

Farnley House, Manor Road, Farnley Tyas, HD4 6UL

Asking Price £795,000

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This stunning stone built, barn and farmhouse have been lovingly restored by the current owners and now provides approximately 2,800sqft of luxuriously appointed living space.

Set on the desirable Manor Road, in the sought after village of Farnley Tyas, adjoining greenbelt countryside with stunning open, far reaching views. Boasting 4 double bedrooms, with en suite facilities to the master bedroom. The property still retains a wealth of original features such as a plethora of beams and trusses, feature barn entrance window, together with 2 spacious reception rooms and a magnificent dining kitchen which is comprehensively fitted with high quality integral appliances.

Externally the property provides ample off road parking for numerous vehicles, via the large courtyard. As well as a lawned garden and paved patio seating area, in which to appreciate the superb far reaching views across neighbouring fields and countryside.

Only by a personal inspection can one truly appreciate this stunning conversion, situated in this tranquil rural setting.

Energy Rating: TBA









## GROUND FLOOR:

A JeTrae oversized steel core timber entrance door leads into the main entrance hall.

### Entrance Hall

17'5" x 11'1" (5.31m x 3.38m)

A most spacious entrance hall, fitted with Karndean flooring and an access door to the walk-in cloaks cupboard. There is sunken LED lighting, a triple glazed window and an archway which leads through to the inner hall.

### Dining Kitchen

18'10" max x 17'8" max (5.74m max x 5.38m max)

Comprehensively fitted with a range of matching wall, drawer and base units with marble work surfaces. This stylish kitchen has a range of integrated appliances including electric Range with 5 burner induction hob, double oven and grill and pan drawer, as well as an overhead extractor fan and light. There is a twin bowl Innova sink unit with mixer taps and marble

drainer, integrated dishwasher, bin storage, central island with marble surface which incorporates a breakfast bar, space for an American style fridge freezer, 2 sealed unit triple glazed windows and sunken LED lighting.

### Lounge

27'8" x 18'4" (8.43m x 5.59m)

A most impressive reception room which is open to the full roof height and features exposed beams and trusses. There is a wood burning stove set on to a stone hearth, 3 central heating radiators, sealed unit triple glazed windows to front and side which attract superb far reaching views across Woodsome valley and JeTrae oversized steel core timber door gives access to the rear elevation.

### Sitting Room

20'5" max x 17'0" max (6.22m max x 5.18m max)

An L-shaped reception room which has full height sealed unit double glazed windows, sunken LED lighting and an access door to the walk-in store room.

### Walk-in Store Room

17'0" x 6'5" (5.18m x 1.96m)

With a Belfast sink, hot and cold water taps, power/light points and plumbing for a washing machine. An external timber door gives access to the courtyard.

### Inner Hall

With wall light points, Karndean flooring and door accessing the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash basin with chrome mixer taps and drawer units beneath. There is also sunken LED lighting and Karndean flooring.





### Utility Room

9'7" x 9'2" (2.92m x 2.79m)

Fitted with a range of matching wall and base units with wood block work surface, inset Asterite sink unit with mixer taps and side drainer, plumbing for a washing machine, Karndean flooring and part tiled walls. A large storage cupboard houses the underfloor heating manifolds and boiler for the pressurised hot water system.

### FIRST FLOOR:

#### Landing

Exposed to the full roof height with beams and trusses. There are 6 wall light points, Velux windows and built-in linen cupboard.

#### Master Suite

23'9" x 17'3" max inc en suite (7.24m x 5.26m max inc en suite)

A magnificent master suite which is dominated by the stunning exposed ceiling beams and trusses. There is a feature arched barn door window with sealed unit double glazed panels and access into the en suite.

#### En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, vanity wash bowl with chrome waterfall mixer taps and drawer units beneath and a corner fully tiled shower cubicle with overhead rainwater head shower and additional hose. There are exposed ceiling beams, electric chrome radiator/towel rail and a sealed unit double glazed window.

#### Bedroom 2

18'0" x 10'1" (5.49m x 3.07m)

Having stunning far reaching views towards Emley Moor and Woodsome valley through sealed unit triple glazed windows to the front and side, together with an additional Velux window and feature exposed beams and trusses.

#### Bedroom 3

14'2" x 9'8" (4.32m x 2.95m)

Being open to the full roof height, this spacious double bedroom which has a sealed unit triple glazed window, additional Velux window and feature exposed ceiling beams and trusses.

#### Bedroom 4

14'0" x 8'10" (4.27m x 2.69m)

Being open to the full ceiling height, with feature beams and trusses. There is a sealed unit triple glazed window and additional Velux window which provides a flood of natural light.

#### Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, sink with chrome waterfall mixer taps and drawer units beneath, deep sunk bath with central chrome mixer taps and additional hose and a fully tiled corner shower cubicle which has a rainwater shower with additional hose. This room also has an electric chrome heated towel rail, sunken LED lighting and sealed unit double glazed window.

#### OUTSIDE:

The property has a block paved courtyard with parking for several vehicles, together with enclosed lawned gardens and a stone flagged patio which adjoins the adjacent greenbelt countryside and provides far reaching, stunning open, rural views.

#### UNDERFLOOR HEATING:

Please note, there is underfloor heating to all rooms, except the sitting room which has gas fired central heating.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642), Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights in Waterloo take the right hand lane into Penistone Road. Continue in the direction of Highburton and take a right hand turning into Woodsome Road in the direction of Farnley Tyas. Continue for approximately 1½ miles until reaching the village of Farnley Tyas and at the T-Junction proceed straight ahead. Shortly after take a left hand turning into Manor Road and follow this until the road bears to the left. The property will be found straight ahead.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:

Please call our office to book a viewing on 01484 530361.













Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2666.21 ft<sup>2</sup>

247.7 m<sup>2</sup>

**Reduced headroom**

29.44 ft<sup>2</sup>

2.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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