



Abinger Dairy Scholes Moor Road, Scholes Holmfirth HD9 1RU

welcome to

Abinger Dairy Scholes Moor Road, Scholes Holmfirth

EXCEPTIONAL FOUR BEDROOM BARN CONVERSION STYLE PROPERTY NESTLED WITHIN A CHARMING HAMLET, BOASTING STUNNING RURAL VIEWS. BENEFITING FROM SPACIOUS UTILITY ROOM, CONVENIENT CLOAKROOM AND MODERN EN-SUITE. DELIGHTFUL GARDEN, DOUBLE DRIVEWAY WITH ADDITIONAL ALLOCATED PARKING AND EV CHARGING UNIT.

Summary

A charming barn conversion style enjoying stunning far-reaching views in a highly sought-after hamlet setting. Offering four well-proportioned bedrooms, including a principal bedroom with en-suite, the property combines character and modern family living. The heart of the home is a fabulous dining kitchen, complemented by a utility room and ground floor cloakroom. Externally, there is ample off-road parking, EV charging unit and a delightful garden, ideal for relaxing and enjoying the surrounding countryside. A superb opportunity to acquire a characterful home in a picturesque location. Set in this desirable village, with amenities, and well regarded schooling, along with being a short drive into the vibrant Holmfirth town.

Accommodation Dining Kitchen

16' 11" x 15' 6" (5.16m x 4.72m)

The impressive open-plan dining kitchen is beautifully appointed with a range of Shaker-style units complemented by quartz work surfaces and a central island incorporating a breakfast seating area. Integrated appliances include an oven, microwave, induction hob with angled extractor hood, dishwasher and wine fridge. A stylish brick-effect splashback provides an attractive focal point to the cooking area, while part-paneled walls add character and charm. The room is flooded with natural light from two Velux roof windows and a double-glazed front-facing window, which enjoys panoramic views over the surrounding countryside. Making this the ideal space for family gatherings and entertaining. Inset down lights to ceiling and under unit lighting with an attractive wood floor covering, incorporating underfloor heating.

Utility Room

7' x 4' 11" (2.13m x 1.50m)

The utility room is fitted with a continuation of the attractive Shaker-style wall and base units found in the kitchen, providing excellent additional storage and workspace. There is a double storage cupboard housing the boiler, together with a built-in shoe rack for practical everyday living. Further storage is available via an understairs cupboard, with an additional cupboard housing the hot water tank. The room also benefits from plumbing for a washing machine and space for a tumble dryer, making it a highly functional and well-equipped utility area. A continuation of the wood floor covering from the dining kitchen with under floor heating.

Inner Hallway

Continuing with the wood floor covering, with under floor heating. Carpeted staircase leading to first floor landing.

Cloakroom

The modern cloakroom is fitted with a contemporary vanity wash hand basin and low-flush WC, creating a stylish and practical space for guests. Complemented by an attractive tiled floor covering incorporating under floor heating. Inset ceiling downlights, the room is finished to a high standard and provides a sleek, modern appearance.

Lounge

15' 6" x 14' 7" (4.72m x 4.45m)

The modern lounge is a wonderfully light and inviting reception space, featuring a stylish wood floor covering, incorporating under floor heating and inset ceiling downlights. Natural light floods the room through a double-glazed window and French doors to the rear, creating a bright and airy atmosphere while providing direct access to the garden. The real focal point of the room is the





attractive bio-ethanol stove, set upon a tiled hearth with a timber lintel over, adding warmth and character. Practical built-in shelving further enhances the space, providing practical storage.

Landing

Carpeted staircase leading from inner lobby to first floor landing. With inset downlights.

Master Bedroom

13' 5" x 11' (4.09m x 3.35m)

The principal bedroom is a superb retreat, enjoying an abundance of natural light from dual double-glazed windows which frame panoramic far-reaching views across the surrounding countryside. The room is enhanced by inset ceiling downlights and benefits from a range of stylish modern fitted wardrobes, providing excellent storage whilst maintaining a sleek and contemporary feel.

En Suite

The stylish modern en-suite is beautifully appointed and features a walk-in shower with contrasting fittings, incorporating both a rainfall shower head and additional hand-held attachment. Complementing the contemporary design is a striking black ladder-style heated towel radiator, together with a vanity wash hand basin and low-flush WC. Finished with a tiled floor covering, the en-suite offers a sleek and luxurious space befitting the principal bedroom.



Bedroom Two

11' 1" x 6' 11" (3.38m x 2.11m)

Bedroom Two is a well-proportioned bedroom featuring a carpeted floor covering and inset ceiling downlights, creating a comfortable and inviting atmosphere. A double-glazed window enjoys attractive views over the surrounding countryside, providing plenty of natural light and making the most of the property's picturesque setting.

Bedroom Three

9' 6" x 8' 1" (2.90m x 2.46m)

Bedroom Three is a generous bedroom featuring a carpeted floor covering and inset ceiling downlights, creating a warm and comfortable ambience. The room benefits from dual-aspect double-glazed windows, which allow for an abundance of natural light while taking full advantage of the beautiful countryside views surrounding the property.

House Bathroom

The house bathroom is fitted with a contemporary white suite comprising bath with chrome-style shower, an attractive vanity wash hand basin, and a low-flush WC. Stylishly finished with tiled walls and a chrome ladder-style heated towel radiator, the room offers both practicality and modern appeal. Additional features include inset ceiling downlights and an extractor unit, completing this well-appointed family bathroom.

Bedroom Four

20' 10" x 15' 5" (6.35m x 4.70m)

Bedroom Four/Attic Bedroom is a spacious and characterful room accessed via a carpeted staircase. The room is illuminated by a Velux double-glazed roof window and features inset ceiling downlights, together with a contemporary anthracite vertical radiator. Useful built-in eaves storage cupboards provide excellent storage solutions, while the eaves add to the room's individual charm and character.

External

To the front of the property is a double driveway for two vehicles, with a further allocated parking space. Together with artificial grassed, paving and pebbled area and the added benefit of an EV charging point, To the rear, the property boasts a delightful enclosed garden enjoying panoramic far-reaching countryside views, providing the perfect space for relaxation and outdoor entertaining. The garden features an Indian stone paved seating area and a newly installed artificial lawn, designed for ease of maintenance. Enclosed by an attractive dry-stone



view this property online williamhbrown.co.uk/Property/HMF107460



welcome to

Abinger Dairy Scholes Moor Road, Scholes Holmfirth

- Four Bedroom Barn Conversion Style Property
- Delightful Hamlet Setting
- Panoramic outlook
- Added Benefit Of Underfloor heating to ground Floor Level
- Cloakroom, Utility Room And Master En suite

Tenure: Freehold EPC Rating: B

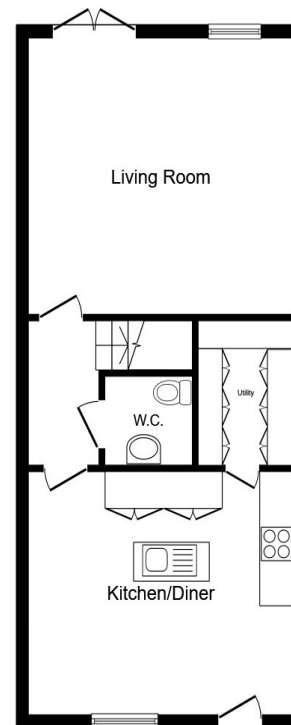
Council Tax Band: Deleted

offers over

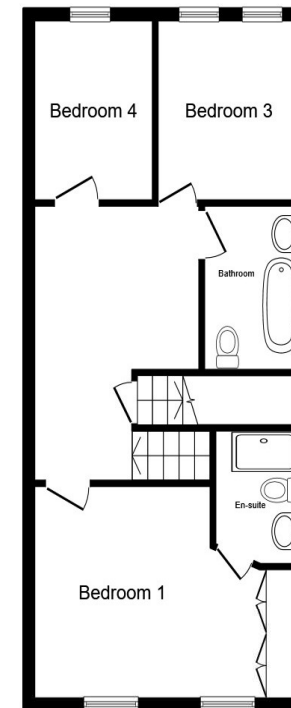
£400 000

directions to this property:

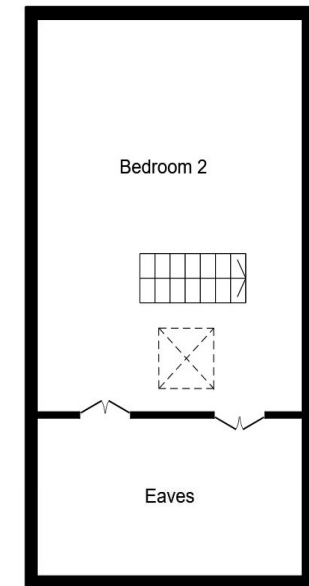
From our offices on Victoria Street, turn right onto Dunford Road. Continue for 90 yards, turning right onto Cross Gate Road. Following the road onto Cross lane. At the junction turn right onto Scholes Moor Road and continue for approx 0.2 miles. Turning left into Abinger Farm. Abinger Dairy is directly in front of you, identified by our for sale board.



Ground Floor



First Floor



Second Floor

Total floor area 134.9 m² (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/HMF107460



Property Ref:
HMF107460 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk