

MARSH & MARSH PROPERTIES

Woodlands, 1 Barms Hill, Northowram, HX3 7TF

£875,000



If you are looking for a premium property, situated in a rural and private setting, surrounded by fields and with absolutely stunning far reaching views, this will be the house for you. The property is accessed down a private road and features a gated entrance, onto a pebbled driveway, that leads up to the property and offers ample forecourt parking for 5+ cars with a large detached double garage offering additional secure parking spaces. An impressive presentation and fantastic outlook that makes this the perfect family home that will delight and inspire.

The property benefits from extensive grounds with a beautifully manicured garden, to the rear elevation, in a clear south facing orientation creating a real sun trap. The gardens are approx. $\frac{3}{4}$ acre and feature a flower garden, trees and a large lawned area; the perfect garden for garden parties, entertaining or for children and pets to play in a secure and expansive setting. The garden also features its own paddock, fully enclosed and gated and being 1.5 acres in size. A fantastic boon to the property that offers a variety of uses for the new owners.

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Internally the property is well presented throughout with a timeless style and cottage feel creating a warm and welcoming atmosphere from the moment you step inside. Its well thought out layout lends itself to family living and will certainly make you feel at home. With its open plan living / dining room, large and well-appointed dining kitchen, sun room, large office/sitting room/ bedroom 5, utility room, ground floor WC, landing, four bedrooms to the first floor (two with en-suites and one with its own private sun room offering fantastic views over the garden and paddock) and house bathroom.

Conveniently positioned for easy access to outstanding primary and secondary schools, both within a short commute. The property also benefits from excellent transport connections, with access to Halifax, Bradford and Hipperholme all within a short drive. The M62 is also a short drive away, providing quick links to Leeds and Manchester. Halifax, Brighouse and Bradford, all being only a short drive away, present easy access to their excellent train services, including the Grand Central train to London.

Owing to the unique and fantastic nature of this property, all with the large gardens, private paddock and stunning surroundings, an appointment to view is essential.

From the front of the property a wooden door opens into the

ENTRANCE HALLWAY

A fantastic reception into the property creating a grand first impression from the moment you step inside. With a central light fitting, alarm control panel and solid Parquet herringbone wood flooring.

From the entrance hallway a double wooden door opens into the

MAIN HALLWAY

An open entrance hallway that offers connection throughout the main areas of the house. With a central light fitting, open under stairs area, double radiator and solid Parquet herringbone wood flooring.

From the hallway a wooden door opens into the

LIVING ROOM



The living room and dining room are two separate spaces, however, they are connected via two archways interconnecting the space, with a through chimney breast that offers a natural flow throughout the living space for an open plan feeling.



The living room area offers ample space for a three piece suite along with additional furniture and is constantly bathed in natural light owing to the dual aspect nature with double glazed windows to the side and rear elevations. The wood burning stove creates a fantastic central

feature for the whole room, on a stone hearth and with stone surround. With a central light fitting, wall mounted light fitting, beamed ceiling, double radiator, television access point and solid Parquet herringbone wood flooring.

DINING ROOM



A rather large and open area, offering ample space for a very large dining table, further seating space and additional furniture. An ideal place for family dinners or entertaining. The dining room also benefits from the open fireplace with a view of the wood burning stove creating a charming feature as well as a secondary heat source. With a beamed ceiling, central light fitting, wall mounted light fittings, double radiator and solid Parquet

herringbone wood flooring.

From the dining room a sliding double glazed door opens into the

SUN ROOM



The ideal place to sit out and relax and enjoy the stunning rear gardens. With a tiled floor, double glazed window surround, central light fitting, and double doors that open out into the rear garden.

From the dining room a wooden door opens into the

DINING KITCHEN



A beautifully presented, cottage style, country

kitchen that offers a large and generous amount of space. The kitchen has space at the far end for a smaller dining table and the dining room presents the ideal place for family meals or a more intimate dinner area. The room is another dual aspect space owing to double glazed windows to the rear and side elevations. A wooden door offers access to a rear porch that opens out to the front driveway. A sliding double glazed door offers a second route into the sun room at the rear of the property.



The kitchen area has laminated work surfaces to three walls all with over or under counter cupboards and drawers presenting ample storage space. With an integrated hob, stainless steel extractor hood, integrated dual oven, ceiling inset spotlights, integrated dishwasher, beamed ceiling, fitted fridge, splashback tiling, tiled floor, double radiator, single radiator and a stainless steel 1 ½ sink with stainless steel mixer tap.

From the hallway wooden doors open into the

OFFICE / BEDROOM 5

An excellent addition to the property, this multipurpose room is currently utilised as a rather grand work from home office space. The room

would also be ideal for a sitting room or as a ground floor fifth bedroom depending on the new owner's requirements. The room is also dual aspect with double glazed windows to the front and side elevations. With a central light fitting, double glazing, telephone access point and solid Parquet herringbone wood flooring.



UTILITY ROOM



A highly useful space, the utility room features laminated work surfaces to three walls, all with over and under counter cupboards and drawers. With a tiled floor, porcelain sink, central light fitting, double glazed window to the front elevation, plumbing for a washing machine, space for an additional fridge/freezer, extractor fan and

also houses the floor-standing boiler.

From the entrance hallway a wooden door opens into the

WC

Providing ground floor facilities for the property the WC features a tiled floor, single radiator, wall mounted light fitting, low flush toilet, pedestal washbasin and double glazed window to the front elevation.

From the hallway wooden stairs lead up to the

LANDING



An open and very spacious landing that offers plenty of space throughout the first floor of the property. With a carpeted floor, two double glazed windows, two central light fittings, corner airing cupboard, radiator and beamed ceiling.

From the landing a wooden door opens into

BEDROOM 1

A large master bedroom that presents ample space for a double bed along with additional bedroom furniture. The bedroom features a large walk-in-wardrobe style cupboard to one side of

the room. A double-glazed window, to the front elevation, provides plenty of natural light. With a carpeted floor, ceiling inset spotlights, central ceiling fan, beamed ceiling and double radiator.



From the master bedroom a wooden door opens into its

EN-SUITE



A neatly laid out en-suite that makes excellent use of the space on offer. With a shower cubicle, pedestal washbasin, low flush toilet, frosted window into the bedroom, wall mounted light fitting, central light fitting, vinyl floor, tiled walls, single radiator and extractor fan.

From the master bedroom glazed double doors open into its

UPPER SUN ROOM



Presenting one of the most stunning views from the property, the upper sun room is the ideal place to sit back and relax whilst overlooking the south facing gardens, the paddock and over Northowram and beyond. With a wood laminate floor, double glazed windows and wall light fitting.



From the landing wooden doors open into

BEDROOM 2



A rather long and large bedroom, again offering space for a king sized bed. Again, being dual

aspect with double glazed windows to the rear and side elevations. With a carpeted floor, double radiator and central light fitting.

BEDROOM 3



A spacious and beautifully presented third bedroom, again benefitting from being dual aspect with windows to the rear and side elevations. A light and bright area offering plenty of space for a king sized bed along with other furniture. With a carpeted floor, ceiling inset spotlights, beamed ceiling, central ceiling fan and double radiator.

From bedroom 3 a wooden door opens into its

EN-SUITE

An en-suite WC with a vinyl floor, central light fitting, low flush toilet, pedestal washbasin, central light fitting, single radiator and extractor fan.

From the landing wooden doors open into

BEDROOM 4

Another dual aspect room with double glazed windows to the front and side elevations. With plenty of space for a double bed, beamed ceiling, carpeted floor, double radiator and central light.



BATHROOM



A neatly laid out house bathroom presenting a highly functional space. With a panel bath, corner shower cubicle, tiled splashbacks, vinyl flooring, pedestal washbasin, low flush toilet, central light fitting, extractor fan, frosted double glazed window to the side elevation and a double radiator.

GARDENS



An expansive south facing garden is positioned to the rear of the property and, being approximately $\frac{3}{4}$ acre in size, presents the ideal space to sit out and relax or for children and pets to play. The perfect location for garden parties, the garden is

enclosed by wooden fence and stone wall to the border and is adorned with an assortment of trees and flowerbeds. To one corner is a wooden shed for garden tool storage. Photos and words cannot fully show how picturesque this garden is, with its stunning, far-reaching views. To stand and fully experience it in person is the only way to really appreciate the amazing outlook.



The garden has a walk through flower bed garden to one side and also features a central flowerbed. To the edge of the property is a patio seating area, perfect for patio furniture.

PADDOCK

To the edge of the garden is a large 1.5 acre

paddock that comes as part of the property. An ideal space for a variety of uses or just as a place for children to play. The paddock would be an ideal attachment for equestrian use. The paddock can be accessed via a fence from the garden or can be accessed via vehicle from a private road adjacent to the access road.



PARKING & GARAGE

The property features an electric gated frontage leading to a pebbled private driveway that leads to the front of the property and wraps around to the sides. The parking forecourt offers space for 6+ cars.

To the rear of the driveway is a detached double

garage offering additional secure parking or storage. The garage has potential to be utilised as a workshop, work from home business location or possibly alteration into an annexe.



GENERAL

The property has the benefit of all service electric. The property has an oil tank for heating and receives water from a borehole with the added benefit of double glazing, fitted alarm system and central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///asset.area.rests](#)

Google Plus Code: Q528+45F Halifax

For sat nav users the postcode is: HX3 7TF

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 235 sq. m / 2524 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. 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 any contract or warranty. (c) Marsh & Marsh Properties

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