

MARSH & MARSH PROPERTIES

Lower Tinker Hey, North Dean Road, Greetland, HX4 8QA

£700,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES**** A rare and unique opportunity to purchase this beautiful and characterful three double bedroom detached home set in a private, rural position with no immediate neighbours and breathtaking panoramic views over the valley, including the iconic Wainhouse Tower. This charming home blends rustic charm with modern convenience and offers both spacious and versatile living accommodation. In brief, the ground floor comprises a front entrance, a dining kitchen, a spacious lounge, a conservatory, a stylish shower room, a utility room, and a rear entrance. Upstairs, the landing provides access to three generously sized double bedrooms, one of which features an en-suite shower room, along with a luxurious four-piece house bathroom suite. Externally, the property is surrounded by beautifully maintained grounds featuring a mix of Yorkshire stone flagged patios and lawn areas on all four sides. There is ample parking for multiple vehicles, stables, and a versatile detached garden room—perfect for use as a home office, studio, or bar. This property is ideal for those seeking privacy, rural living, and stunning surroundings. An internal inspection is strongly recommended to fully appreciate the setting, charm, and potential of this exceptional home.

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FRONT ENTRANCE

A welcoming entrance featuring a UPVC front door, ceiling spotlights, and access into both the lounge and the dining kitchen.

DINING KITCHEN 3.8 x 7.8m (13'3 x 25'9)



A stunning and spacious dining kitchen fitted with bespoke oak cabinet doors and granite worktops. It includes a one-and-a-half bowl sink with mixer tap, integrated dishwasher, built-in Rangemaster cooker with extractor fan, and space for an American-style fridge freezer. The central kitchen island provides storage and seating for four. Traditional charm is displayed through an exposed stone fireplace with a large multi-fuel stove and original wooden ceiling beams. The room benefits

from ceiling spotlights, radiators, wood-effect laminate flooring, a UPVC window, and UPVC patio doors opening to the front of the property.



LIVING ROOM 5.1 x 7.8m (16'6 x 25'9)



A spacious lounge with a stone fireplace housing a traditional multi-fuel stove, an open staircase, and patio doors leading to the rear garden. There is a radiator and UPVC windows enjoy far-reaching views.

CONSERVATORY 3.8 x 3.75m (12'6 x 12'3)



Accessed through French doors from the lounge, the conservatory with stunning views features wood effect laminate flooring, a radiator, and UPVC windows and patio doors that open to the patio.

UTILITY



A practical utility room with tiled flooring, space and plumbing for a washing machine and dryer,

and a UPVC window.

SHOWER ROOM



This modern shower room includes a shower cubicle with glass screen, low flush toilet, hand wash basin. The floor and walls are tiled and there is a chrome towel radiator, extractor fan, and ceiling spotlights.

REAR ENTRANCE

A convenient secondary entrance with a UPVC door and UPVC windows, tiled flooring, and an exposed stone doorway with a UPVC stable door leading into the dining kitchen.

LANDING

The landing has ceiling spotlights and provides access to all three bedrooms and the house bathroom.

MASTER BEDROOM 3.7 x 4.2m (12'1 x 13'11)



A generous double bedroom featuring ample fitted wardrobes, ceiling spotlights, a radiator, and UPVC windows framing impressive views across the valley.

EN-SUITE

The en-suite is finished with a shower cubicle and

glass screen, a low flush toilet, hand wash basin. To complete this room, the floor and walls are tiled, there is a chrome towel radiator, ceiling spotlights, and a UPVC window.



views.

BATHROOM 3.8 x 3.3m (12'5 x 10'9)



BEDROOM TWO 3.8 x 5.3m (12'5 x 17'6)



A characterful double bedroom including fitted wardrobes with sliding doors, beautiful exposed wooden ceiling beams, and ceiling spotlights. A radiator, Velux windows, and a UPVC window with an exposed stone sill complete this room.

BEDROOM THREE 4.0 x 3.6m (13'1 x 11'9)



A well-proportioned double bedroom with a useful storage cupboard, ceiling spotlights, radiator, and UPVC windows enjoying hillside



A beautifully styled traditional bathroom with a raised freestanding bathtub, complete with a handheld shower and star lights above for a luxury experience. There is a walk-in shower cubicle with rainfall and handheld power shower, and a fitted vanity sink and WC unit. Tiled flooring, partially tiled walls, and a storage cupboard help with practicality. Exposed ceiling beams and a UPVC window offering far-reaching views framed by an exposed stone sill add character to the space. Ceiling spotlights, an extractor fan, and a modern chrome towel radiator complete this room.

