



Applegate  
Properties



- Detached barn conversion
- Spacious four bed interior
- Characterful yet modernised
- Extensive gardens & outbuildings

**Fulstone Hall Lane, New Mill, Holmfirth, HD9 7DW**

**Offers in the region of: £875,000**

A truly stunning and spacious stone four bedroom detached barn conversion occupying enviable rural position with far reaching views, garaging, gardens and external office set within approx. 2 acres of adjoining land.





## PROPERTY DESCRIPTION

Occupying an enviable semi rural position overlooking rolling countryside and far reaching views is this most attractive stone detached barn conversion. Affording a modernised and high quality yet characterful interior which includes contemporary open plan living alongside vaulted ceilings and stonework the property may well be of interest to a host of potential buyers including the family. Being located at the end of a shared lane the property is also well placed for the varied and popular amenities of nearby Holmfirth.

In brief the accommodation comprises: Entrance Lobby, spacious Reception Hall with feature arched barn window and open staircase, Cloaks/w.c, Utility Room, Sitting Room with feature fireplace, open plan Living/Dining Kitchen with contemporary fittings, island and bifold doors to a stunning timber framed Orangery with doors to garden.

To the First Floor a galleried landing with exposed timbers gives access to four bedrooms, the Principal Bedroom having walk-in wardrobe, En suite Shower room and further House Bathroom furnished with a luxury four piece white suite including separate shower cubicle.

Externally, the property is approached via a shared gated lane with driveway to the side leading to a sizeable detached garage/workshop with front and side doors, power and lighting and further attached gym/office with sliding doors to rear. Immediately to the rear is a paved patio seating area with planted borders, exterior open log store and steps leading up to the extensive lawned gardens with further raised seating area. Beyond the formal garden are further fields with walled boundaries totalling approximately 2 acres.

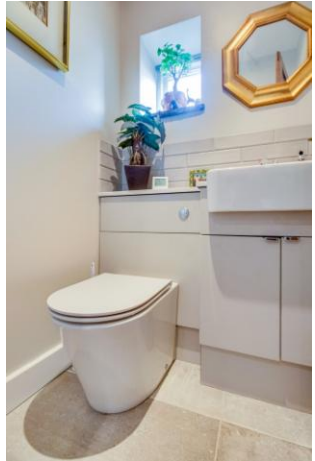
EPC: D

Council Tax: G

Tenure: Freehold

**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 Contract 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.







I







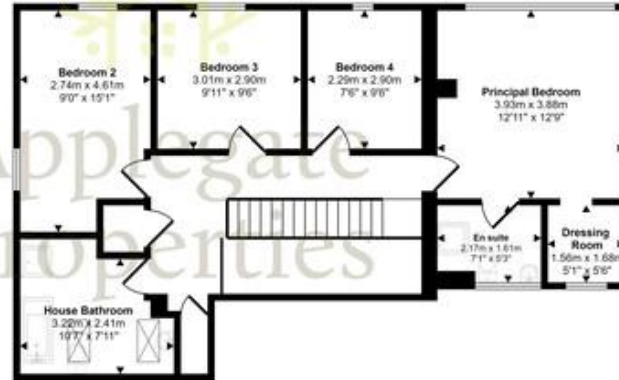




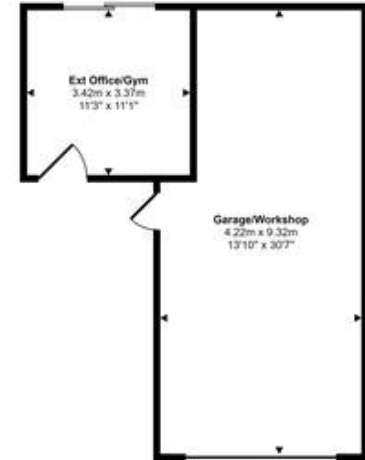
Approx Gross Internal Area  
236 sq m / 2537 sq ft



Ground Floor  
Approx 107 sq m / 1147 sq ft



First Floor  
Approx 81 sq m / 867 sq ft



Outbuilding  
Approx 49 sq m / 523 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### 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.

Copyright: Drawing by Applegate Properties

### 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.

### Copyright

Unauthorised reproduction prohibited

### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED