



Barn House, New Popplewell Lane, Scholes, BD19 6NN  
Offers in excess of: £800,000



## Barn House, New Popplewell Lane, Scholes, BD19 6NN

**RECENTLY REDUCED!** Signature Homes by Robert Watts offer for sale this well presented 4/5 bedroom detached home and SMALL HOLDING sitting on circa. 10 ACRES OF LAND. Situated on the edge of Scholes village with far reaching rear views this a great opportunity for those buyers with equestrian interests wishing to enjoy a more rural lifestyle. Offering a sizeable family home with 3 reception rooms, two bathrooms and occasional attic room it is complimented by a large barn with 9 stables, tack room, ménage/arena, circa. 4 acres paddocks and 5 acres arable fields. It also offers cattery pens, kennels, woodland area, allotments and workshops and sits within a stunning setting with far reaching rural views yet still within 3 miles of the M62. A rare opportunity and not one to be missed. EPC rating C.



Entrance Hall Tiled flooring and timber staircase leading up to galleried landing. WC and sink off.

Lounge 23'4" x 13'9" (7.1m x 4.2m)

Stone fireplace with wood burning stove. Oak flooring and cast iron feature radiator. Dual aspect room.

Dining Room 13'9" x 11'6" (4.2m x 3.5m)

Chimney breast and stove effect living flame gas fire.

Sun Room/Orangery 23'11" x 13'1" (7.3m x 4m)

Roof lights and double doors to garden, feature oak beamed ceiling and timber flooring.

Kitchen 16'9" x 12'6" max (5.1m x 3.8m max)

'Smallbone' farmhouse style kitchen with wall and base units, granite worktops and breakfast bar, ceramic sink bowl and mixer tap, Aga oven, integral dish washer and wine cooler.

Utility Room 11'2" x 7'3"max (3.4m x 2.2mmax)

Wall and base units and utility sink, plumbing for washing machine.

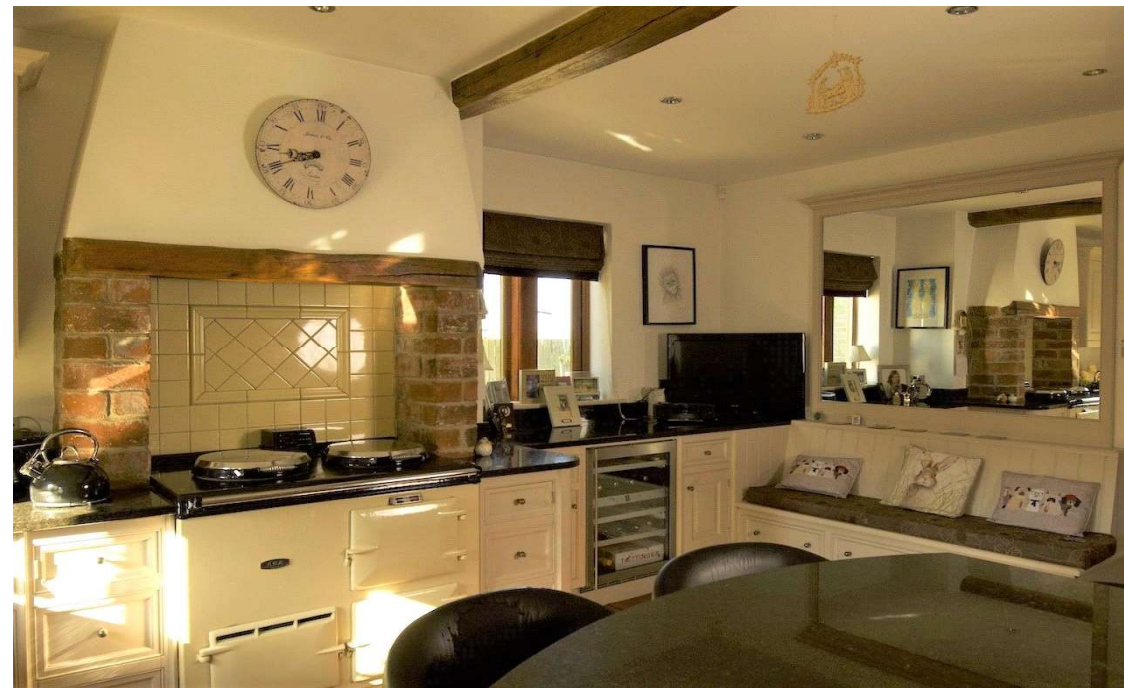
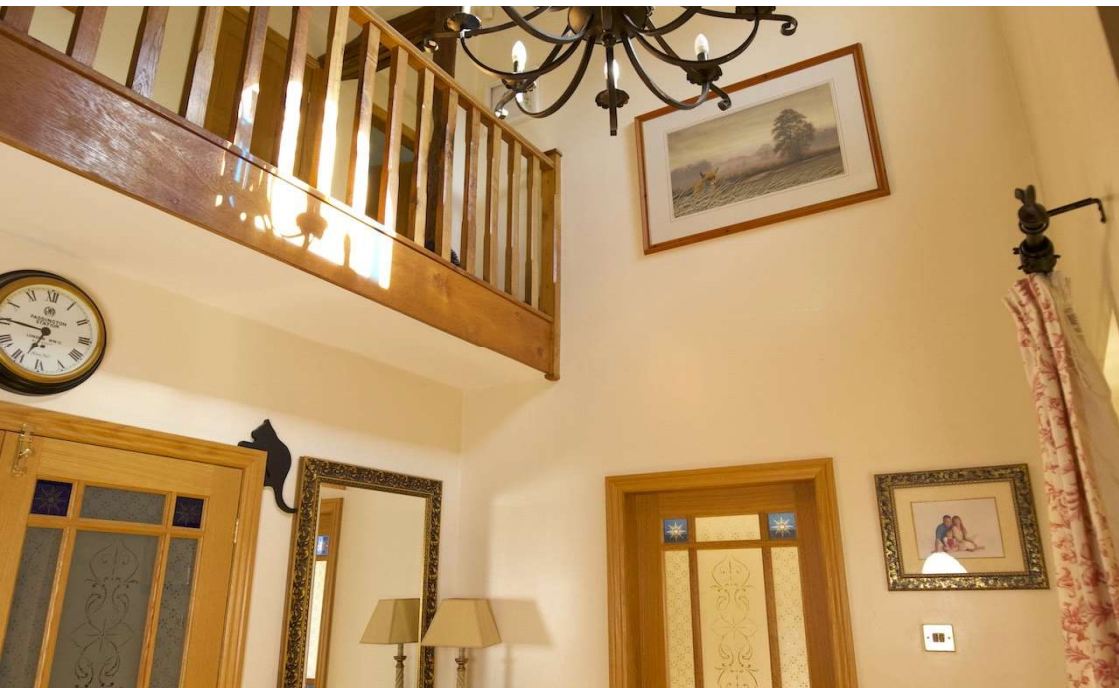
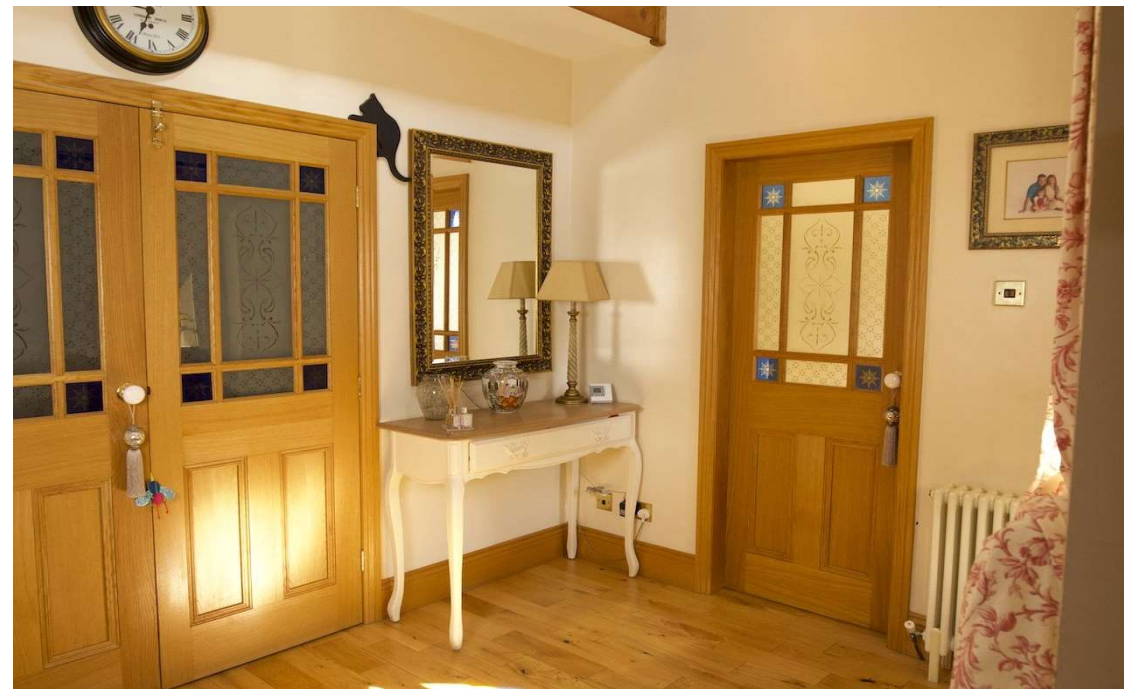
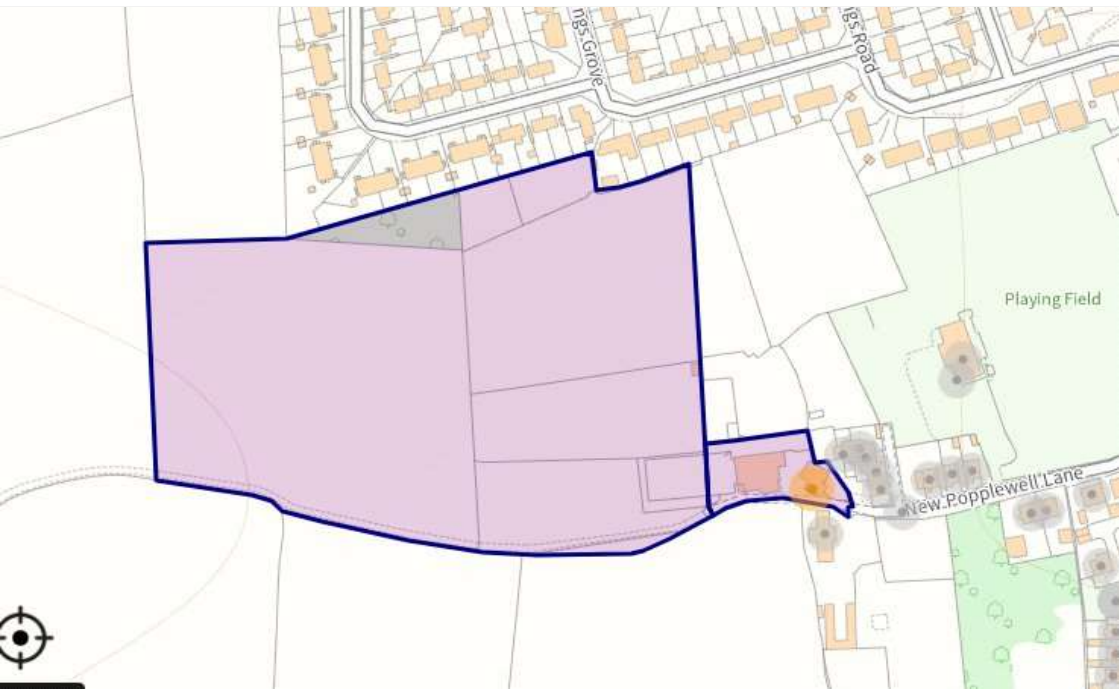
First Floor landing Storage cupboard galleried landing.

