



A HERITAGE REIMAGINED

Hidden behind a high stone wall and timber gates, Bradley Barn reveals itself as a remarkable 18th-century conversion where heritage and contemporary living meet with quiet confidence. Once part of the barns and outbuildings for the adjacent Bradley Grange, this Grade II-listed home tells a story that began in the 1700s yet feels effortlessly current. Its stone exterior, oak doors and timber frames speak of craftsmanship while the interiors balance history with practicality. The home offers impressive versatility, with a self-contained annexe that brings flexibility for multi-generational living, extended family stays or even use as a private holiday let.



THROUGH THE GATES

Stepping through the gates onto the gravelled drive, the home's U-shaped layout embraces a private courtyard. Cobbled paving glows in the sunlight, mature planting softens the edges and a triple garage completes the sense of calm seclusion. It is an arrival that feels quietly grand, a hint of the warmth and craftsmanship within.





HEART OF THE HOME

The kitchen is the true heart of Bradley Barn, the everyday entrance for the owners and a space that immediately feels alive. Handmade oak cabinetry painted in soft grey tones pairs with light granite worktops for a look that is both elegant and enduring. A Rangemaster cooker with induction hob, AEG American-style fridge freezer, integrated dishwasher and wine cooler combine design with function. The central island doubles as a breakfast bar, inviting family and friends to gather. From the stone mullioned window, views stretch across the patio and lawned garden, proof that even everyday moments here come with beauty. Light grey tiled flooring continues through the adjoining utility and dining area, uniting these spaces with quiet continuity.



The utility offers further storage and room for a washing machine and dryer, keeping the kitchen calm and uncluttered. The dining area blends charm and practicality. Mullioned windows soften the exposed stonework and bespoke inbuilt bench seating forms part of the dining arrangement, creating a relaxed and sociable space for everyday meals and family gatherings. Nearby, an oak door opens to the garden, connecting this space naturally to the outdoors.

"From breakfast to birthdays, this room has been part of every memory."





"The dining room always feels grand, light pours in, the beams glow with warmth and it's impossible not to stay and chat after dinner."



SPACES TO GATHER & UNWIND

From the kitchen, the home opens into generous reception spaces. The formal dining hall impresses with a wall of glazed windows and a door leading directly to the courtyard. Exposed beams highlight the vaulted ceiling while wood flooring grounds the room in warmth and character. It is a place for lively dinners or quiet conversation by candlelight. Step through an oak door into the living room where the barn's history is most tangible. Exposed beams cross the ceiling above a stone feature wall and log-burning fireplace. The large arched window, once the main barn door, floods the room with daylight and frames the courtyard beyond. Soft carpeting and gentle textures make it a room of comfort and calm.

"The living room feels like a warm embrace, especially in winter with the fire glowing."

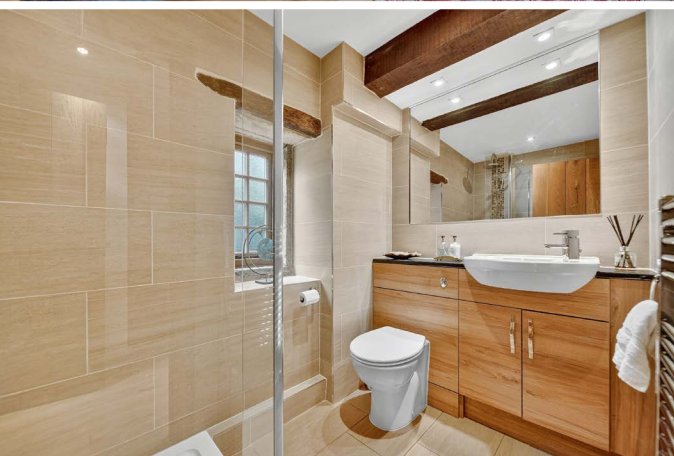




A QUIET RETREAT

Beyond lies a study and snug, a peaceful corner for reading, work or simply retreating. With its log burner, exposed stone and wooden floor, it feels cocooned yet connected. The adjoining fully tiled en-suite includes a shower, wash hand basin and WC, allowing the room to double as a ground floor bedroom for guests or older family members who prefer life on one level.

"We love that it can be anything we need, an office, a snug or a guest room with the en-suite."



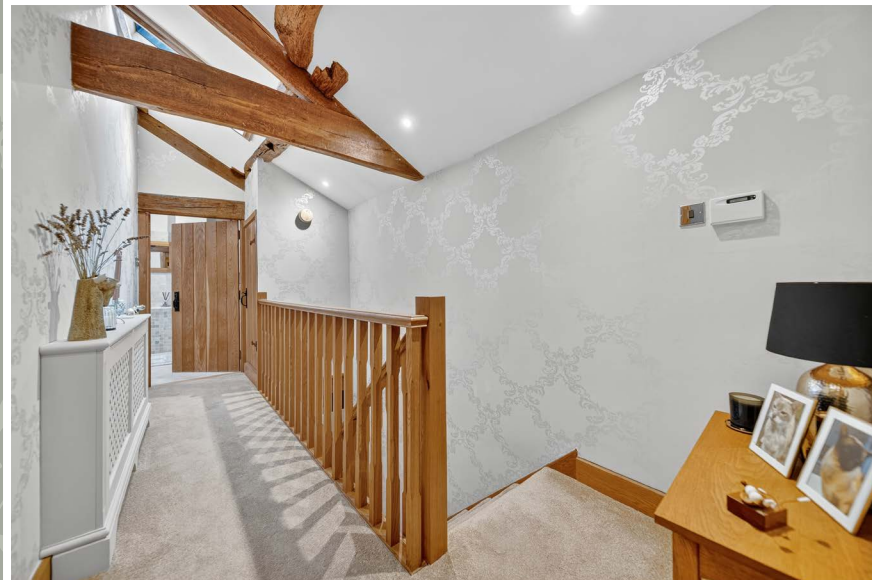
THE PRINCIPAL SUITE

Upstairs, the principal suite offers calm and comfort in equal measure. Exposed beams and an accent stone wall add texture while soft carpeting, oak-framed windows and overhead skylights create a sense of stillness and gentle light. A walk-in wardrobe provides ample storage and practicality, while the en-suite features a shower, wash hand basin, WC and tiled floor. Elegant, functional and private, it is a space that feels restorative by design.



*"We love how calm
it feels up here, light,
space and a sense of
quiet that never fades."*





ROOMS OF CHARACTER

Along the landing, another double bedroom draws the eye to a feature window formed from the top of the original barn arch. Light spills across its exposed stone wall, beams and soft carpet, giving the space warmth and authenticity. The family bathroom brings spa-like indulgence to daily life with a jacuzzi bath and built-in TV, double sinks, WC and a walk-in shower. A tiled floor, part-tiled walls, exposed beams and discreet eaves storage blend charm with practicality, proof that comfort here never compromises on style.

*"Every room feels special;
the character runs through
them all."*





PRIVACY WITHOUT SEPARATION

From the kitchen dining area, a door opens into the sunroom, a tranquil space filled with natural light and views across the garden. It connects seamlessly to the annexe, a self-contained residence with its own courtyard entrance, kitchen living diner, two double bedrooms with fitted wardrobes and a bathroom with shower, wash hand basin and WC. With a separate heating system, the annexe offers true independence, perfect for family, guests or use as a holiday let. The quality mirrors that of the main home, from exposed beams to thoughtful finishes, making it a space that can evolve as life does, equally suited to relaxation, hosting or leisure.

The annexe has given us so much flexibility, especially at Christmas; it's been everything "from a guest space to a games room."





A GARDEN WITH A VIEW

The garden is an idyllic extension of the home. Set across two tiers, it offers space for entertaining and quiet reflection. The lower patio, complete with pizza oven and log burners, becomes a hub of laughter and conversation through long summer evenings. Stone steps lead to the upper lawn where trees, flowers and outdoor seating create pockets for dining and rest. At the top, a second area of composite decking with a water feature and panoramic views across Huddersfield and towards Emley Moor brings a sense of openness and peace that anchors the home in its setting.

*"No matter the season,
we live out here, doors open,
pizza oven glowing and
laughter all around. The
views from the top are
breathtaking."*





Ask the Owners

WHERE DO YOU GO WHEN YOU NEED...



Schools

St Thomas Primary School (8 min walk)
All Saints Catholic College (4 min drive)
Huddersfield Grammar School (10 min drive)



Place to Eat

Eric's Restaurant (10 min drive)



Pint of Milk

Morrisons Daily (3 min walk)



Public Transport

Bus: services run regularly into Huddersfield (2 min walk); Train: nearby stations at Huddersfield or Mirfield offer services to Leeds, Manchester & London (10 min drive)



Takeaways

Blakeleys, Brighouse (Fish & Chips); WokEver, Clecketon (Chinese); Marstons Chicken Shop (10 min walk)



Best Walk

Spen Valley Greenway



Gym

Huddersfield Leisure Centre Gym or BigBox (10 min drive)



Local Pub

Royal & Ancient or Hickory's Smokehouse (15 min walk)



