

# MARSH & MARSH PROPERTIES

*Calder Dale, Hollas Lane, Sowerby Bridge, HX6 3LG*

*£999,500*



**\*\*This property demands an internal inspection to fully appreciate exactly what we have on offer here!\*\*** Set within private grounds, with a minimum five acres including two fields and a large pond, formerly the residence of and attached to a substantial industrial works named 'Calder Dale' which dates back into the 19<sup>th</sup> century. It offers so much potential to be more than it already is. This large, detached property has been modified into spacious accommodation to suite the current owners needs for almost forty years and could be modified easily to suite others. Presented to a high standard and spec throughout, you will not fail to be impressed by the size and potential of this beautiful long term family home along with the possibilities of developing properties within the grounds (subject to planning consent) where older buildings are still in place or where the footprints are. In brief the property comprises; To the ground floor there is an entrance porch to the front door with cloakroom and an entrance porch to the kitchen and breakfast room with plumbed in washing machine incorporated into a base unit, kitchen is open plan to a breakfast room and with entrance to inner hallway, summer lounge which opens onto a private decked area which has "occasional accommodation" which is best viewed rather than described. The inner hallway also is internal access to the large double garage. The breakfast room leads to hall and stairs and a formal dining room and exceptionally spacious lounge. To the first floor there is a landing/reception room and two large double bedrooms where both have dressing rooms and spacious, four piece ensuite bathrooms. Externally the grounds are accessed between two stone pillars where you will find a long drive surrounded by lawned areas, garden and which leads up to a parking area for numerous vehicles. There are then large gardens to all sides of the property along with stables amongst other outbuildings. There are two fields and a large pond included in the sale of the house.

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### ENTRANCE PORCH

This entrance is closest to the parking area and leads through to the kitchen. Accessed via a UPVC door with two UPVC windows, there is a tiled floor and a base unit with plumbing for a washing machine.

### ALTERNATIVE ENTRANCE PORCH

Accessed via a UPVC door with a solid wooden floor and a double glazed window.

### CLOAKROOM

A two piece suite comprises of a low flush toilet and a pedestal sink where the walls and floor are fully tiled and there is a double glazed window.

### INNER HALLWAY

A glass panel door takes you to the dining room which is open plan with the kitchen and to the left there are glass panelled French doors which lead to the main dining room. A wide staircase leads to the first floor.

### LIVING ROOM 5.5 x 7.8m (18'0 x 25'5)



This is a room with the 'WOW' factor based on the pure size and the impressive ceiling which was reclaimed from Norland Hall and dates back hundreds of years. This room has an abundance of

natural light via four double glazed windows with dual aspect, all of which boast a picturesque outlook across the grounds and surrounding fields. To complete this room are four radiators and a traditional feature fireplace.



### DINING ROOM 4.6 x 4.5m (14'11 x 14'9)



Perfect for all those family gatherings where there is space to comfortably house a large dining table. Here there is a laminate floor, an open fireplace, radiator and a UPVC double glazed window.

### DINING AREA 4.6 x 4.5m (14'11 x 14'9)

For those who love to cook and entertain, then this is the perfect set up. This is a spacious room that is open plan with the kitchen and again, can



comfortably house a large dining table. To this room there is a solid oak floor, a stone fireplace with a modern inset log effect gas fire, designer radiator and two UPVC window. There is also a useful storage room which houses the combination boiler installed in 2023 and there is access to the basement.



### **KITCHEN 3.8 x 4.5m (12'5 x 14'9)**

A wide range of wall and base units including a large island unit, provide ample storage space and are complimented by the black granite worktops and tasteful wall tiles. Incorporated within the worktops are two matching stainless steel sinks with a chrome mixer tap with a spray head. Along with an integrated dishwasher, there is a Bosch

electric oven with a matching Bosch microwave and, a Bosch induction hob with a Bosch cooker extractor hood above. Completing the room is a tiled floor, a designer radiator, a heat censor alarm and a UPVC door to the main entrance porch.



### **INNER HALLWAY**

A useful hallway which links the kitchen to the rear summer lounge and the garage. This space is used as a drinks room with a tiled floor and ceiling spotlights.

### **SUMMER ROOM 3.5 x 5.7m (11'5 x 18'6)**

An excellent addition to the property, especially for those who love to entertain in the summer



months, as this room opens out to the rear garden where the sun is shining all day and evening. To this room there is a laminate floor with under floor heating, ceiling spotlights and modern base units to one corner which are used as drinks cabinets.



**LANDING/RECEPTION ROOM 5.8 x 4.4m (18'10 x 14'5)**



Used by the current owner as an office/sitting room, is this large space which could be developed to create a separate bedroom if needed. There is a beautiful inglenook fireplace and a lovely stained glass round window to the rear elevation. To complete the room are ceiling spotlights and two leaded windows to the front

elevation to provide a peaceful outlook over the gardens.



**MASTER BEDROOM 5.5 x 4.4m (18'1 x 14'5)**





With triple aspect double glazed windows that provide an abundance of natural light and views across the gardens and pond, this grand bedroom is fit for a king.

**DRESSING ROOM 1.7 x 3.7m (5'6 x 11'11)**

Linking the bedroom to the ensuite bathroom, is this dressing room with hanging rails and shelves. Completing this room are ceiling spotlights, loft access and a double glazed window.

**EN-SUITE BATHROOM 3.8 x 3.7m (12'5 x 11'11)**



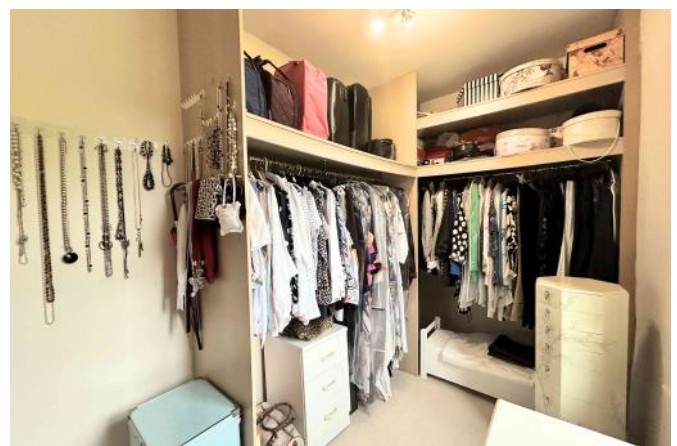
Tasteful wall and floor tiles compliment this modern four piece suite which comprises of a double ended bathtub with a mixer tap, a large walk-in shower cubicle with a handheld and a rainfall power shower, a vanity sink unit with a mixer tap and a low flush toilet. To finish this room there is a useful storage cupboard, ceiling spotlights, a radiator, two chrome towel radiators and a leaded window.

**BEDROOM TWO 5.1 x 4.4m (16'6 x 14'5)**

Another large double room with built-in wardrobes/storage cupboard, a fireplace and two windows to provide ample natural light.



**DRESSING ROOM 3.6 x 1.9m (11'9 x 6'2)**



A comfortable sized dressing room with a fitted, open wardrobe with plenty of hanging space and shelving.



## EN-SUITE BATHROOM 3.6 x 2.5m (11'9 x 8'2)



A four piece suite comprises of a large corner bathtub, a shower cubicle, vanity sink unit and a low flush toilet. To complete the room are wall tiles, two traditional design towel radiators and a double glazed window.

## EXTERNAL



The private grounds are accessed between two large stone pillars, where the long driveway is surrounded by lawned gardens and trees, takes you to the parking area which can park enough vehicles going into double figures. Here you will have access to the large double garage via twin remote control electric doors.



To the front of the property there is a large Yorkshire stone patio area that overlooks the large and pleasant lawn gardens and onto the surrounding fields and large pond. The patio



continues to the far side of the property where you will find a permanent built barbecue. Here, steps take you to another lawn garden which is a private area with a large firepit. Perfect for anyone who loves to camp with the children. Immediately to the rear of the house is a spacious decking area, which again, is perfect to enjoy those summer months. For anyone with equestrian interest there is an elevated lawn garden to the rear, where you will find a generous size stable block which is close by to the access to the adjoining field belonging to the house. Opposite to the driveway entrance is a separate field that is also included in the sale of the property. Within the grounds, used to be an old mill and buildings where footprints are still visible. This can provide excellent potential for any development subject to planning.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract.



