



Saddleworth Road, Greetland, HX4 8NU

£750,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Welcome to this charming detached stone built farmhouse located on Saddleworth Road in the picturesque village of Greetland, Halifax. This property boasts three bedrooms and two bathrooms, offering ample space for a family or those who enjoy having guests over. One of the standout features of this property is the workshop, barn, and studio, providing endless possibilities for those with a creative flair or in need of extra space for hobbies or work. Additionally, the planning permission for a barn conversion (planning ref: 21/00507/FUL) to create an additional three-bedroom house opens up exciting opportunities for expansion or rental income. The detached garage is perfect for keeping your vehicles secure and protected from the elements. The mature gardens surrounding the property offer a peaceful retreat, while the open views and paddock provide a sense of tranquillity and space rarely found in today's bustling world.

Whether you are looking for a peaceful countryside retreat or a property with potential for development, this detached farmhouse on Saddleworth Road is sure to capture your imagination.



### Entrance Hall

Stairs leading to the first floor. Door to front elevation.

### Lounge 18'0" x 13'11" (5.489 x 4.249)

Electric fire set in stone fireplace. Ceiling beams. Windows to front and side elevations.

### Dining Room 17'11" x 11'5" (5.467 x 3.485)

Ceiling beams. Serving hatch. Windows to front and rear elevations.

### Breakfast Kitchen 12'11" x 10'0" (3.938 x 3.051)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Breakfast bar. Double electric oven. Gas hob. Integrated microwave. Integrated fridge / freezer. Window to front elevation. Door leading to courtyard.

### Utility Room

Sink. Boiler. Plumbing for washing machine. Space for dryer. Door leading to garage / workshop.

### Cellar 10'10" x 10'8" (3.308 x 3.257)

Accessed via Utility Room with useful storage.

### Landing

Stairs leading from entrance hall. Window to front elevation.

### Master Bedroom 13'6" x 10'7" (4.116 x 3.227)

Fitted wardrobes. Window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Door also leading to landing. Window to front elevation.

### Bedroom Two 11'3" x 11'3" (3.432 x 3.436)

Fitted wardrobes. Window to front elevation.

### Bedroom Three 11'4" x 6'5" (3.457 x 1.956)

Window to side elevation.

### Bedroom Four / Office 8'4" x 7'7" (2.544 x 2.318)

Currently used as an office.

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Window to side elevation.

### Garage / Workshop / Studio / Store Rooms

Entrance hall with cloakroom and door leading to garage / workshop which also has double doors leading to the courtyard. Stairs leading upto the Studio which has two further store rooms.

### Workshop / Garage / Loft

Large workshop with store room and ladders leading to loft. Garage with double doors.

### Detached Garage

Detached double garage. Electric roller door.

### Parking

Ample gated parking in the cobbled courtyard

### Garden

Extensive lawns with mature flower beds, shrubs and trees, seating areas and tree house. Small paddock area.

### Planning Permission

The property has full planning permission granted for a three bedroom house in the workshop/garage/loft space. Planning reference: 21/00507/FUL.

### Council Tax Band

E

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
dizzy.apron.baking

### Disclaimer

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