroom/W.C, Living Room with multi fuel stove and dual aspect French doors, Family/ Dining Room with French doors to garden, spacious Breakfast/ Dining Kitchen with farmhouse style units, Utility room with access to rear.

To the First Floor a spacious landing with vaulted ceiling and Velux style rooflight gives access to four generous bedrooms, the principle bedroom having a dual aspect over gardens and access to En suite Shower Room and further House Bathroom being furnished with a stylish and contemporary suite.

Externally, the property stands in extensive grounds approached by a generous driveway leading to the detached stone garage/workshop, which has the potential for a variety of uses, having full power and side access. To the side of the garage can be found a sizeable orchard while to the rear and side are large, gently sloping lawned gardens with raised vegetable plot and outbuildings all adjoining and overlooking open fields and stunning countryside beyond.

Tenure: Freehold, Council Tax Band: F, EPC: E



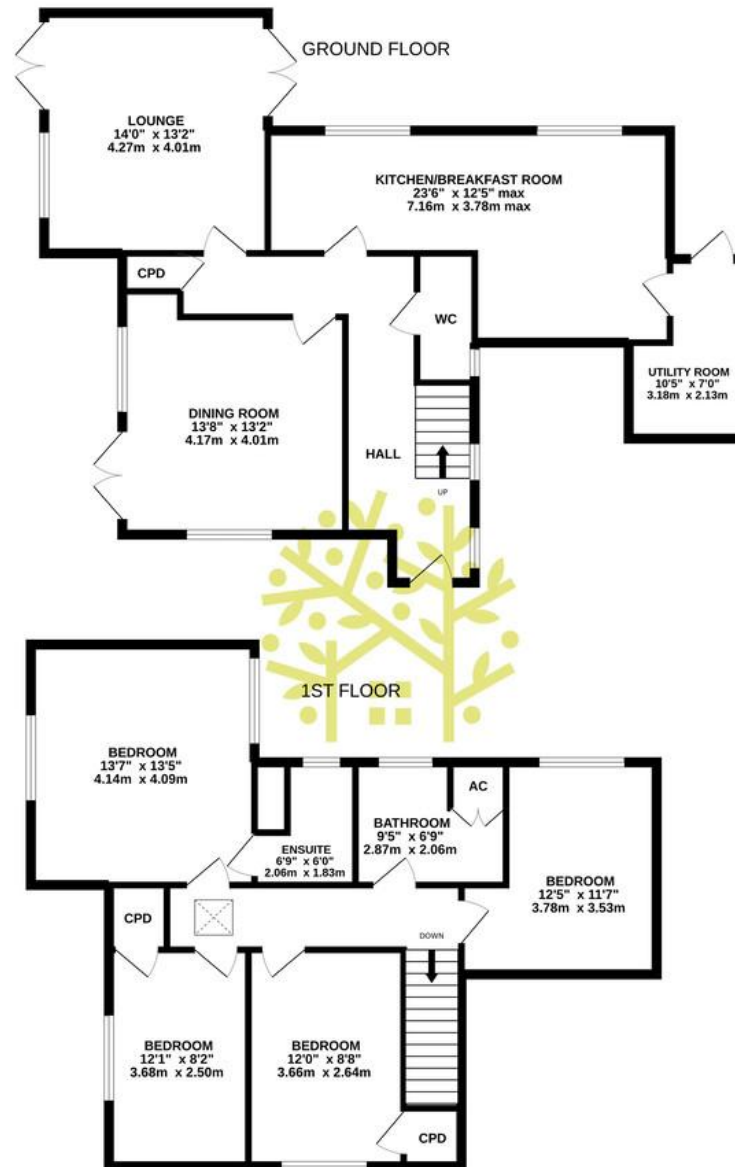
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



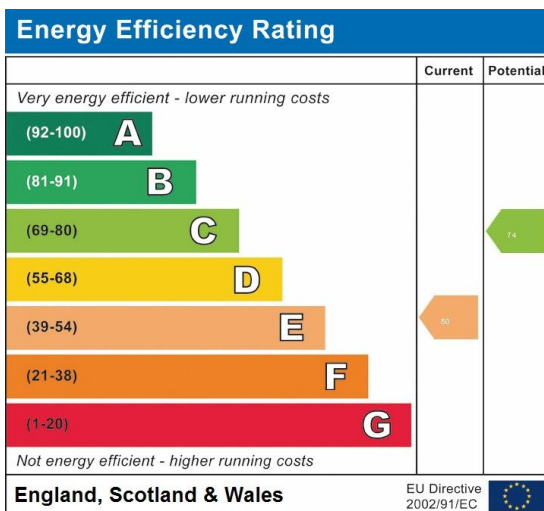








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Barnside Court, Hapworth.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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