

MARSH & MARSH PROPERTIES

1 Stoney Hall Farm, Ned Hill Road, Ogden, HX2 9NX

£425,000



****AN ABUNDANCE OF CHARM, CHARACTER AND FANTASTIC VIEWS**** This property certainly has the 'WOW' factor and therefore simply demands an internal inspection to fully appreciate what this four bedroom barn conversion has to offer. Set on the hillside with stunning views across Ogden within a private gated community, this remarkable home will be perfect for a wide range of potential buyers, young/growing families, professional couples, or it would indeed make a perfect and peaceful retirement home. In brief comprises of; Entrance Hall, open plan lounge and dining area, dining kitchen, rear entrance hall and a cloakroom/utility room are all to the ground floor with underfloor heating. To the first floor also has underfloor heating, a spacious landing area which doubles up as an office space and three bedrooms where bedroom two has an ensuite shower room. To the second floor there is a sizeable landing area which could also double up as an office/study area, the master bedroom, and a stylish four piece bathroom. Externally you will find a lawn and pebble garden to the front and an enclosed rear garden with dramatic views.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL

Accessed via a UPVC double glazed door with a tiled floor, exposed ceiling beams, smoke alarm and access to the main staircase.

DINING AREA



Elevated from the lounge and divided by exposed support beams, this sets the precedent for the rest of the property where you will continue to be amazed by all the charm and character you would expect in a conversion of this type. Exposed oak ceiling beams compliment this area further along with the tiled flooring. There is also a useful under the stair's storage cupboard and a UPVC window.

LIVING ROOM 5.8 x 5.8m (19'2 x 18'11)



A spacious living room with a multi-fuel stove which is nestled within a red brick chimney breast. Exposed ceiling beams, smoke alarm and a UPVC window.



DINING KITCHEN 4.3 x 3.2m (14'3 x 10'7)



A wide range of shaker style base units provide ample storage space and complimented by the granite worktops and the two bowl Belfast style sink with a chrome mixer tap. There is an integrated dishwasher, the American style, Samsung fridge/freezer is included in the sale along with the impressive Range style cooker which is nestled nicely within a red brick chimney breast. Exposed oak ceiling beams and a UPVC window with stunning views complete this room.

REAR ENTRANCE HALL

Tiled floor, storage cupboard and a UPVC door leads to the rear garden.

CLOAKROOM/UTILITY ROOM

A modern two piece suite comprises of a low flush toilet and a pedestal sink with a chrome mixer tap. There is a space and plumbing for a washing machine and a UPVC window.

LANDING



This is a wonderful space made useful by the current owners as an office area. A wrought iron spiral staircase takes you up to the second floor. The UPVC window with views is complimented by a stone windowsill.

MASTER BEDROOM 4.6 x 4.9m (14'11 x 16'0)



A magnificent bedroom with exposed ceiling beams and original stonework surrounding the UPVC window. Ceiling spotlights.

EN-SUITE SHOWER ROOM



This stylish and modern three piece suite comprises of a large walk-in shower cubicle which boasts power shower with both a handheld and rainfall shower heads, vanity sink unit with a chrome mixer tap and a low flush toilet. Completing the room to a high spec is the tiled floor, ceiling spotlights, and an extractor fan.

BEDROOM THREE 3.2 x 3.7m (10'7 x 12'1)



A double room with ceiling spotlights, exposed stonework, and stone windowsill with a UPVC window.

BEDROOM FOUR 4.7 x 2.2m (15'5 x 7'2)



A much larger than average single room with exposed ceiling beams, ceiling spotlights and a UPVC window with countryside views.

SECOND LEVEL LANDING



Accessed via the wrought iron spiral staircase is this superb space which offers itself to many uses. Radiator, exposed ceiling beams and a Fakro roof window.

BEDROOM TWO 3.4 x 8.4m (11'1 x 27'4)



This is a huge room for luxury living! Exposed ceiling beams and two arched windows with wooden shutters provide an abundance of character to this room. A radiator and ceiling spotlights complete this bedroom.

