



**Woodhall Road, Calverley, LS28**

£625,000 Offers in Region of





# Property Description

A unique opportunity to purchase this impressive 19th Century Barn Conversion offering 2400sqft of living space and a further 1200sqft of loft and storage space.

Benefitting from a freehold tenure, the property comprises:

Entrance Hallway opening up unto a huge reception space, Lounge area, boutique Kitchen & separate Utility room with granite work tops, splashbacks and fittings, cloaks room, W.C, Home Office and another expansive reception area leading to the rear garden via stable doors and a truly stunning and huge Living Room. The first floor currently offers four double bedrooms, two of which benefit from stunning ensuites and a generous and modern House Bathroom. The Master Bedroom features a gorgeous Juliet Balcony. The bedrooms could easily be divided up to create an additional room. The vast boarded loft space currently offers extensive storage with lots of potential, subject to the usual consents.

Externally, the property offers 3 entrances, a gated Driveway with an abundance of parking and a fabulous southerly facing private courtyard, absolutely perfect for entertaining.

EPC Rating: C



# Key Features

- ☐ Freehold
- ☐ 19th Century Barn Conversion
- ☐ Over 2400sqft Living space
- ☐ Beautifully Presented
- ☐ Four Bedrooms
- ☐ Cat 5 Cabelling and Building Regs Certs
- ☐ Four Bathrooms
- ☐ 1200sq.ft Boarded Loft & Storage
- ☐ Fantastic Location





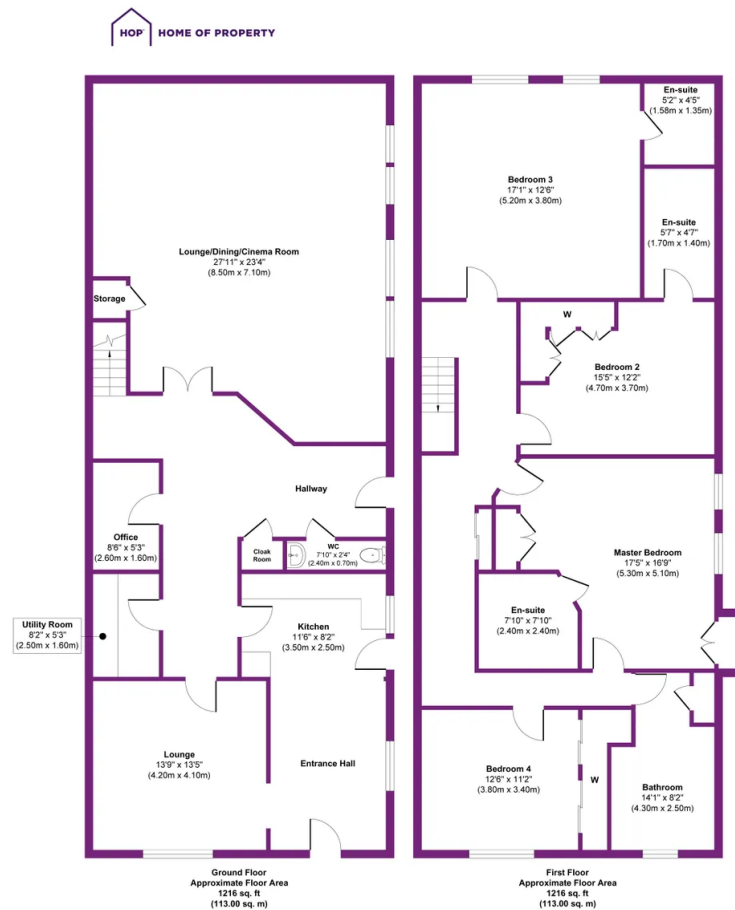
# External Areas

Garden

Secure Gated  
4 Parking Spaces







Approx. Gross Internal Floor Area 2432 sq. ft / 226.00 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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