WS

RESIDENTIAL







The Barn 10 Holly Bank Park

Rastrick, Brighouse, HD6 3NX

£499,999 Freehold

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This unique detached family home, set within a popular residential area, is offered to the market with no onward chain. Its distinctive upside-down layout has been thoughtfully designed to maximise stunning garden views from the reception rooms, both of which feature striking open roof trusses. The property offers four well-proportioned bedrooms and two modern bathrooms, alongside generous, mature gardens complete with a versatile garden room with bi-fold doors currently used as a fully equipped home gym. A double garage and two separate driveways provide ample off-street parking—an increasingly rare advantage. This is a fantastic opportunity to acquire a truly exceptional home.

Location

Holly Bank Park is a cul-de-sac accessed from Field Lane in Rastrick. Conveniently located for access to J24 of the M62,the property enjoys many local amenities including a mini-market, a take-away, Rastrick Health Centre, Library, and highly regarded Schools. Brighouse Railway Station is just a short distance away, as is Brighouse Town Centre with a wide variety of shops and amenities.

Accommodation

Accessed can be gained from either side of the house into the entrance hallway with limestone tiled floor. The heart of this home is the stunning open plan lounge / kitchen which is open to the eaves with exposed beams and roof trusses, and flooded with natural light via windows to three elevations. An imposing brick fireplace with gas fire is set to one corner and French doors lead out to the garden. With tiled splash backs, and a limestone tiled floor, the kitchen area enjoys an excellent range of cream, soft close base, wall and drawer units with complimentary granite work surfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. Integrated appliances include a dual fuel range cooker with extractor hood above, an American style fridge freezer, and freestanding washing machine.

A second spacious reception room is again open to the eaves with exposed beams and roof trusses, and enjoys a dual aspect with French doors out to the garden. There is a brick fireplace with gas fire set upon a tiled hearth with a timber mantle. The fourth bedroom is a small double with Oak flooring and is currently being utilised as a study. Completing the ground floor accommodation, the adjacent bathroom is fully tiled with a fitted mirror cabinet and white suite comprising: wash hand basin, WC, and jacuzzi bath with shower attachment taps over.

Steps lead down to the lower ground floor where the principle bedroom enjoys oak flooring and fitted wardrobes with sliding mirrored doors. The fully tiled en-suite benefits from a jacuzzi bath, wash hand basin, WC and separate shower cubicle. With recessed spotlights and a heated towel rail. There are two further double bedrooms, each with Oak flooring, and one with fitted wardrobes.

Externally, the property benefits from a double garage with up & over door, power, light and water, with four car drive and a paved patio above. There is an additional gated driveway to the other side of the house which provides further off road parking if required. Generous gardens are predominantly lawn with a variety of mature trees and plants. A garden room with bi-fold doors benefits from power and light, and comes with a full range of gym equipment including a multi functional power rack, weight bench, dumbbell set, and treadmill. Accessed from the garden is the workshop / storage space with electricity.

Since purchasing the property, the current vendors have replaced all the windows with uPVC double glazing and have installed all new internal Oak doors.





Council tax band: E
EPC rating: D
Ground rent: N/A
Service charge: N/A

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