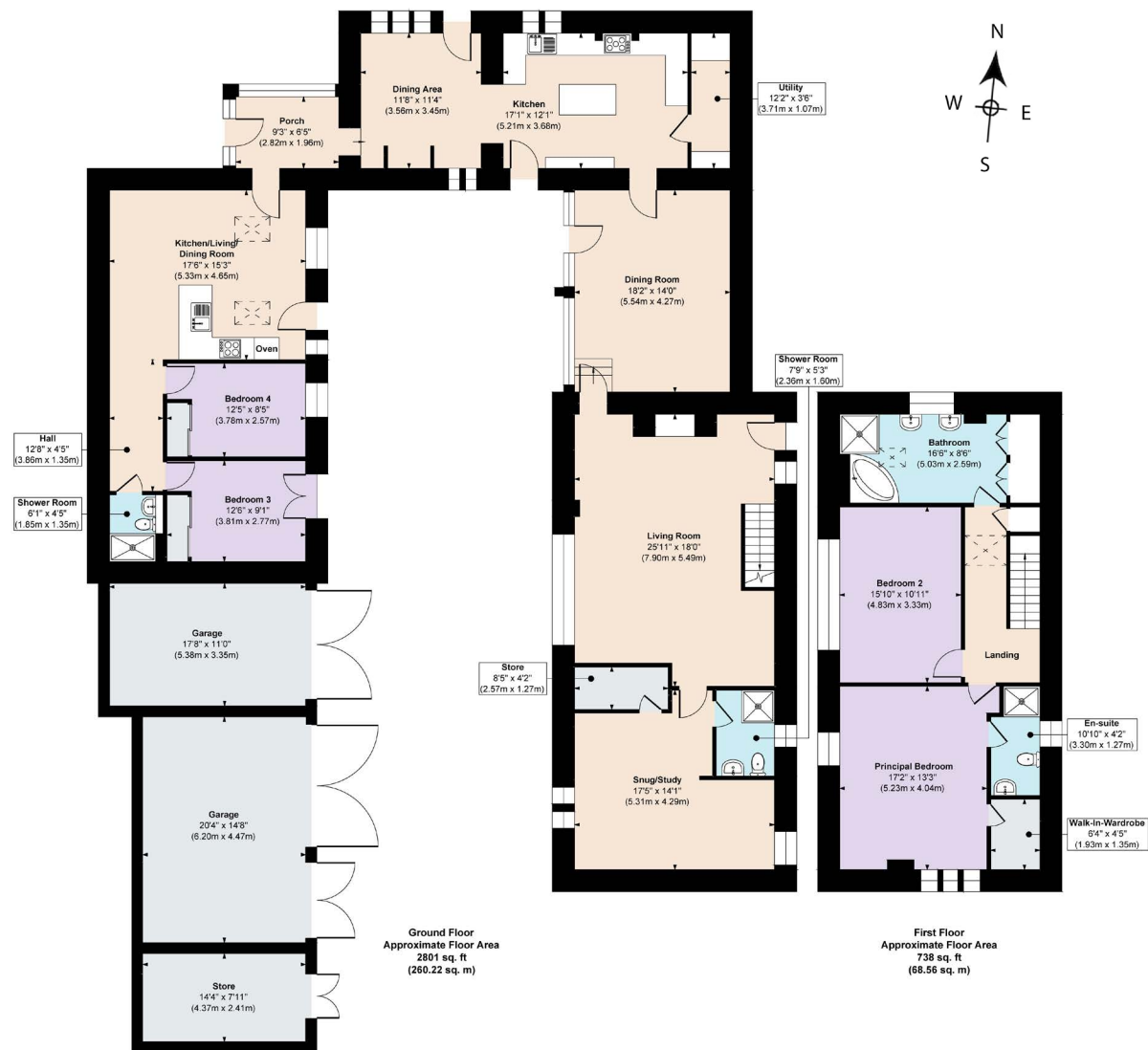
Chemist

Asda (4 min drive)



Local Places of Interest

Greenhead Park, Huddersfield (10 min drive)



FINER DETAILS

- Grade II listed barn conversion
- 4 or 5 bedrooms
- 4 or 5 reception rooms
- 4 bathrooms (2 en-suites)
- Bespoke handmade kitchen
- Character home with exposed beams & log burners
- Attached self-contained 2 bed annexe perfect for multi-generational or holiday let use
- Triple garage & ample private gated parking
- Garden with far reaching views
- All mains services

Approx. Gross Internal Floor Area 3539 sq. ft / 328.78 sq. m (Including Garage & Store)
Approx. Gross Internal Floor Area 2901 sq. ft / 269.51 sq. m (Excluding Garage & Store)

Illustration for identification purposes only, measurements are approximate, not to scale.





BRADLEY BARN, 164A BRADLEY ROAD, HUDDERSFIELD, HD2 1QT



WHAT3WORDS: ///courier.native.cook



To view Bradley Barn

Call: 01423 225121

WhatsApp: 07398 748511

Email: hello@mrandsrchild.com