



## Deer Shaw Lane

Cumberworth, Huddersfield, HD8 8YB

Standing in approximately five acres of grazing is this three bedroom barn conversion with spectacular panoramic views, hay barn, three loose boxes and attached feedstore, hard standing areas, and 2000 square foot portal frame outbuilding with power and water. The property is in excellent condition throughout with internal accommodation briefly comprising entrance hallway, dining kitchen, rear porch, living room, family room, utility and WC. To the first floor is a large landing/study area, three double bedrooms, master with ensuite and family bathroom. Gardens, grazing, parking and outbuildings. Gas central heating and double glazing.

£895,000

# Deer Shaw Lane

Cumberworth, Huddersfield, HD8 8YB



- THREE BEDROOM BARN CONVERSION WITH 5 ACRES OF GRAZING
- LOVELY GARDENS, OFF ROAD PARKING AND WELL KEPT PADDOCKS
- STABLES, FEEDROOM, HAYBARN AND 2000 SQUARE FOOT OUTBUILDING WITH POWER AND LIGHT
- LARGE DINING KITCHEN AND TWO RECEPTION ROOMS
- AMAZING PANORAMIC VIEWS AND OPTION TO BUY A FURTHER 5 ACRES
- EXPOSED ROOF TRUSSES AND SOLID FUEL STOVE

## Entrance

## Dining Kitchen

17'6" x 14'3" (5.33m x 4.34m)

## Living Room

17'9" x 17'6" (5.41m x 5.33m)

## Dining Room

17'5" x 9'5" (5.31m x 2.87m)

## Cloakroom/WC

## Utility Room

## First Floor Landing

## Master Bedroom

14'6" x 14'0" max (4.42m x 4.27m max)

## Ensuite

8'10" x 7'2" (2.69m x 2.18m)

## Bedroom 2

11'5" x 11'10" (3.48m x 3.61m)

## Bedroom 3

13'0" x 9'0" (3.96m x 2.74m)

## Family Bathroom

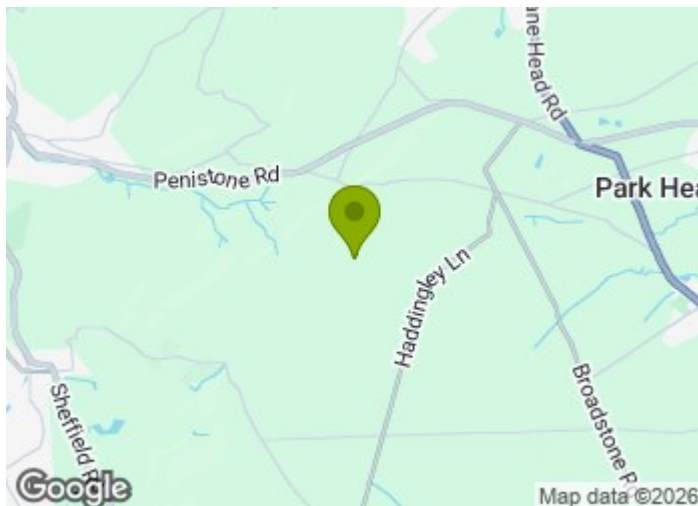
12'7" x 9'7" (3.84m x 2.92m)

## Garden

## Fields and Stables

## Portal Frame Barn

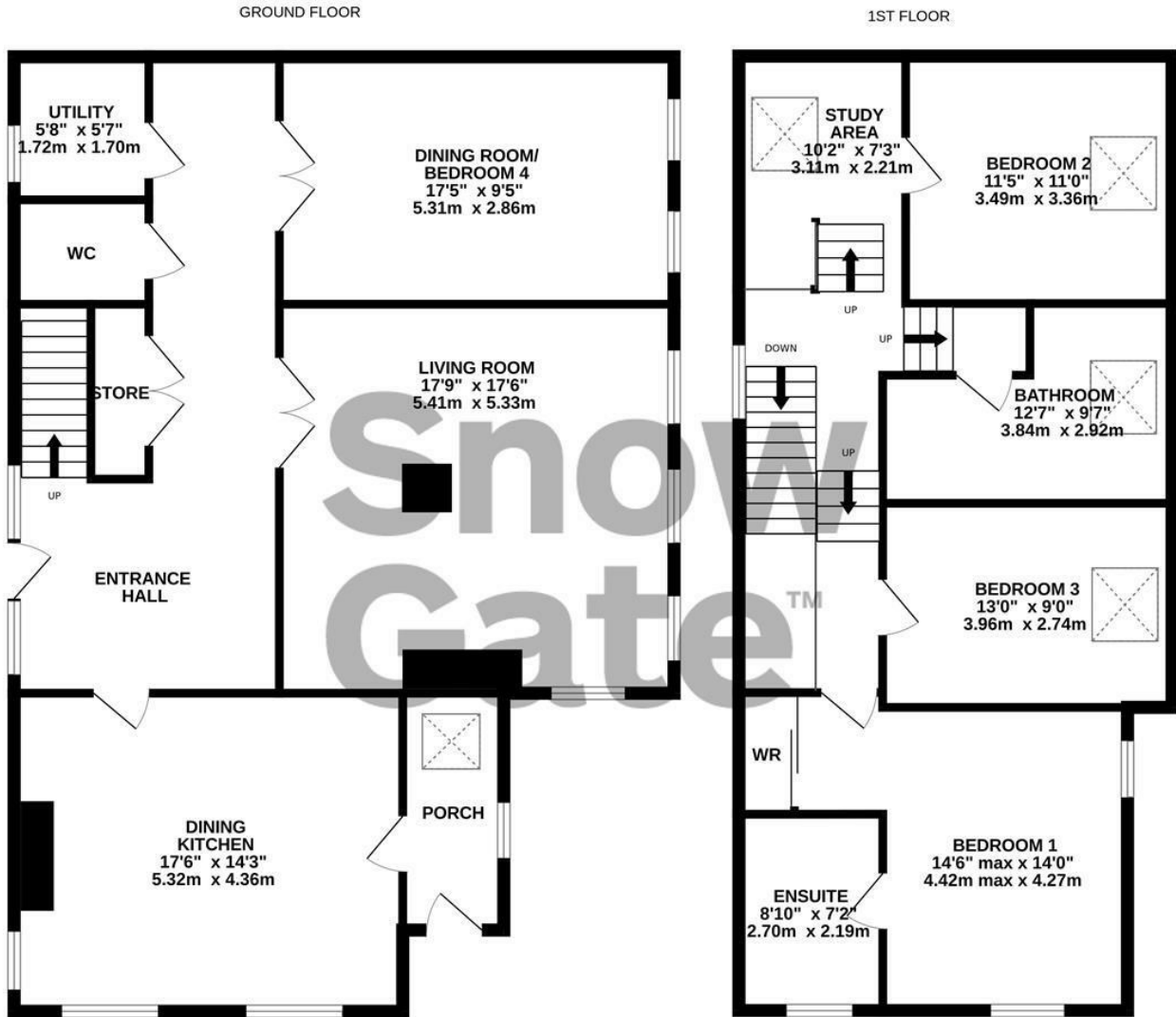
52'4" x 39'1" (15.95m x 11.91m)



## Directions

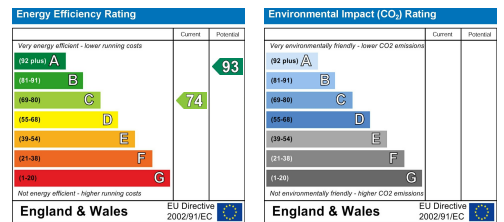


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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