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Broad Oak Barn, Broad Oak
Linthwaite, Huddersfield



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Guide Price £825,000

SET DOWN A PRIVATE LANE IS BROAD OAK BARN. PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD BUT WITH MANY ORIGINAL FEATURES STILL INCORPORATED THROUGHOUT, THE PROPERTY SITS WITHIN GENEROUS GARDENS WHICH HAS SEVERAL PONDS, FRUIT TREES AND A STONE PATIO AREA WITH PRIVACY ALL ROUND. THIS BARN CONVERSION HAS 4 BEDROOMS, PLUS HOME OFFICE/BEDROOM 5, DOUBLE GARAGE AND PARKING AND AN OPEN PLAN KITCHEN/DINING ROOM.

Broad Oak Barn is set within the popular area of Colne Valley with many local amenities near by. As you approach the property located down the private lane, you are immediately drawn to the uniqueness of the barn with the original stone stairs at the front leading up to the first floor bedroom and the lavishly elegant flower beds by the entrance. To the left of the property is the large driveway, big enough to hold up to 6 cars, and then the double garage located at the bottom. At the end of the lane, there is also a turning circle where there is an allocated parking space for this property. Currently used as a games room, the garage has an up and over door to the front, and an access door to the side. There is a greenhouse attached to the side of the garage, perfect for growing your own fruit and vegetables.



Upon entrance to Broad Oak Barn, the hallway is the perfect space for removing outdoor garments before leading into the kitchen/dining room. A downstairs W.C is located in the hallway with laminate flooring, wash basin and close coupled W.C.

With ceramic tiled flooring flowing throughout the kitchen and dining room, this is the perfect space for entertaining guests and sitting down at a large dining table with the family for dinner. The kitchen consists of solid oak cupboards and granite worktops, Falcon integrated cooker with overhead cooker hood, integrated dishwasher and double Belfast sink.

To the right of the kitchen through the partitioned doors is the sitting room. With solid oak flooring and a stone fireplace with remote controlled stove, the room still holds some of the original features of the property, but with the modernisation of the neutral décor gives a very ambient feel for a family to cosy up in front of the fire. Bifold doors in this room lead you out into the rear gardens, filling the room with natural light.

Set to the left of the property is a very spacious utility room with solid oak cupboards and granite effect tops. This space holds the boiler and has plumbing for a washing machine and dryer and also includes a sink.

The stairs that lead to the first floor are located in the dining room where you are met with a generous sized landing space which incorporates the original beams and high ceilings. There are 3 double bedrooms situated on this floor, 2 of which have en-suites with ceramic tiled flooring, wash basin, shower and W.C. The en-suites also have electric Velux windows which enhances natural light and brightens crisp white furnishings. On this floor, there is also the house bathroom. With a 3 piece Fordham suite consisting of wash basin, shower and W.C, the room adds a modern feel to the property with the ceramic tiled flooring and large fitted mirror perfect for winding down after a hard day at work. All the bedrooms are neutrally decorated to fit everyone's needs. The master bedroom and one other double room overlooks the cricket field providing plenty of light and a scenic view. A further room on this floor is used as a dressing room, with fitted wardrobes and laminate flooring, this can easily be adapted if needed into a 4th bedroom or home office.

To the rear of the property sits the amazing professionally landscaped largely level gardens, approaching $\frac{1}{4}$ of an acre (approx.) which consist of ponds, pathways and many fruit trees including plum, apple, pear and cherry. As you walk down the garden, you are greeted with a grassed area, perfect for creating a play space for the children or a vegetable patch for those people who are green fingered. You then follow through under a willow archway to another section of this amazing garden. With flower beds set around the edges, the garden is the ideal space for BBQ's in the sunshine and has plenty of scope to incorporate a summer house if desired. There is a direct water supply for the garden from Natural Spring across the lane and also has an area for the compost bins.



LOCATION

Linthwaite (known as Linfit in the local community) is a village in Kirklees, West Yorkshire. Historically part of the West Riding of Yorkshire, it is situated 4 miles west of Huddersfield, on the A62 in the Colne Valley. The River Colne, Huddersfield Narrow Canal, the Huddersfield to Manchester railway line and A62 main road all pass near to the village and are minutes away from Broad Oak Barn. Currently, it is a busy village with many pubs, and local shops, including the Sair Inn, a traditional pub, formerly known as the New Inn and a post office.

There are two primary schools and a secondary in the village and in close proximity to the property including Linthwaite Ardron Memorial Junior School and the Linthwaite Clough Junior Infant and Early Years School for local children; and Colne Valley High School. From the property, you can walk to the cricket field and Broad Oak Bowling Club which both can be seen from the gardens of Broad Oak Barn.

WHAT3WORDS

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AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

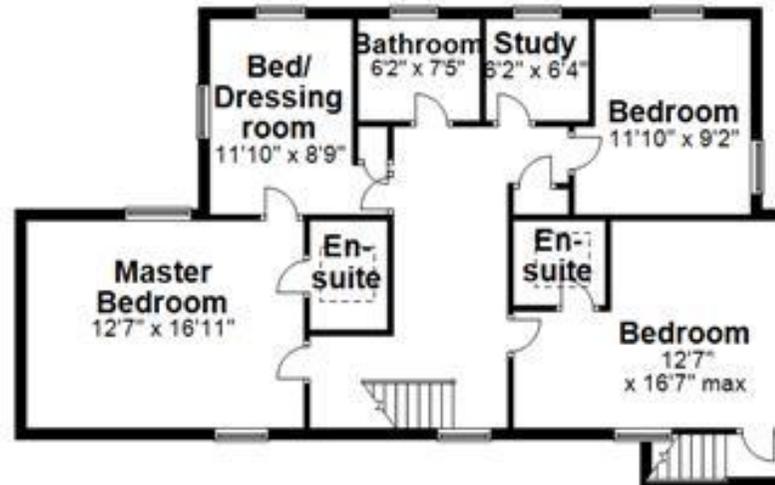
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Ground Floor
Approx. 1078.4 sq. feet



First Floor
Approx. 1007.9 sq. feet



Total area: approx. 2386.4 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DT Energy Assessors.
Plan produced using PlanUp.



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