



Applegate
Properties



Main Gate, Hepworth, HD9 1TJ

Offers in the region of: £565,000

Nestled in the picturesque village of Hepworth, this impressive stone-built semi-detached barn conversion offers a superb blend of character and modern living. Boasting generous gardens, a garage, and breathtaking countryside views, the property enjoys a prime position within this sought-after location, close to a highly regarded school and local village amenities.

- Barn conversion
- Four Bedrooms
- Characterful yet stylish interior
- Large garden and garage



PROPERTY DESCRIPTION

The accommodation is arranged over multiple levels having gas central heating, beginning with a welcoming hallway featuring a turned staircase and a useful utility/WC. The spacious yet cosy sitting room is full of character, with exposed ceiling beams and a striking log-burning stove set within a stone inglenook fireplace, while French doors open onto the garden. The dining kitchen is equally impressive, fitted with a range of farmhouse-style units and providing a perfect space for entertaining, with doors leading outside to enjoy the surrounding views.

A split-level galleried landing leads to the principal bedroom, which benefits from a fitted dressing room, walk-in wardrobe, and a private en-suite shower room. A further staircase leads to two additional bedrooms, with an upper-level fourth bedroom completing the layout. The stylish house bathroom is furnished with a contemporary white suite, including a separate shower, offering a practical and elegant finish.

Externally, a sweeping shared driveway provides access to a private parking area and a single garage. Steps lead down to an extensive garden, featuring a patio seating area and a large lawn, all adjoining open countryside and offering far-reaching rural views. Combining character, space, and a prime village setting, this beautiful home provides an exceptional opportunity for those seeking countryside living with modern convenience.

EPC: C

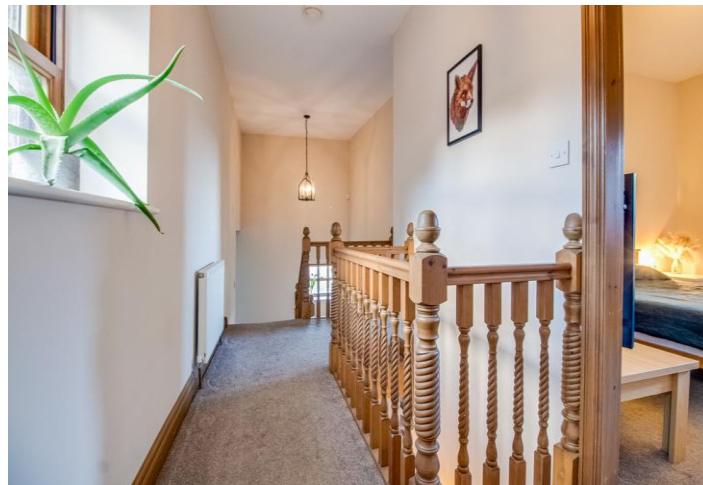
Tenure: Freehold

Council Tax: E

MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

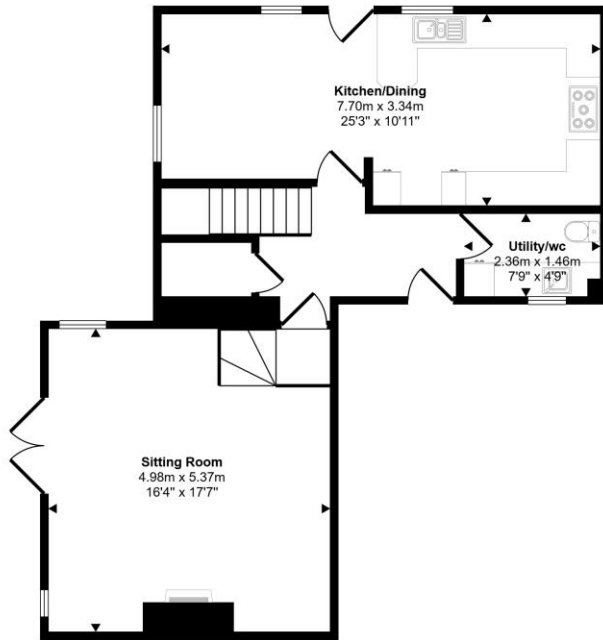
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact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





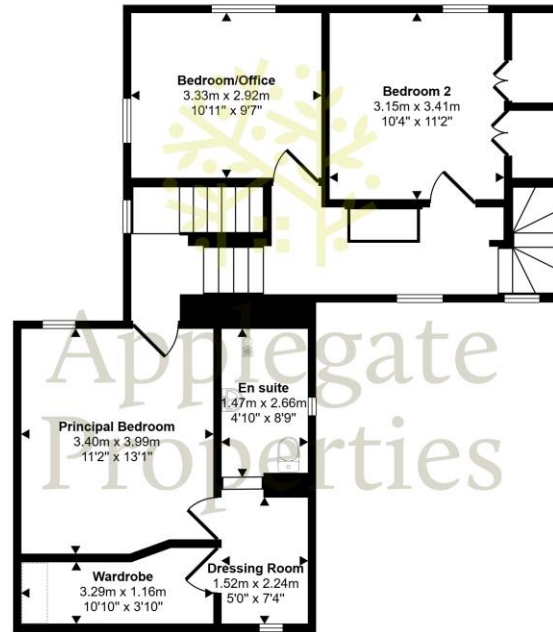


Approx Gross Internal Area
167 sq m / 1796 sq ft

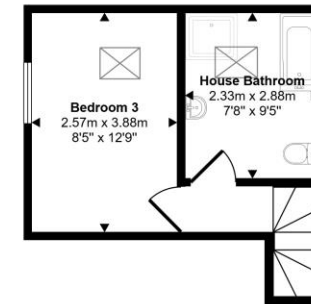


Lower Ground Floor
Approx 67 sq m / 718 sq ft

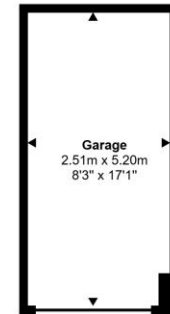
Denotes head height below 1.5m



Ground Floor
Approx 67 sq m / 717 sq ft



First Floor
Approx 20 sq m / 220 sq ft



Garage
Approx 13 sq m / 141 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

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Measurements

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.

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED