

# MARSH & MARSH PROPERTIES

*Lower Fold Farm, Sowood Fold, Sowood, Halifax HX4 9JP*

*£700,000*



**\*\*ATTENTION ALL YOUNG/GROWING FAMILIES\*\*** A stunning Grade 2 listed FOUR-BEDROOM detached family home dating back to the 17th century, nestled in the highly sought-after area of Sowood. This charming property offers a blend of historic character and modern convenience, with quick and easy access to the M62 motorway, highly regarded local schools, and a range of nearby amenities. The spacious interior features four versatile reception rooms, providing ample space for both relaxation and entertaining. The ground floor comprises an entrance hall, inner hall, lounge, sitting room, dining room, third reception room, kitchen, WC, store cupboard, and access to the basement. Upstairs, a landing with loft access leads to four generously sized double bedrooms, two of which boast three-piece en-suites, along with a well-appointed house shower room. Externally, the property benefits from a large driveway with space for multiple vehicles, a freestanding garage, a bin and log store, and a private lawned garden offering picturesque hillside and far reaching views.

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### ENTRANCE HALL

Enter the property via a wood effect composite door and into an entrance hall with decorative floor tiling and an exposed wooden ceiling beam.

### THIRD RECEPTION ROOM 4.56 x 3.53



The third reception room exudes character and charm, featuring a stone-tiled floor, exposed original ceiling beams, and striking stone mullion windows with a built-in window bench. A magnificent stone inglenook fireplace completes this room.

### STORAGE CUPBOARD

A practical storage cupboard/boot room housing the Worcester boiler, offering convenient space for coats, footwear, and household essentials.

### W/C

The stone flooring seamlessly flows from the third reception room into the WC, enhancing the home's cohesive charm. This well-appointed space features a low-flush toilet, a vanity sink unit with splashback tiles, exposed wooden ceiling beams, a stylish towel radiator, tasteful décor, and modern ceiling spotlights.

### KITCHEN 4.6 x 4.6m (15'1 x 14'11)



The fitted kitchen offers a generous selection of wall and base units, beautifully complemented by stylish splashback tiles and a one-and-a-half sink with a chrome mixer tap. Designed for both functionality and style, it includes an integrated dishwasher and washing machine, ample space for a tall American-style fridge freezer, and a high-quality Rangemaster cooker with an extractor fan. Exposed wooden ceiling beams add a touch of character, while two windows allow natural light to brighten the space. Modern ceiling spotlights and a radiator complete this well-appointed room.

### INNER HALLWAY

A central hallway runs through the heart of the



home, providing access to the sitting room, dining room, and first-floor landing via a staircase. Characterful exposed ceiling beams enhance the space, while a radiator ensures warmth and comfort. A useful storage cupboard adds practicality, and the staircase leads seamlessly up to the landing.

#### **SITTING ROOM 4.6 x 4.9m (15'1 x 16'2)**



A spacious and inviting sitting room showcasing stunning exposed original ceiling beams and charming stone mullion windows with a built-in window bench. The focal point of the room is a magnificent, exposed stone inglenook fireplace, complete with a multi-fuel stove, adding warmth and character. Two radiators ensure year-round

comfort, making this a perfect space for relaxation.

#### **LIVING ROOM 4.6 x 7.0m (15'1 x 22'11)**



A spacious and characterful room featuring exposed original mullion windows, exposed ceiling beams, and modern ceiling spotlights. The striking stone inglenook fireplace with a multi-fuel stove serves as a focal point, complemented by two radiators for added comfort. Floor to ceiling composite doors provide a seamless transition to the garden, offering hillside views and an abundance of natural light.

#### **DINING ROOM 5.3 x 3.2m (17'4 x 10'4)**

This dining room boasts wood-effect laminate



flooring, exposed stone mullion windows, and charming exposed wooden ceiling beams, enhancing its character. To complete this room there are ceiling spotlights, a radiator, a storage cupboard, and convenient access to the basement.



#### **CELLAR 4.1 x 3.2m (13'5 x 10'7)**



Stone basement with Stone/table and shelving  
A spacious and dry stone basement, featuring a stone-built table and built-in shelving, offering ample storage and workspace.

#### **LANDING**

The landing features a magnificent original wooden ceiling beam and a charming stone

window, adding character to the space. A useful storage cupboard offers added convenience, and there is easy access to the loft.



#### **BEDROOM ONE 3.0 x 4.9m (9'10 x 16'0)**



A large double bedroom featuring stone mullion windows, exposed wooden ceiling beams, and two radiators, ensuring both character and comfort.

### DRESSING ROOM

A dressing room with an exposed stone window and ceiling beam.

### EN-SUITE 3.0 x 1.9m (9'9 x 6'0)



A three-piece suite comprising a bath with a handheld power shower above, a pedestal sink, and a low-flush toilet. The room features wood-effect flooring, partially tiled walls, and charming exposed wooden beams. A stone mullion window with a tiled sill allows natural light, while ceiling spotlights provide illumination. A chrome towel radiator adds both functionality and a touch of style.

### SHOWER ROOM

A modern three-piece suite featuring a walk-in shower cubicle with a glass shower screen and handheld power shower, a pedestal sink, and a low-flush toilet. The room boasts a tiled floor and partially tiled walls, adding a sleek touch. An exposed stone window offers far-reaching views, while ceiling spotlights brighten the space. A towel radiator provides added comfort, and an extractor

fan ensures ventilation. There is also a door Jack & Jill style door leading into bedroom four.



### BEDROOM FOUR 3.7 x 4.1m (12'1 x 13'3)





A double bedroom featuring exposed mullion windows with a wooden window bench, adding character and charm. The room also includes a radiator and convenient access to the shower room.



### **BEDROOM TWO 3.8 x 5.0m (12'6 x 16'4)**



A double bedroom with exposed ceiling beams and an impressive stone chimney breast, adding rustic charm. The room also features a stone mullion window with a stone sill, providing ample natural light.

### **DRESSING ROOM**

A practical dressing room and storage space, featuring fitted hanging rails and a radiator.

### **EN-SUITE SHOWER ROOM**



A three-piece suite comprising a tiled shower cubicle with a power shower above, complemented by an exposed ceiling beam. The suite also includes a pedestal sink with splashback tiles, a low-flush toilet, and fitted storage with a wall-mounted cabinet. An extractor fan ensures proper ventilation.

### **BEDROOM THREE 4.9 x 4.2m (16'0 x 13'9)**



A large double bedroom featuring exposed original beams, stone mullion windows with a stone sill, and ceiling spotlights that highlight the room's character. A radiator provides comfort, completing this charming space.





### LOFT 5.0 x 4.3m (16'4 x 14'1)

A versatile loft space with a pull-down ladder for easy access, featuring exposed ceiling beams that add character. The room offers potential for a window, and the exposed stone wall enhances its rustic charm.



### EXTERNAL

A path leads around the back of the house, bordered by bedding areas, offering fantastic far-reaching views of the hillside. To the front, there is a block-paved and flagged patio area with a well-maintained bedding area. The tarmac driveway provides space for multiple vehicles, complemented by a raised stone patio area that

boasts stunning views of the hillside and valley. Additionally, a block-paved area, hidden by hedging, houses a bin store, bedding area, and a log shed, adding both practicality and charm to the outdoor space.



#### **GARAGE 6.4 x 3.3m (20'11 x 10'9)**

A freestanding garage with an up-and-over garage door, complete with power and lighting. The garage also offers additional storage space in the roof. There is separate, secure access via a wooden side door with a window, providing added convenience and security.

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## Lower Fold Farm, Sowood, HX4 9JP

290 sq. m / 3122 sq. ft



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