



Walton Cross Barn, Windy Bank Lane, Nr Hartshead, Liversedge, WF15 8EX
Asking Price: £995,000

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A stylish, individually built FIVE/SIX BEDROOM detached residence that truly must be viewed to appreciate the sheer size of the IMPRESSIVE 3,595 SQFT FOOTPRINT. Situated in this SEMI RURAL location with stunning SOUTH FACING VIEWS and built on a 0.43 acre landscaped plot, this lovely family home is close to the popular village of Hartshead and handily accessible for the local amenities, schools, countryside walks as well as M62 Motorway. Offering versatile accommodation to suit multi-generation growing families it boasts a full height, 32ft entrance with dual use as a contemporary dining area and feature mezzanine sitting area above. In addition, the house has three double bedrooms and playroom/bedroom, lounge, dining kitchen, utility, wc and a bathroom on the ground floor with master ensuite bedroom and two further double bedrooms and bathroom on the first floor. Ample driveway parking accessed via security gates and double detached garage.



Entrance Dining Area 31'6" x 15'5" max (9.6m x 4.7m max)

Feature full height entrance with bespoke timber and glazed staircase giving access to mezzanine. Dining area has an Inglenook brick fireplace with log burning stove.

Guest WC/Cloaks Cupboard Hand wash basin, wc and tiling to floor. Separate cloaks cupboard.,

Play Room/Bedroom/Office 12'2" x 15'5" (3.7m x 4.7m)

Versatile ground floor room.

Kitchen Diner 20' (6.1) x 16'9" (5.1) max plus 8'10" (2.7) x 5'3" (1.6) max

Modern range of wall and base units with a cream gloss finish incorporating contrasting work tops, one and half bowl sink and mixer tap. Island unit and table with double integral Bosch oven and microwave with warming drawers, five ring gas hob plus extractor. Integral fridge freezer, dishwasher and bi-folding doors to garden.

Lounge 23'4" x 19'8" max (7.1m x 6m max)

Triple aspect room with excellent natural light. Bi-folding doors leading onto garden featuring far reaching views.







Utility 14'5" x 8'10" max (4.4m x 2.7m max)

Base units with worktop, two sink units and mixer tap. Plumbing for auto washer and tumble dryer. Rear door.

Bedroom Three 15'9" (4.8) x 12'6" (3.8) plus doorway

Double bedroom.

Bedroom Four 16'9" x 9'10" (5.1m x 3m)

Double bedroom.

Bedroom Five 11'10" x 9'6" (3.6m x 2.9m)

Double bedroom with wall mounted TV point.

Bathroom 9'2" x 5'11" max (2.8m x 1.8m max)

Four piece suite comprising glazed shower cubicle, jet bath, vanity sink and wc. Tiled walls.

Open Mezzanine Area 15'5" x 13'1" max (4.7m x 4m max)

Roof lights and glazed balcony with drop pendant lighting. A great place to chill and relax.

Bedroom One 20' x 15'5" (6.1m x 4.7m)

Master suite with French doors to glazed balcony with super views and walk-in dressing room.

Bathroom Three piece modern suite comprising double glazed shower cubicle, vanity sink and wc. Tiled walls and floor.

En Suite 10'2" x 9'6" (3.1m x 2.9m)

Luxury four piece en suite comprising glazed shower cubicle, oval bath, vanity sink and wc. Tiling to walls and floor.

Bedroom Two 16'1" x 9'10" (4.9m x 3m)

Double bedroom.

Bedroom Six 16'1" x 9'10" (4.9m x 3m)

Double bedroom.

Exterior The property is accessed via electronic security gates and occupies a large plot of circa. 0.43 acres with far reaching South facing views to the rear.

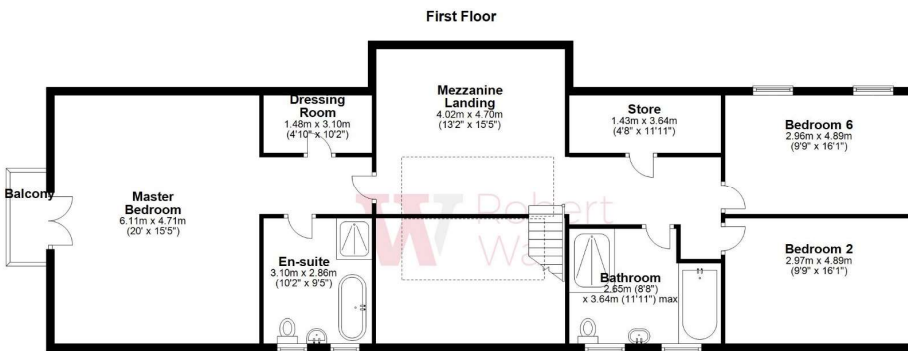
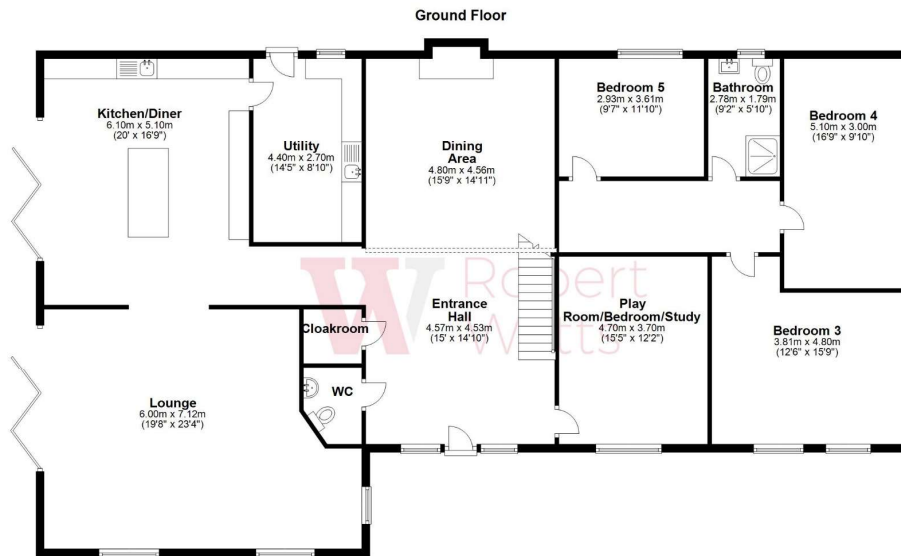
Ample sized, landscaped lawned garden to side and rear, paved patio with glazed balustrade. Block paved driveway providing ample parking and detached double garage with electric doors measuring 18'4 x 18'4 (5.6m x 5.6m) with mezzanine storage which could make an ideal space for those who WFH.

Please note the house has a septic tank/treatment plant and not mains drainage.

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.



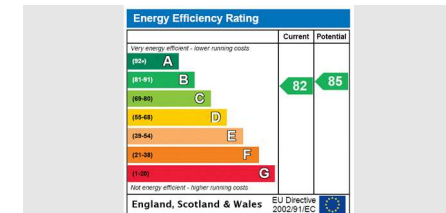


Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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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