



Applegate  
Properties



- Mid barn conversion
- Stylish yet characterful
- Pleasant courtyard setting
- Garden & parking

## **Near Lane, Meltham, Holmfirth, HD9 4NG**

### **Offers in the region of: £335,000**

A stylish and contemporary yet characterful barn conversion, set within a select courtyard close to Meltham village. This beautifully presented two/three-bedroom mid-barn conversion blends traditional charm with modern living, featuring high-quality fittings and gas central heating throughout.





## PROPERTY DESCRIPTION

Upon entering, the hallway incorporates a cloakroom/W.C. The generous living room enjoys an open-turned staircase and provides a bright, inviting space. Steps lead down to a stunning living/dining kitchen with quality fittings, integrated appliances, and double doors opening to the rear garden, perfect for entertaining.

The first floor boasts two impressive double bedrooms with vaulted ceilings and exposed beams. A third box room, currently used as a dressing room, is fitted with stylish robes. The luxurious house bathroom features a high-end four-piece suite, including a roll-top bath, separate shower cubicle, and elegant tiling.



Externally, a cobbled courtyard to the front offers private parking with an additional allocated space. To the rear, a generous landscaped garden includes paved and gravelled areas, raised beds, and well-stocked borders, creating an idyllic outdoor retreat.

This exceptional home enjoys a prime village location while offering easy access to the countryside and amenities. Viewing is highly recommended to appreciate the quality and character this property offers.

EPC: D  
Council Tax: C  
Tenure: Freehold

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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.



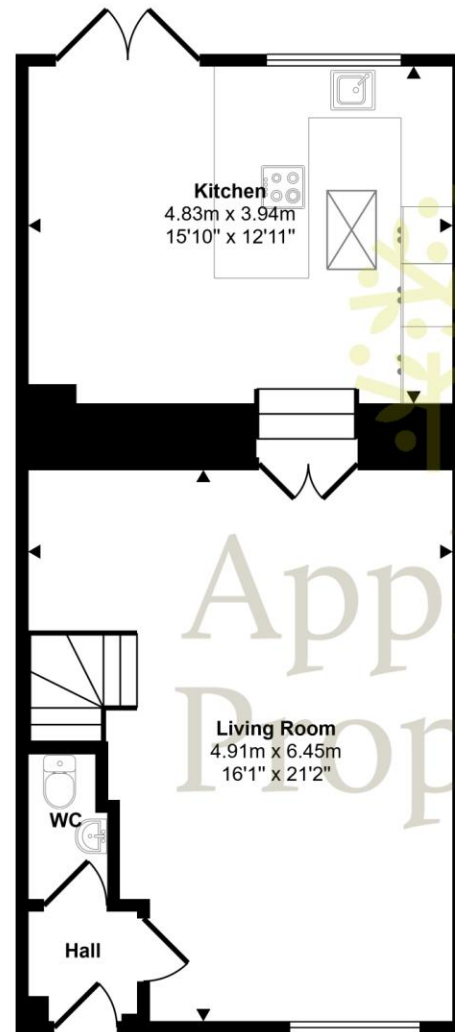




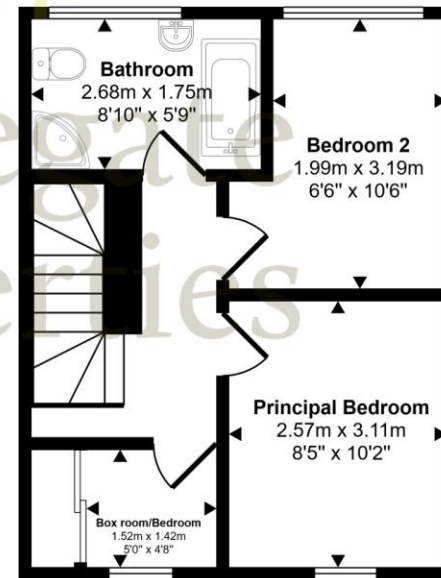




Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft



First Floor  
Approx 31 sq m / 336 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		88 B
69-80	C		
55-68	D	68 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.

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#### Measurements

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#### 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 – 1.00pm

Sunday - CLOSED

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