BATHROOM



Another remarkable room with a stylish four piece suite which comprises of a bathtub with a chrome mixer tap, a large walk-in glass shower cubicle with a power shower which includes body massage system, vanity sink unit with a mixer tap and a low flush toilet. The floor is tiled with partially tiled walls, exposed ceiling beams, extractor fan and a Fakro roof window.

EXTERNAL



The grounds are accessed via an electric gated entrance where the long drive leads you to the front of the property. There as parking to the front along with a lawn garden.



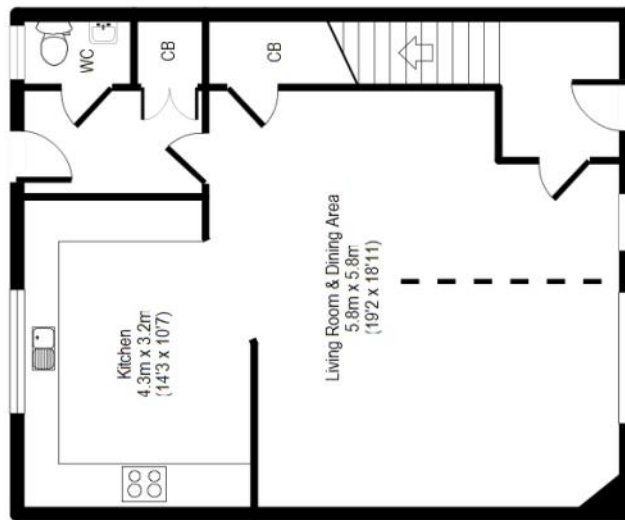
power sockets, cold water tap and lighting and a large bespoke log shed.

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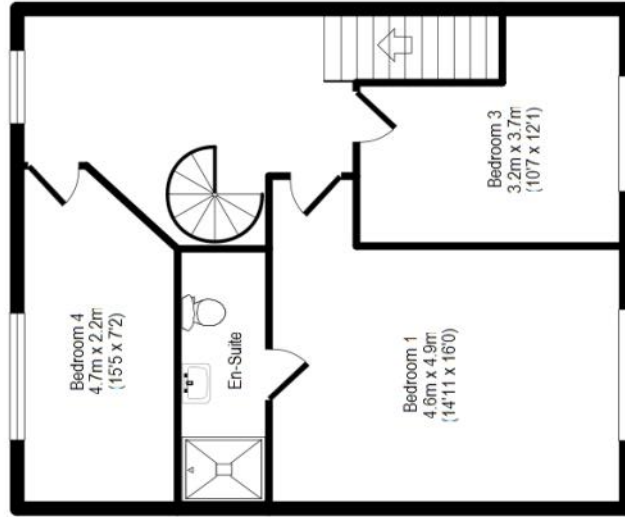
The rear garden is a delightful enclosed and low maintenance lawn and patio garden which boasts staggering views across the countryside and of Ogden. The garden also benefits from external

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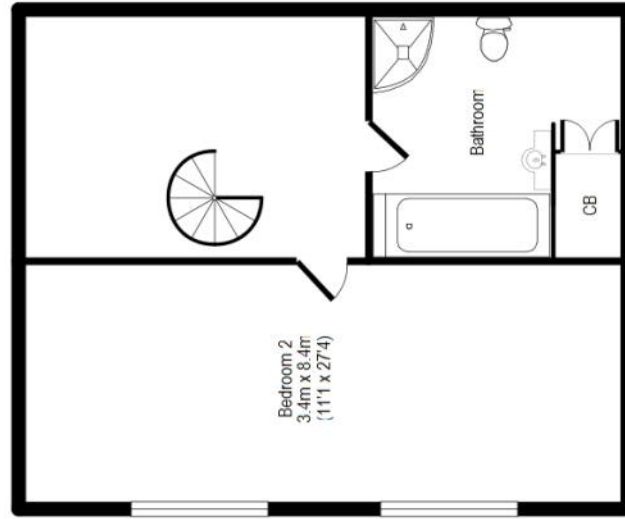
172 sq. m / 1846 sq. ft



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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