EXTERNAL





balcony, while to the front is a lawn and a Yorkshire stone flagged patio. The patio continues around to the other side of the home, offering stunning panoramic views down the valley, including Wainhouse Tower.



Externally, the property benefits from a lawned rear garden with stables and a designated chicken area. To one side is an additional lawn and a pathway leading to a versatile garden room with a



laminated flooring, ceiling spotlights, power, and light. Full-length bi-folding doors open onto a composite decked balcony with a glass balustrade, perfectly framing the exceptional hillside views, including Wainhouse Tower and the nearby railway bridge.

STABLES

Three stone-built storage areas, each with a window and stable door. One is currently used as a storeroom, another as a log store, and the third functions as a chicken hutch, offering excellent versatility.



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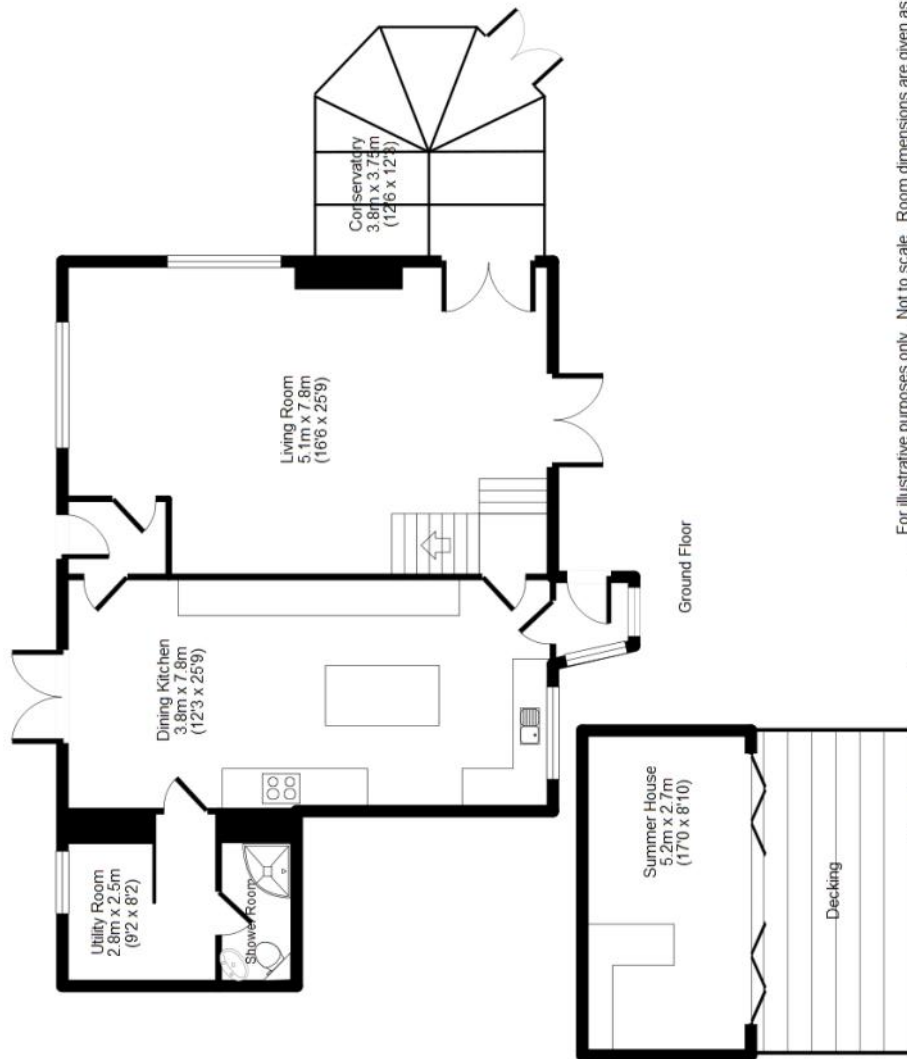


GARDEN ROOM

A superb, versatile space with wood effect

Lower Tinker Hey, North Dean Road, Greetland, HX4 8QA

197 sq. m / 2123 sq. ft



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