



Applegate  
Properties



- Stunning barn conversion
- Over three floors
- Flexible family living
- Five bedrooms

**Mill Moor Road, Meltham, Holmfirth, HD9 5LW**

**Offers over: £780,000**

A spacious and luxuriously appointed five ensuite bedroom barn conversion in generous gardens with detached garaging on fringes of popular Meltham village.





## PROPERTY DESCRIPTION

A spacious and luxuriously appointed five ensuite bedroom barn conversion in generous gardens with detached garaging on fringes of popular Meltham village.

Rough Nook Barn is a stunning and spacious five ensuite bedroom semi-detached barn conversion spread over three stories. Situated in generous gardens with detached garaging, this exquisite property is tucked away down a lane on the edge of breathtaking countryside, yet conveniently close to Meltham village amenities.

Completed to exacting standards in recent years, the property seamlessly combines contemporary fittings with traditional period features, including exposed beamwork and fireplaces. The accommodation is arranged over three levels, offering versatile family living spaces. The ground floor boasts a spacious dining kitchen that opens to a garden room, perfect for entertaining. The large living room features an open plan staircase, adding to the home's charm.

Bedrooms are thoughtfully distributed across the three levels, providing ample space and privacy for family members. Each of the bathrooms is finished to a high standard, ensuring comfort and luxury throughout.

Rough Nook Barn is a rare find, offering the perfect blend of modern convenience and period elegance in a picturesque setting. This unique property, presented by Applegate Properties Holmfirth, represents an excellent opportunity to enjoy a luxurious lifestyle close to a thriving village community yet on the edge of breathtaking countryside.

**MATERIAL INFORMATION:** We understand that this property is connected to mains water, mains electricity and gas. However, the property is also serviced by a private septic tank for sewerage located within the grounds to the front of the property.

EPC: C

Tenure: Freehold

Council Tax: E

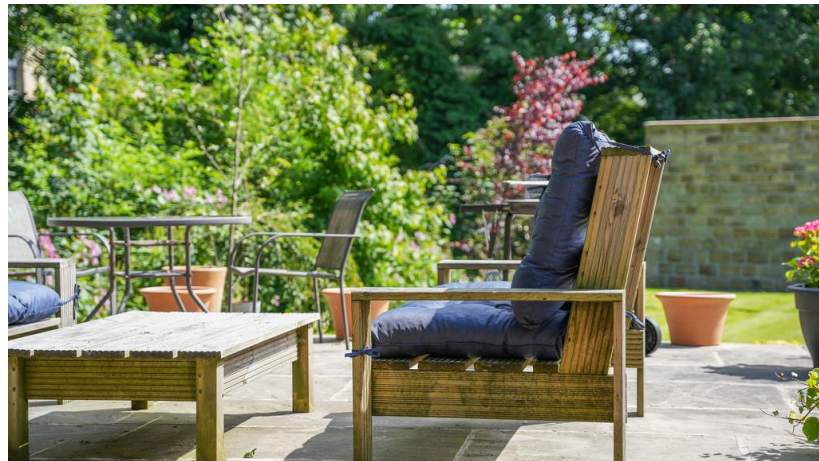
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to















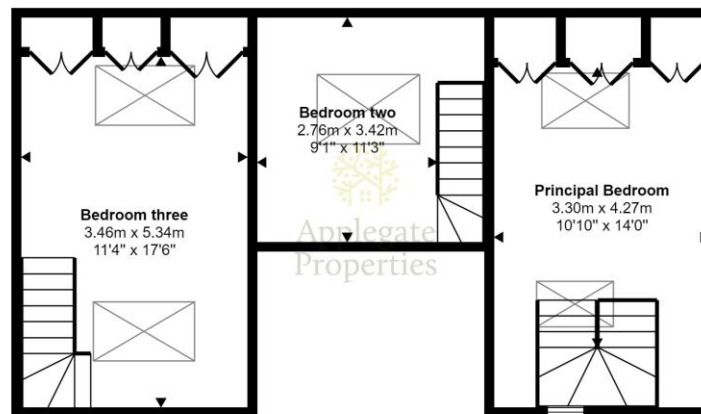
**Ground Floor**  
Approx 143 sq m / 1537 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 59 sq m / 636 sq ft

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**Second Floor**  
Approx 53 sq m / 570 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED