

MARSH & MARSH PROPERTIES

Ingle Nook, Jagger Green Lane, Holywell Green, HX4 9DE

£525,000



****ATTENTION ALL MIDDLE AGED/RETIRED COUPLES OR YOUNG/GROWING FAMILIES – GRADE II LISTED BUILDING & A LONG TERM FAMILY HOME**** Nestled in the highly sought-after area of Jagger Green, this breath taking FOUR BEDROOM character cottage seamlessly blends traditional charm with modern functionality. Offering quick and easy access to the M62 corridor, the property is also conveniently located near local amenities and highly regarded schools, making it an ideal family home. Beautifully presented throughout, it boasts countless original features alongside stylish contemporary design, all set against a backdrop of picturesque countryside views. The ground floor offers flexible living accommodation with an option as to easily transform part of the downstairs into an annex. This home provides a welcoming porch, a charming dining room with a spectacular original stone fireplace, a cosy sitting room, a modern fitted kitchen, an impressive and spacious lounge, a guest bedroom, and a shower room with a luxurious four-piece suite. Upstairs, a bright landing provides access to three generously sized double bedrooms and a stylish house bathroom, also featuring a modern four-piece suite. Externally, the property benefits from a Yorkshire stone driveway with space for up to two vehicles, a large garage, and beautifully maintained gardens that wrap around three sides of the home, offering a mix of lawns, Yorkshire stone patios with stepping stones, mature trees, and shrubs to the borders. An internal inspection is strongly recommended to fully appreciate the character, charm, and outstanding quality of this exceptional home.

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ENTRANCE PORCH



An entrance hall featuring a beautiful solid wooden door, complemented by wooden ceiling beams and solid wooden flooring that flows seamlessly into the dining room.

ENTRANCE HALL

An entrance hall featuring a beautiful solid wooden door, complemented by wooden ceiling beams and solid wooden flooring that flows seamlessly into the dining room.

DINING ROOM 5.6 x 5.8m (18'2 x 19'0)



This dining room boasts a continuation of the solid wooden floor which is complemented by wooden ceiling beams and a magnificent original stone

inglenook fireplace with a wood fuel stove that is without doubt the main feature of this room along with stone mullion windows. A radiator completes this room.



KITCHEN 4.5 x 3.6m (14'9 x 11'9)



A modern fitted kitchen featuring a wide range of wall and base units with Maia solid worktops, including a one-and-a-half bowl in-mould sink with a chrome mixer tap. The kitchen is well-equipped with an integrated dishwasher, and space for a tall fridge freezer as well as a designated space within the chimney breast for a large cooker and extractor fan. A stylish kitchen island unit provides additional storage and workspace along with a breakfast bar with seating for two. There is also a

utility cupboard with plumbing for a washing machine, as well as a staircase leading up to bedroom one. The space is further enhanced by the warmth of underfloor heating, complemented by tiled flooring and a traditional radiator. Spotlights illuminate the room, while a solid wooden door opens out to the rear patio garden, seamlessly blending indoor and outdoor living. A charming ceiling beam adds character, and a beautiful stone mullion window frames picturesque hillside views and fills the kitchen with natural light.



SITTING ROOM 4.0 x 5.8m (13'1 x 19'0)

A charming sitting room featuring a magnificent original stone inglenook fireplace with a multi-fuel

stove effect gas fire. An exposed stone wall, complemented by both stone and wooden shelving, adds character and depth to the space. The room is further enhanced by exposed wooden ceiling beams and a stone mullion window that allows natural light to filter in. Stairs lead up from this room to the landing and there is a traditional radiator.



HALLWAY

A hallway with a window and a radiator. Linking the house to the guest bedroom, a shower room and the spacious lounge (formerly a barn), this is ideal for those needing an Annex/granny flat for your loved ones.

SHOWER ROOM

A stylish four-piece suite featuring a walk-in shower cubicle with a glass screen and a luxurious rainfall shower overhead. The suite also includes a sleek vanity sink, a toilet, and a bidet, all complemented by partially tiled walls for a clean and modern finish. A chrome towel radiator provides convenience, while an extractor fan ensures ventilation. Additionally, there is loft access for extra storage.



BEDROOM 4/GUEST BEDROOM 2.7 x 4.2m (8'8 x 13'11)



A double bedroom currently used as an office, featuring a built-in wardrobe for convenient storage. The room also includes a telephone point, a radiator, and a window.

LIVING ROOM 6.7 x 5.2m (21'11 x 16'10)

A spacious lounge featuring a vaulted ceiling with breath taking, exposed wooden ceiling beams that add character and charm. The room is anchored by a wooden fireplace with a gas fire, creating a cozy focal point. Two windows offer excellent views of the hillside, filling the room with natural light, and there are two radiators.



LANDING



A landing with convenient storage cupboards and

a radiator.

BEDROOM ONE 4.5 x 3.6m (14'9 x 11'9)



A double bedroom featuring two stone mullion windows that frame picturesque views and fill the room with natural light. The room also boasts exposed wooden ceiling beams, adding to its character, along with two radiators for added comfort. Stairs lead down to the kitchen, providing easy access to the heart of the home.

BEDROOM TWO 4.2 x 3.0m (13'9 x 10'0)

A double bedroom featuring charming stone mullion windows that let in ample natural light, along with a radiator.



BEDROOM THREE 3.0 x 2.8m (9'8 x 9'0)



A double or a large single bedroom featuring a stone mullion window that offers far-reaching

views, along with a storage cupboard for added convenience and a radiator.

BATHROOM 4.0 x 3.0m (13'1 x 9'11)



A large bathroom featuring a luxurious four-piece suite, including a freestanding bathtub, a shower cubicle with a handheld power shower, a pedestal sink, and a low flush toilet. The room is enhanced by a towel radiator, partially tiled walls, and a tiled floor. The bathroom also benefits from luxurious underfloor heating. Stone mullion windows allow natural light to flood the space, while loft access and a storage cupboard provide added practicality. Ceiling spotlights add a modern touch, completing this elegant and functional bathroom.

EXTERNAL



To the front, a Yorkshire stone flag driveway offers space for up to two vehicles and a stone-built bin store with a wooden door, ensuring practicality and neatness. A well-maintained lawn area is framed by a Yorkshire stone path that leads around the side of the property, bordered by mature plants, flowers, trees, and shrubs. A bedding area provides a lovely touch of greenery, while stepping stones guide you around the back of the house. At the rear, a Yorkshire stone patio sitting area offers stunning views, perfect for relaxation.

GARAGE 6.5 x 4.4m (21'3 x 14'4)

The garage is home to the combination boiler and

features power and light for added convenience. It also includes a wooden garage door and a cold-water tap, providing practicality and ease of use.



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