

Parva House, 335C Wakefield Road, Denby Dale, Huddersfield HD8 8RT
Tel: 01484 866368 info@robertshaws.com www.robertshaws.com

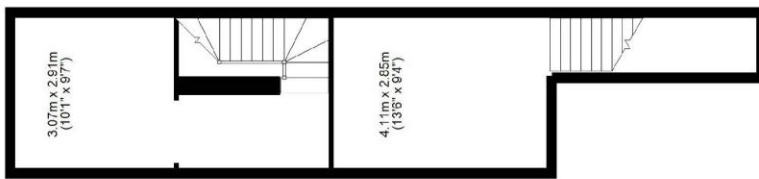
**FOR SALE
BY PRIVATE TREATY**



**FALL HEAD FARMHOUSE
& BUILDINGS
FALL HEAD LANE, SILKSTONE
BARNSELY S75 4LB**

Offers around £1,160,000

Basement
Approx. 34.0 sq. metres (365.6 sq. feet)



Ground Floor
Approx. 126.2 sq. metres (1376.8 sq. feet)



First Floor
Approx. 125.1 sq. metres (1376.9 sq. feet)



Total area: approx. 290.3 sq. metres (3124.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent, UK Energy Assessors Ltd accept no responsibility for measurements and floor areas of a property they have not visited.
Plan produced using PlanUp

Fall Head Farm

GENERAL DESCRIPTION

Dating from around 1800, an attractive, brick built, stone slate roofed 4 bedroomed house of generous proportions, with a range of buildings to the rear. The property is modernised but offers an opportunity for someone to do a great deal more with it.

The property is surrounded by fields and has easy access to the footpaths locally. In addition, it is close to the M1 motorway at Junction 37 and so is ideal for commuters wanting to get to Sheffield, Leeds or beyond.

The area being sold is edged red on the attached plan.



ACCOMMODATION

A timber field gate gives access to the gravelled turning circle and garden areas and a double garage to one side. The main house door is located in the gable elevation and is a wide original design door, with double glazed panels.

Entrance Hall 3.03m x 2.91m (9'11" x 9'7")

With original attractive quarry tiled floor in 3 coloured pattern, original 4 coat peg plinth to one wall.

The Entrance Hall leads with door to left to:

Snug/Study 4.38m x 3.66m (14'4" x 12')

With original inset shelves, brick backed, stone flag hearth, inset fireplace with timber surround and windows to 2 sides.

Second door from Entrance Hall, leads to:

Inner Hallway 2.87m x 1.851m (9'4" x 6'1")

Door to Cellar
Stairs to first floor
Door the Rear Room
Door to Kitchen
Door to Living Room

First door to right, leads to:

Lounge 4.57m x 4.56m, plus Bay Window 2.162m x 1.164m gross (14'10" x 14'10" plus 7'0" x 3'9")

An attractive room with tiled inset and hearth, timber surround fireplace with coal effect electric fire, beamed ceiling with deep cornicing. The bay window is timber panelled at low level with glazed units above to three sides of the bay. The two side panels of the bay are 'step out' windows.



Second door to right, leads to:

Kitchen 5.13m x 4.51m (16'10" x 14'10")

Range of cream shaker style base and wall units with timber effect worktops. Brown 1½ bowl sink with stainless steel swing over mono-block taps. Centre island with shelf and drawer storage. The walls with units are fully tiled in a white dimple effect brick style tile. There is a built-in double electric oven/grill and halogen hob. Recessed spotlight to the ceiling and a 4 spotlight bar fitting are in place. The floor is varnished stripped pine floorboards. There are French doors leading to a patio and the garden areas. A further door leads to the Utility Room.



From Hallway, door in front leads to:

Old Back Kitchen 2.679m x 4.035m Gross (8'2" x 13'1")

An unusual shaped room with the original range in the corner and a tiled floor. Out of the gross area, a downstairs toilet has been created. A window looks over the rear area of the house.



WC 1.24m x 1.628m (4'0" x 5'3")
With white wash hand basin and low level wc.
Half tiled walls in plain cream and tiled floor with large neutral floor tiles.

Door from the Old Back Kitchen, leads to small hall area with door to first floor, plus door to Utility Room.