Bedroom 1 14'1" (4.3) x 8'10" (2.7) including wardrobes  
Fitted wardrobes along two walls.

En suite Three piece modern suite with electric shower and glazed shower screen, w/c and vanity sink.













Bedroom 2 13'5" x 12'2" (4.1m x 3.7m)

Bedroom 3 13'1" (4) x 10'6" (3.2) including wardrobes  
Fitted wardrobes

Bedroom 4 8'6" (2.6) x 7'10" (2.4) including wardrobes  
Spiral staircase leading to occasional room.

Occasional Room 41' x 8'2" (12.5m x 2.5m)  
Useful occasional room running the full width of the house with  
roof lights.

Bathroom Four piece modern suite with glazed shower cubicle,  
bath, w/c, vanity sink, tiled walls and floor, cast iron radiator.

Exterior Situated at the end of the road and accessed via  
electric gates leading to a blocked paved driveway and ample  
courtyard parking to rear with lawned garden to the front and  
garden to the rear with pond and decking area. Substantial  
stone built former garage now used as a gym with swim spa  
pool and separate shower. Bi-folding doors to courtyard.

Barn 61'4" x 43' max (18.7m x 13.1m max)  
Timber framed barn with 9 inbuilt stables. 13'5 (4.1m) high roof  
height. Attached is a timber tack room 20'8 x 11'2 (6.3m x  
3.4m) with mezzanine storage and inbuilt sauna. Photovoltaic  
solar panels on barn which are owned by the vendor.

Land The house sits on a plot of circa. 10 acres including the  
house and barn and also includes a sizeable enclosed  
ménage/arena.

Adjacent paddocks measuring circa. 4 acres including a  
woodland area, chicken coup, timber built cattery pens and  
allotment with fruit trees.

Beyond this land is another circa. 5 acres of arable land.

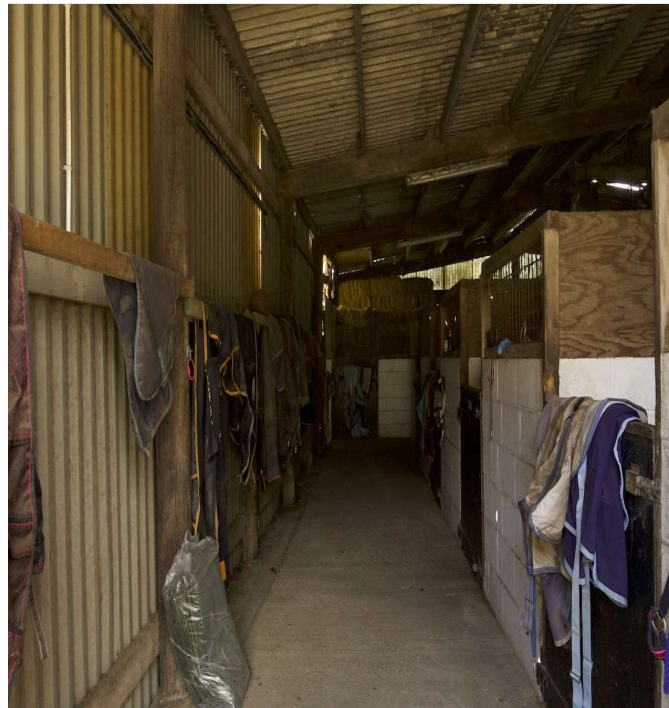
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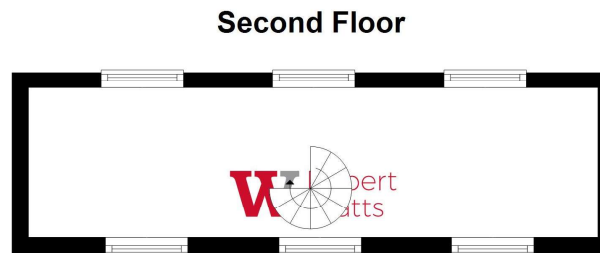
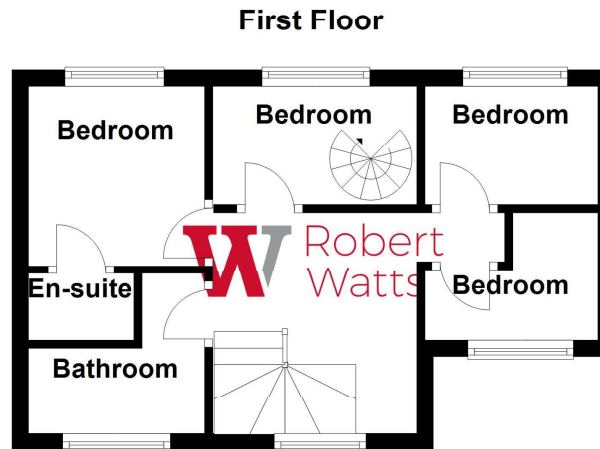
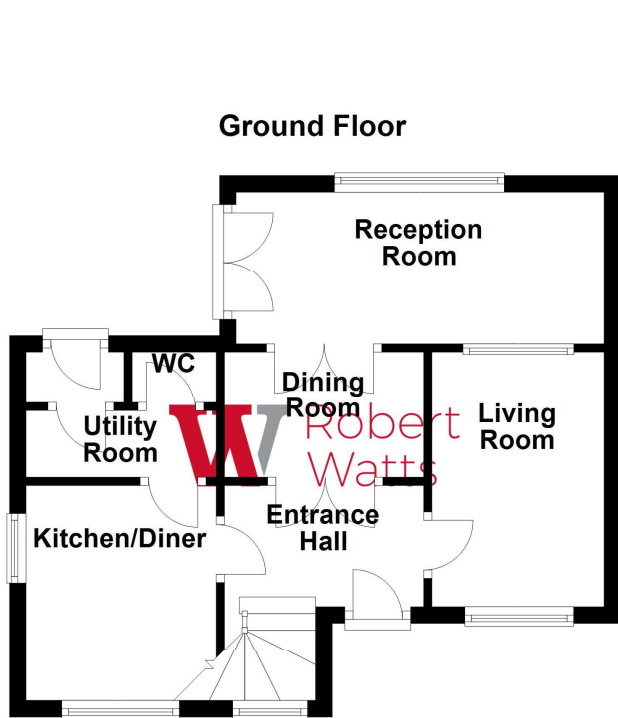
Council Tax Band - F

EPC - C

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





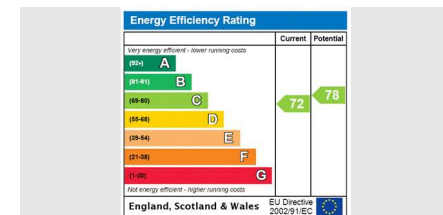
Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.



**AGENTS NOTES:**

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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