



- STUNNING CONVERTED DETACHED BARN
- MAGNIFICENT LOUNGE WITH EXPOSED BEAMS
- DINING HALL AND LARGE STUDY
- FARMHOUSE KITCHEN WITH RANGE COOKER
- MASTER BEDROOM WITH EN-SUITE
- FURTHER FOUR BEDROOMS
- HOUSE BATHROOM AND SEPARATE CLOAKROOM
- WALLED LAWNED GARDEN AND SUN TERRACE
- DOUBLE GARAGE WITH REMOTE CONTROL DOOR

£365,000



Moor End Barn, Krumlin, HX4 0EG

Tucked away just off Scammoden Road, this desirable converted barn offers stylishly appointed and thoughtfully planned four or five bedroom accommodation, enhanced with original features and quality fittings. Throughout the property the architraves, skirting boards and doors are attractively stained in an antique pine finish.

Although conveniently located, the property enjoys great privacy having a wonderful walled garden and sun terrace creating an ideal suntrap. There is a substantial detached garage and good parking.

Moor End Barn is within easy distance of the excellent amenities offered by Ripponden, including a village school, doctors surgery, choice of shops, post office and branch library. The M62 is within 10 minutes drive and Sowerby Bridge, only 10 minutes away has a main line railway station.

Directions

From Ripponden take the Elland Road and proceed uphill, past the Drovers Arms pub, past Barkisland Church and the lane leading to the property is on the left hand side just before Stones Cricket Club. Turn left and Moor End Barn is at the far end.

Accommodation (all sizes approximate)

Entrance Hall

Glazed oak effect entrance door with glazed side panels, opening onto half landing with pitch pine steps and balustrade leading to ground floor. Hallway with pitch pine floor, cloaks cupboard.

Cloakroom

Fitted with 2-piece suite in white comprising pedestal wash hand basin and WC, recessed halogen ceiling lighting and Expelair. Pitch pine floor.

Sitting Room 25'10" x 16'7" max (7.85m x 5.05m)

Features original exposed oak roof beams and trusses, exposed stone fireplace with oak lintel housing a Much Wenlock solid fuel burner, 2 windows to rear overlooking decked patio area and French doors opening onto cobbled patio area, window to side elevation. Walls wired for wall mounted plasma TV and cinema surround sound system.



Raised family lounge with Welsh slate floor, under floor heating, exposed oak roof beams and trusses and Velux window, wired for stereo sound system. A feature has been made of the original oak stall divider, this is complemented by a pitch pine and wrought iron railing.



Dining Kitchen 21'5" x 12'11" Max (6.53m x 3.94m)

With feature exposed brick fireplace housing 5 gas ring Leisure range style stove with double electric ovens, grill and single electric hotplate, with filter hood over. A range of cream panelled base and wall units with concealed lighting and solid beech block worktop, 1½ bowl porcelain sink with mixer tap over, separate fitted dresser unit comprising base units and storage with display upper unit, pitch pine flooring throughout and recessed ceiling halogen lighting, additional pantry. Door leading to outside cobbled patio area, window looking onto the garden.



Utility Room 7'11" x 5'6" (2.41m x 1.68m)

With laminate worktop, window, wall storage units, plumbed for automatic washing machine, vented for tumble dryer, ceramic tiled splash back and ceramic tiled floor.

Dining Room 12'10" x 12'2" (3.91m x 3.71m)

Pitch pine floor, French windows opening onto stone flagged patio area, recessed halogen ceiling lighting, ornate radiator cover.



Study/Home Office 12'1" x 8'4" (3.68m x 2.54m)

With window overlooking rear garden and range of custom built fitted cupboards and bookcase, telephone point, TV point and ample power points.

Bedroom 5 10' 5" x 7'11" (3.23m x 2.41m)

Window to side elevation.

First Floor

Landing

Pitch pine floor and pitch pine balustrade, open to roof height with Velux window and original exposed oak beams, recessed halogen ceiling lighting.

Master Bedroom 16'0" x 12'0" min (4.88m x 3.66m)

With original small window openings to side elevation and window overlooking rear garden with far reaching views over surrounding countryside, range of solid wood fitted wardrobes to one wall, recessed halogen ceiling lighting, open to roof height with exposed oak roof beams and trusses, further built in storage cupboard.



En-Suite

Fitted with 3-piece suite comprising WC, wall mounted wash hand basin with mosaic ceramic tiled splashback, shower cubicle tiled with mosaic ceramic tiles and fitted with Grohe shower mixer tap.

Bedroom 2 12'10" x 9'3" (3.91m x 2.82m)

Window to rear, solid timber fitted wardrobes with halogen down lighting, pitch pine stairs leading to raised sleeping area with exposed beams open to roof

height with recessed halogen ceiling lighting and access to eaves.

Bedroom 3 12'6" x 7'3" (3.81m x 2.21m)

Window overlooking rear garden and exposed original oak beam.

Bedroom 4 12'6" x 6'6" (3.81m x 1.98m)

Built in solid timber wardrobe, window overlooking rear garden and exposed original oak beam.

Bathroom

Fitted with 4 piece white suite comprising WC, pedestal wash hand basin, bath with gold coloured mixer tap and shower attachment over, shower cubicle with feature glass brick wall, white ceramic tiles with shower mixer, Ceramic tiled flooring and ceramic tiled splash back to the bath, recessed halogen ceiling lighting. Window to front elevation.

Outside

To the front is a stone flagged driveway providing parking for several cars leading to the attached double garage with electric remote control up and over door, natural stone walling, dawn to dusk security lighting. To the rear is a natural stone cobbled and flagged patio area together with further raised lawn, natural stone walling and feature stone steps, Further sheltered decking area with natural stone walls and purpose built stone barbecue and seating.

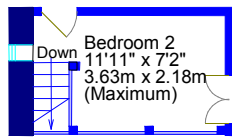
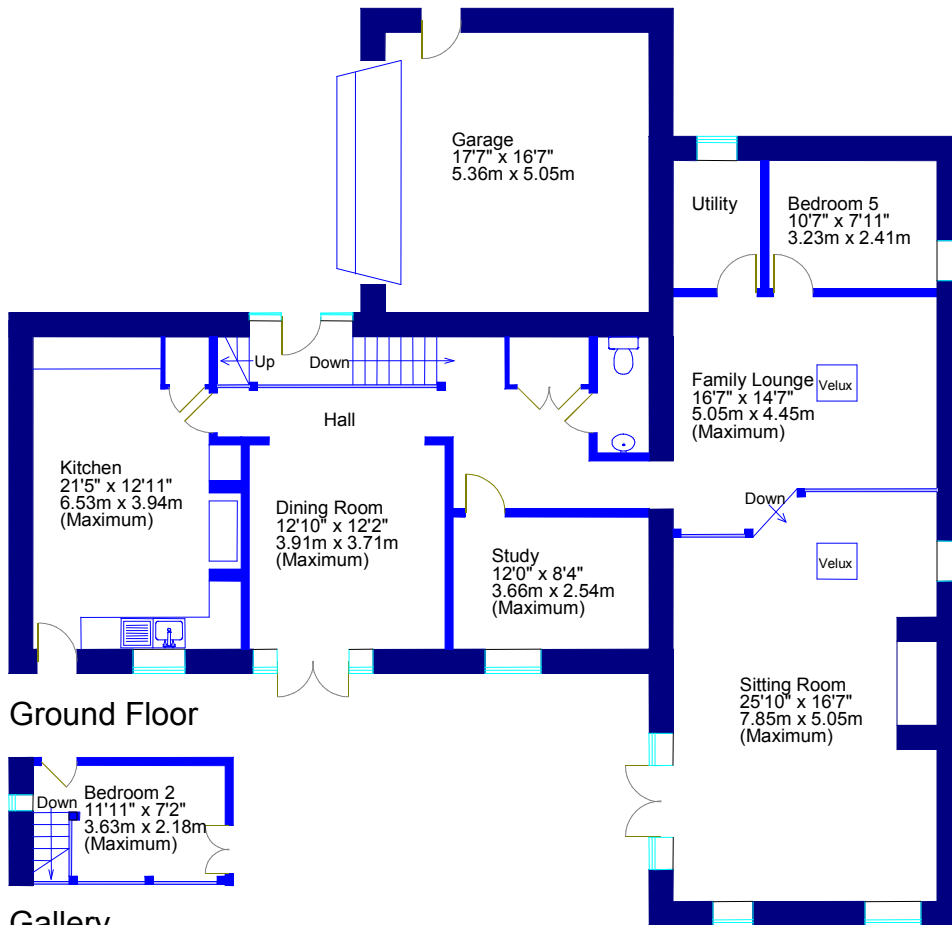


Heating

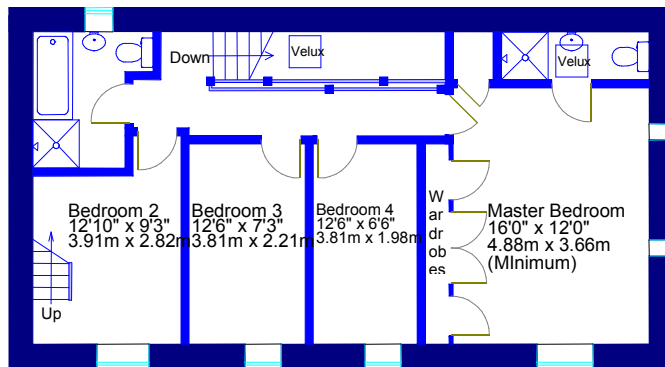
Gas fired combination central heating boiler with hot water radiators and complemented by sealed unit oak effect double glazed windows.

Please Note Sketch plan for illustrative purposes only, not to scale. © Photographs and floorplans by G A Slade Associates – 01422 823172. All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estates has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property.

Moor End Barn

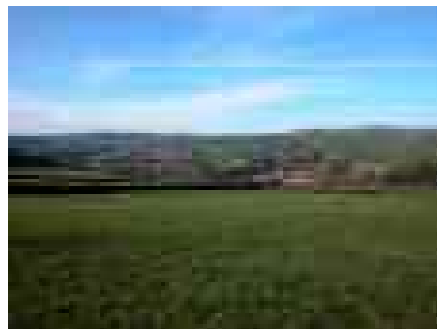
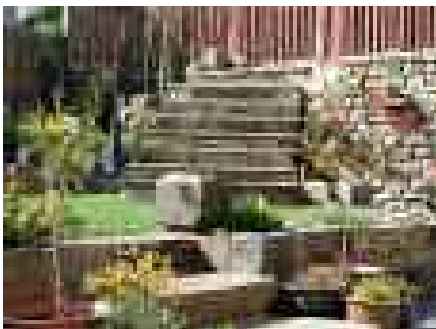


Gallery



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First Floor



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