Steps down to:

Utility Room 6.58m x 3.97m Gross (21'7" x 13')
Stone flag floor throughout and large original range.
This room has potential for more extensive use.



Four steps lead up to Kitchen.
Further door leads to the cellar.

The stairs to the first floor lead to a landing and 'L' shaped room off.

Bedroom 4 3.94m x 7.74 gross (12'11" x 25'5")

From the landing a belt and braced door leads to timber step ladder type stair, giving access to a large loft space which is boarded but unaltered/unused.

This area is not measured.

There are steps leading up to a further loft area over rest of house.

From Main Hall

Stairs leading to large Landing and First Floor

Door to Boiler Room/Cistern cupboard and store.

Master Bedroom 4.55m x 5.41m (14'11" x 17'9")

With original fireplace being black cast fireplace with ornate timber surround.
Window to garden elevation.



En-Suite 2.87m x 2.91 Gross (9'5" x 9'7")

Original fireplace in corner, black cast with plain timber surround,
(corresponds with flue to Old Back Kitchen).

Modern suite comprises: low level WC, wash hand basin with storage units, corner shower.
Tiled to full height around shower and half height around WC and wash hand basin.

Lino to the floor, all in neutral colours.

Obscure glazed window to rear elevation.



Bedroom 2 4.62m x 4.53m (15'2" x 14'10")

Again with original fireplace.
Window to garden elevation.

Family Bathroom 2.06m x 2.81m (6'9" x 9'3")

White bath, pedestal wash hand basin, and corner shower.
Tiled to full height around shower and half height round rest of bathroom, in neutral tile and with lino to floor.

Bedroom 3 4.52m x 3.82m (14'10" x 12'6")

Above Study/Snug – window overlooking turning circle.
Original cupboard to one wall.

All windows are double glazed sliding sash windows, many with timber panels around.
To the first floor the bedroom windows have window seats.

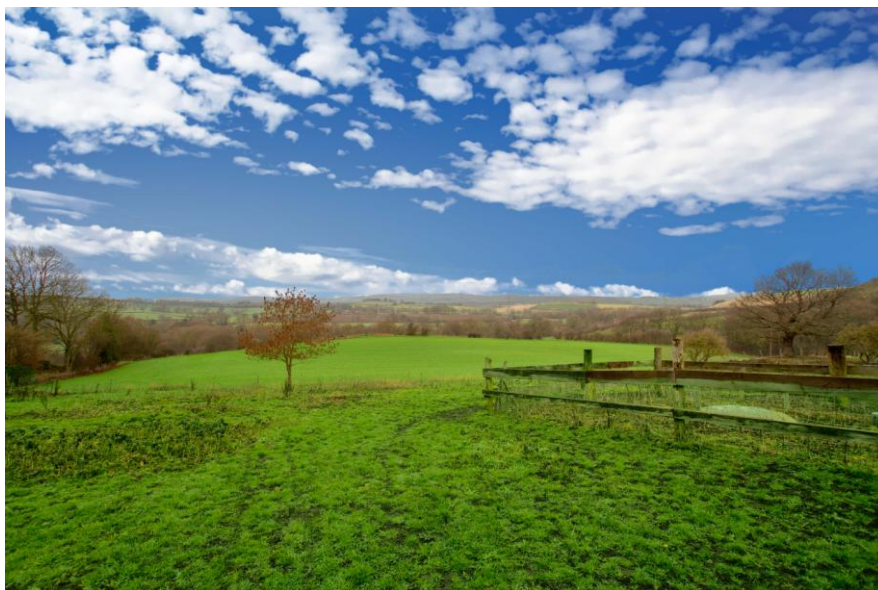
Cellars – Two stone cellars with access from Inner Hallway and from Utility.

External

Externally the house has substantial garden areas to the front and to the side where the turning circle and garaging is.

The site is bound by low wall and hedge to the front and a brick wall to the lane side.
There are large trees on the boundary line.

Pedestrian access to the rear yards and buildings is via a gate at the back corner of the side entrance. Vehicular access can be taken further down the lane.



Rear Yard

Wrapped around the house are a range of buildings, being a farm cottage and range of farm buildings.

Due to condition and over-growth, these have been measured externally. We are informed that a scheme has previously been given permission for 5 dwellings and associated garages (Ap 2007/1838) gave 8028 sq ft of developable area.

Since then, the buildings have deteriorated, although most are in reasonable repair, one has no roof. Anyone viewing the buildings does so at their own risk. Please note most of the doors are locked shut.

The measurements taken are external gross measurements.

Old Cottage and Lean To 11.66m x 10m (38'3" x 32'10")



Building 2 6.4m x 11.91m (21' x 39'1")
Brick with asbestos roof.



Corner Barn 12.39m x 6.4m (40'8" x 21'0")
Between Building 2 and the Big Barn, this Barn has lost its roof.

Big Barn 17.47m x 7.26m (57'4" x 23'10")

The Barn is a large 2 storey brick built barn.

There is a small brick building with asbestos roof adjoining the main house, suitable for conversion to garages or stores.

There is an old Nissan Hut and Pole barn to the rear of the site and these are in poor order and have not been measured

SERVICES

The house has oil fired central heating, the oil tank being situated adjoining the garage. Mains electric and water are connected.

Drainage is by septic tank, the tank is situated to the rear of the site, as shown on the plan. We are informed it is a 6 person Klargestor and so will not be big enough to serve any development.

The property has an alarm system.

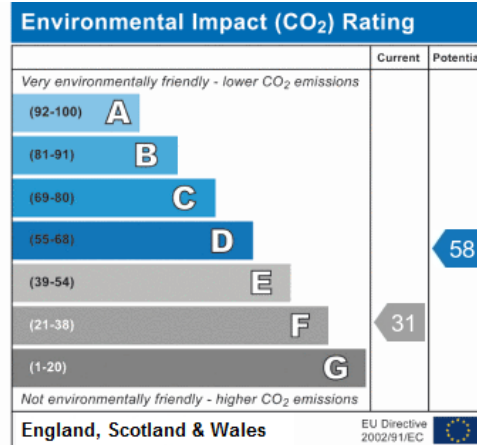
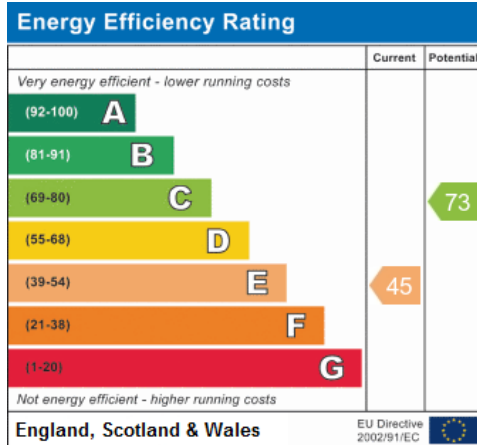
ACCESS

This is via Fallhead Lane, an unadopted highway. There will be maintenance costs related to the maintenance of the track which is shared with Fall Head Farm. The lane also has a footpath giving access to a network of other footpaths in the area.

COUNCIL TAX

The property is in Band F. For 2018/19 the Council Tax payable is £2,489.39 per annum.

EPC – Band is currently E.



Address:
Fall Head Farm
Reference:
BN18-009

PRICE

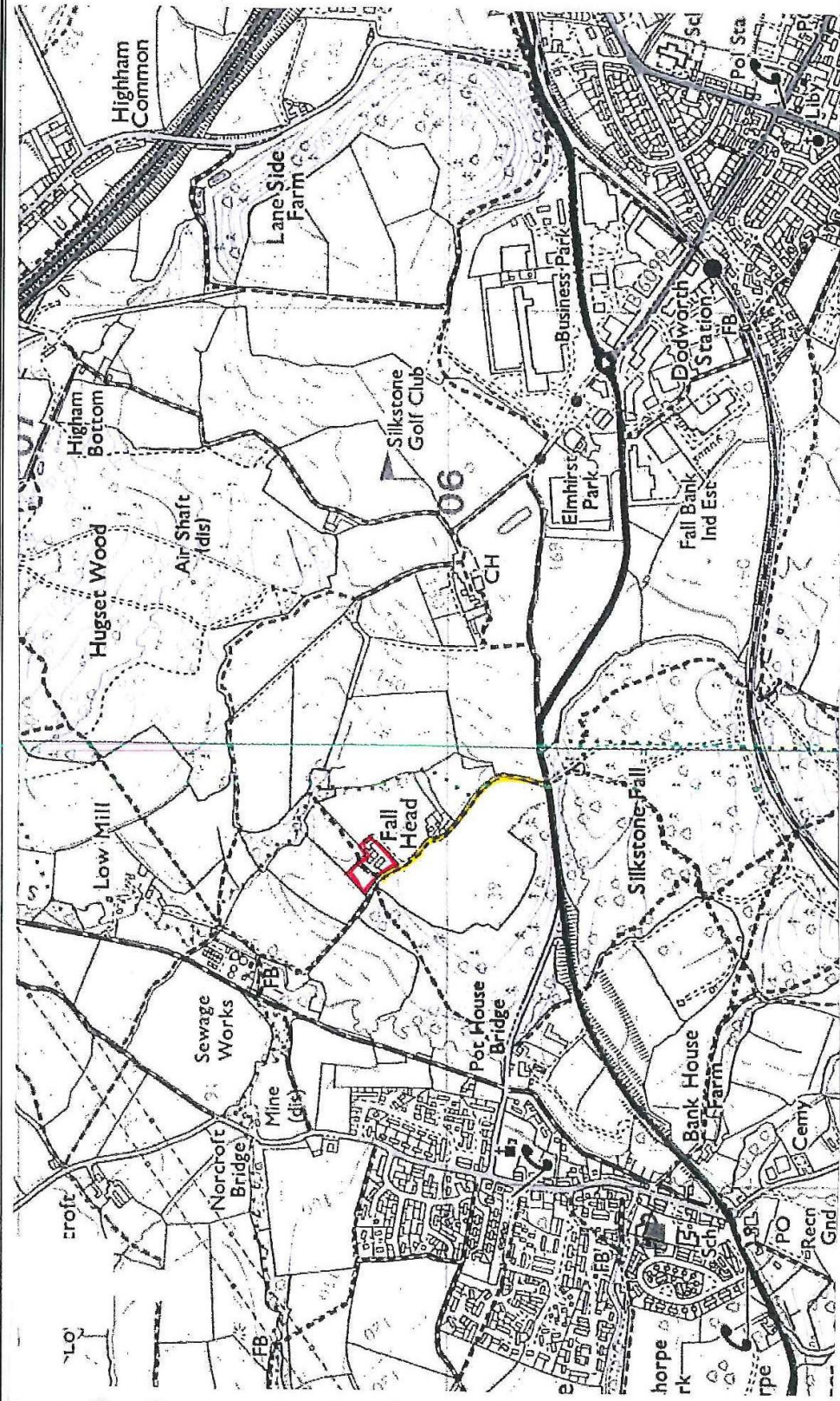
Offers around £1,160,000.

Note: A further area of land may be available, by separate negotiation. The areas edged green are owned but are let on an agricultural tenancy. The agent would be happy to discuss this with any interested parties.

VIEWINGS

Strictly by appointment with the selling agent on 01484 866368.

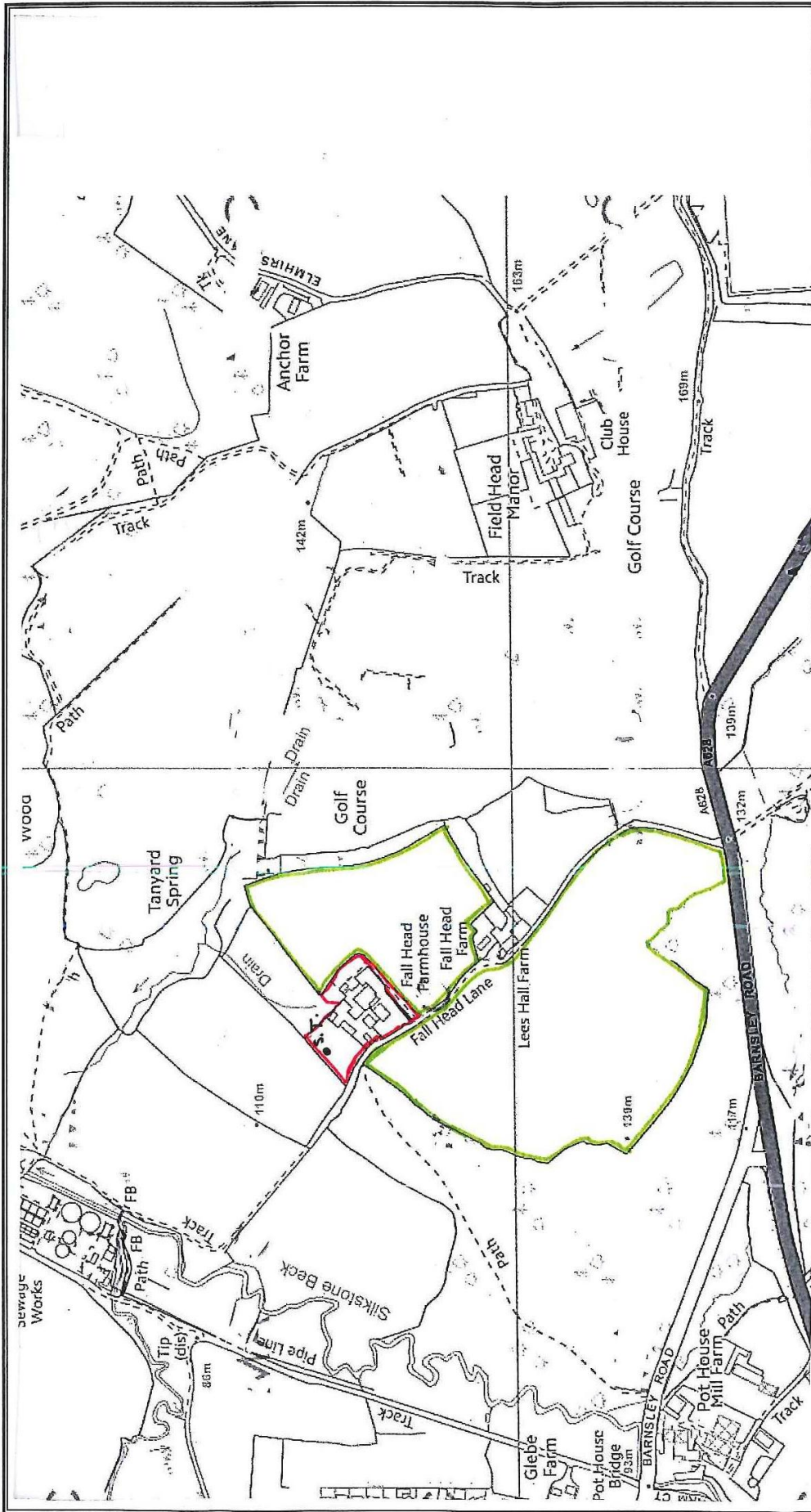
Please note that the property is currently tenanted on a six month Assured Shorthold Tenancy. Please do not go on site without an appointment.



Reproduced from the Ordnance Survey Map with the sanction of the Controller of HM Stationery Office, Crown Copyright reserved reproduction by Robertshaws Chartered Surveyors, of Emley, Huddersfield. Licence No: WL6388

RCS Robertshaws
Chartered Surveyors
www.robertshaws.com

Scale: 1:11018
Date: 24.1.19
Title: Location



Reproduced from the Ordnance Survey Map with the sanction of the Controller of HM Stationery Office, Crown Copyright reserved reproduction by Robertshaws Chartered Surveyors, of Emley, Huddersfield. Licence No: WL6388

RCS Robertshaws
Chartered Surveyors
www.robertshaws.com

Scale: 1 : 5000

Date: 24.1.19

Title: FALL HEAD FARMHOUSE

• ST = Septic Tank

Property Particulars

Robertshaws Chartered Surveyors for themselves and the seller of this property for who they act, give notice that:

- 1) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy
- 2) Copies of various plans may be attached to the particulars. These are for identification purposes only and are not to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 7) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.
- 9) Interest parties should note that in line with Money Laundering Regulations 2007 we, as a regulated profession, are duty bound to carry out due diligence on all our clients to confirm their identity.