

MARSH & MARSH PROPERTIES

Stannary Barn, Stannary, Stainland, Halifax, HX4 9EJ

£250,000



****AN ABUNDANCE OF CHARM, CHARACTER AND FEATURES SIMPLY DEMAND AN INTERNAL INSPECTION OF THIS PROPERTY**** Step over the threshold of this Grade Two listed property and you cannot fail to be impressed by the charm and character of this most delightful barn conversion which dates all the way back to the 1700's which unquestionably has the 'WOW' factor. No expense has been spared in this conversion and more recently improved modern and stylish bathrooms have been installed. Being suitable for several potential buyers but in particular this would be an amazing home for any young/professional couples or a retired couple. In brief; Large entrance lobby, lounge, dining room and kitchen are all to the ground floor. To the first floor is an impressive gallery landing, a stylish house bathroom and two double bedrooms where the master has an ensuite facility. Externally you will find a cobbled driveway for two vehicles and a small paved seating area is situated to the side of the property.

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ENTRANCE HALL



Accessed through the old stable entrance where there is a solid oak door sandwiched by two large double glazed windows to provide ample natural light to this impressive entrance. Boasting a Yorkshire stone floor and original oak supporting posts this room sets the precedent for the rest of the property. An open and turning staircase leads you up to the Gallery landing which is equally as remarkable. Solid oak and glass bi-folding doors lead through to the dining room. Useful under the stairs storage also has plumbing for a washing machine. Two radiators, and a mains smoke alarm.

LIVING ROOM 3.3 x 5.1m (10'9 x 16'6)

Open plan with the lobby area is this cosy room

with a wood burning stove which is set within a stone chimney breast. A deep external wall boasts a stone window with a wooden double glazed window which is impressively constant throughout the property. Radiator, TV point and a mains smoke alarm.



DINING ROOM & KITCHEN 4.2 x 8.7m (13'11 x 28'6) into the kitchen

Being open plan with the kitchen this is a spacious room (4.6 x 4.2m) that is accessed via solid oak and glass panelled Bi-folding doors from the lobby, which when opened up make the whole of the ground floor open plan which is simply perfect should any potential buyer like to entertain. This room also boasts a fantastic wood burning stove

with exposed ventilation pipes to give a modern yet authentic and industrial effect whilst being set against a wonderful exposed stone wall. To add further accolades to this room are the original exposed oak support beams. Two radiators and laminate flooring.



kitchen off is the Bespoke Corian work top which incorporates a moulding single sink with a chrome mixer tap. Laminate flooring continues from the dining room, heat detector, wooden double glazed window, Velux window and a solid oak external door.



GALLERY LANDING



A modern stylish fitted kitchen (2.3 x 4.2m) with contrasting colour block, white and grey units with handleless doors. The ample units provide more than adequate storage space. Integrated appliances include a fridge, freezer and a dishwasher along with a built in Bosch electric oven, a matching Bosch microwave oven and a Bosch induction hob with a Bosch stainless steel cooker hood above. To finish this remarkable

Accessed from the turning staircase via the lobby is this impressive space which offer itself to several uses including an office or study area. The vaulted ceilings with exposed oak beams set the precedent for the whole of the first floor. Radiator, smoke alarm and a Velux window.



MASTER BEDROOM 3.6 x 3.6m (11'9 x 11'9)



A double room with modern fitted wardrobes, radiator and a Velux window. The exposed stone wall, vaulted ceiling with exposed oak beams and the deep stone window capture the very essence of a character property.

EN-SUITE SHOWER ROOM

Recently installed is this modern suite which is further complimented by the tasteful tiling to the walls and floor and a chrome towel radiator. The spacious walk-in glass shower cubicle has Bi-folding glass screen and a power shower, a stylish floating vanity sink unit provides good storage space and boasts a chrome mixer tap and to finish

the suite off is the low flush toilet. The vaulted ceiling features an exposed oak beam and ceiling spotlights. There are two beautiful deep matching stone windows which provide natural light via two petit double glazed windows.



BEDROOM TWO 4.3 x 3.6m (14'1 x 11'9)



Another double room with equally remarkable features as the master bedroom with the vaulted ceiling, exposed oak beams and stone wall along with the stone window with a double glazed unit. A storage cupboard houses the combination boiler. Radiator and a Velux window.

