





Stoney Springs House, Brearley

Luddendenfoot, Halifax

£925,000

A STUNNING, 4-BEDROOM GRADE II LISTED DETACHED PROPERTY OFFERING AN EXCEPTIONAL BLEND OF HISTORIC CHARM AND MODERN FEATURES. SET IN APPROXIMATELY 0.8 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS, THIS SPACIOUS HOME PROVIDES AN ABUNDANCE OF LIVING SPACE.

IN ADDITION TO THE MAIN RESIDENCE, THE PROPERTY BOASTS A DETACHED COTTAGE AND AN ADJOINING BARN, PERFECT FOR CONVERSION INTO ADDITIONAL LIVING QUARTERS OR A BESPOKE PROJECT FOR A HOLIDAY LET (SUBJECT TO THE NECESSARY PLANNING AND LISTED BUILDING CONSENTS).

A stunning, 4-bedroom Grade II listed detached property offering an exceptional blend of historic charm and modern features. Set in approximately 0.8 acres of beautifully landscaped gardens, this spacious home provides an abundance of living space.

In addition to the main residence, the property boasts a detached cottage and an adjoining barn, perfect for conversion into additional

living quarters or a bespoke project for a holiday let (subject to the necessary planning and listed building consents).

Kitchen

A beautiful stable door opens into the kitchen, equipped with high-end appliances, including a gas AGA and a Bosch electric oven and microwave, creating the perfect space for both everyday living and entertaining. Exposed

timber beams and dual aspect windows fill the room with light, offering a warm, welcoming ambiance.

The utility room offers valuable additional space for laundry and storage, featuring a dedicated area for an American-style fridge freezer.

The Dining Room

The space effortlessly continues to showcase the property's distinctive beauty. The room is framed by striking exposed timber beams and rustic stonework, evoking both history and warmth. The rich, solid oak flooring adds a touch of luxury underfoot, complementing the organic textures of the room. Expansive mullion windows invite natural light and offer breathtaking views of the terrace and beyond.

The Snug

The snug continues the theme of character and charm, with its striking exposed stonework and timber beams. Mullion windows along the front elevation flood the space with natural light. A fabulous open fire, elegantly set within a beautifully crafted stone fireplace, enhances the room's cosy, inviting ambiance, making it the perfect retreat on cooler evenings.



A door within the snug leads to an entrance hall, which serves as the main entry to the property, lending a sense of history and grandeur to the home. From here, double doors set within an archway open out to the terrace, seamlessly connecting the indoor space to the outdoors and offering a stunning view of the surrounding garden.

Cloak Room and Boiler Room

A doorway leads to the ground floor guest cloak room, designed with a modern touch. The room features a sleek low flush WC with a concealed cistern, paired with a stylish wash hand basin for both functionality and aesthetics. Adjacent to the WC is a practical storage area provides space for the essentials, currently housing the boiler.

The Sitting Room

This magnificent sitting room is a truly captivating space, offering an impressive blend of original period features. The room boasts soaring high ceilings that amplify the sense of space, while an open fire, set within a large, exposed stone fireplace, creates a striking focal point. The mullion windows, with their deep-set windowsills, not only flood the room with natural light but also frame beautiful views of the surrounding property. An external door opens out to the side of the property,

seamlessly connecting the indoors with the outdoors. An archway leads to the library-a versatile and unique space. Featuring exposed timber beams, it can serve multiple purposes. A mezzanine level, offers an additional dimension to the space, further enhancing the sense of openness and connectivity within this remarkable home.

First and Second Floors

A generous sized master bedroom boasts mullion windows to the front elevation, enjoying the far-reaching views over the gardens and beyond. Having built-in wardrobes and access through into an en-suite shower room comprising of a WC, wash hand basin and a shower cubical with a wall mounted shower.



This first floor is designed around a generously sized landing, providing a welcoming space that connects a further three well-proportioned double bedrooms. One of these bedrooms benefits from the added luxury of an en-suite shower room. The other two bedrooms on the second floor are equally spacious, each filled with character and charm ideal for relaxation. In addition, the first floor is served by a large and beautifully appointed four-piece bathroom, which includes both a separate shower and a bathtub, making it a perfect space for unwinding. The thoughtful layout ensures both comfort and practicality for family living or guests

An office is nestled on a mezzanine level, offers a commanding view of the sitting room below, creating a sense of connection while maintaining privacy. This bright and airy space is ideal for those working from home, with natural light streaming through the mullion windows on both the front and rear elevations.

The Barn and Cottage

An impressive sized cottage with an adjoining barn, offering excellent potential for renovation. The whole building previously had planning permission to be converted into a single dwelling; however, this permission has since lapsed. Any future conversion would be subject to obtaining the necessary planning and listed building consents. The cottage and barn together provide a generous space, perfect for conversion, again subject to securing the required consents. For reference, the planning application number for the historical lapsed planning is 01/01549/LBC.

The Grounds

This stunning home sits within approximately 0.8 acres of beautifully landscaped, tiered gardens, featuring lush lawns and a south-facing paved terrace at the front of the property. This serene outdoor space provides an ideal setting for relaxation, entertaining, and al-fresco dining.

A terrace off the property offers a peaceful seating area, with a flagged pathway that meanders through the garden. The lawn is bordered by mature plants, trees, and shrubbery, which, when in bloom, create a vibrant and colourful display. The garden leads to a gate, providing direct access to the bank of the Rochdale Canal-an exceptional and unique feature of this exquisite property.

This home also boasts a sizeable parking area that leads to a spacious, detached double garage, complete with additional storage rooms beneath. Electric gates open onto a charming, cobbled driveway, providing ample off-street parking for multiple vehicles, ensuring both convenience and security.

ADDITIONAL INFORMATION

Council Tax: E

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

water:Mains (annual water charge of £632.68)

Heating:Gas

Drainage: Private water treatment plant

Broadband: Sky

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

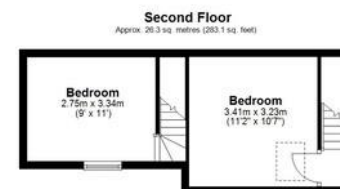
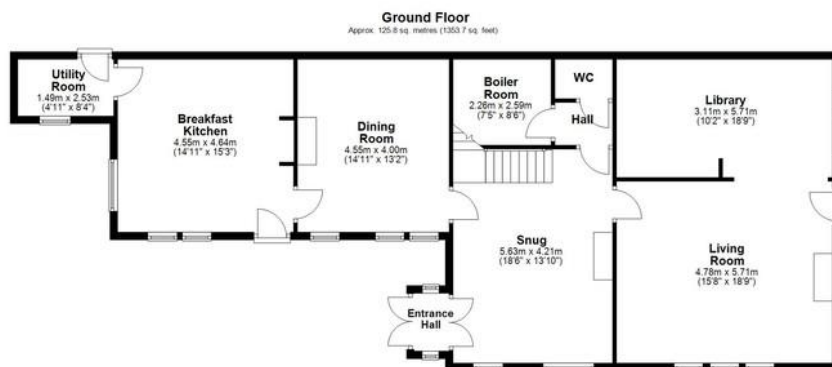
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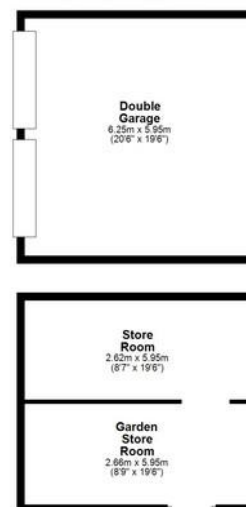
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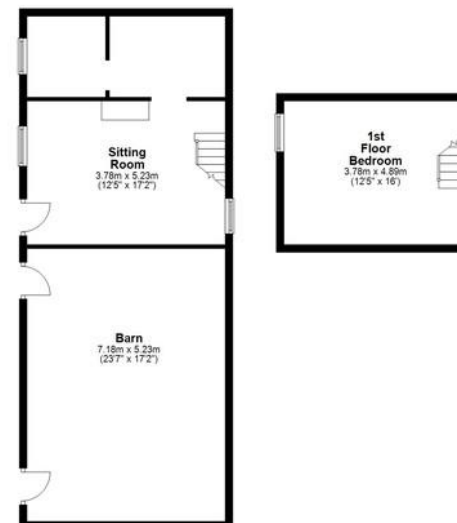
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Garage block
Approx. 69.1 sq. metres (744.3 sq. feet)



Cottage and Barn
Approx. 87.9 sq. metres (946.6 sq. feet)



Total area: approx. 400.7 sq. metres (4313.1 sq. feet)



