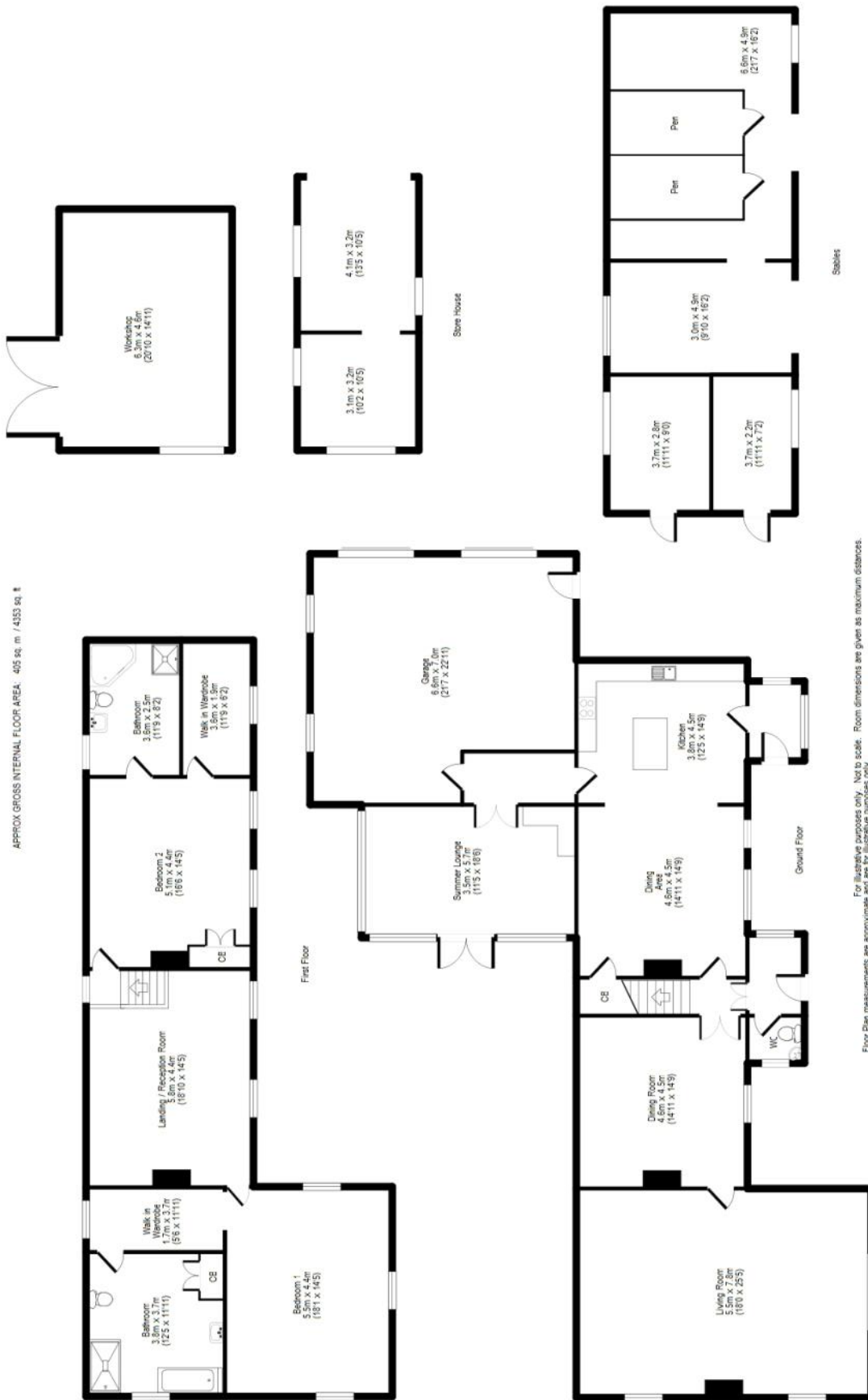
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APPROX GROSS INTERNAL FLOOR AREA: 405 sq. m / 4353 sq. ft.



Floor Plan measurements are approximate only. Not to scale. Room dimensions are given as maximum distances. 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 of any contract or warranty. (c) Marsh and Marsh Properties

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