BATHROOM

As the shower room this has recently been

installed and to an equally high standard. This modern and stylish suite comprises of a superb double ended free standing, deep bathtub with a free standing chrome mixer tap and shower head, a floating vanity sink unit and a low flush toilet. Elegant tiles to the walls and floor perfect this room to a high specification. The vaulted ceiling features an exposed oak beam, Velux window and ceiling spotlights.



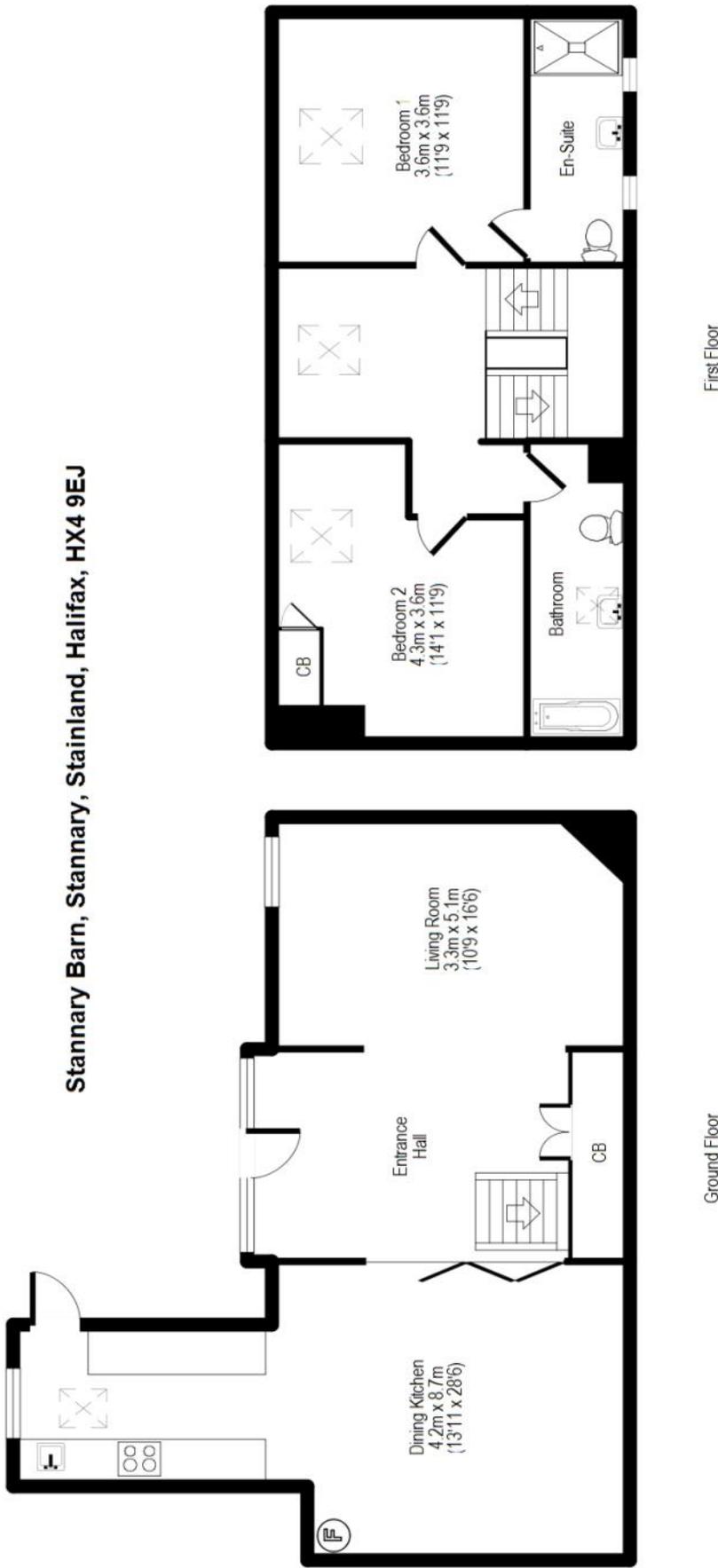
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EXTERNAL



To the front of the property there is a long-established cobble stone driveway which provides parking for two vehicles. Tucked away to the side of the property there is a peaceful patio to relax and enjoy the evening sun.

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