

MARSH & MARSH PROPERTIES

Stonecroft, 6A Church Lane, Southowram, HX3 9TD

£595,000



****ATTENTION ALL YOUNG/GROWING FAMILIES – A SUBSTANTIAL FAMILY HOME WITH KERB APPEAL**** A beautifully presented THREE DOUBLE BEDROOM detached character home located on the outskirts of the desirable area of Southowram, conveniently positioned for access to both Brighouse and Halifax, with quick and easy links to the M62 motorway. This charming and spacious home boasts a versatile layout and stunning outdoor spaces. On the ground floor, you are welcomed by an entrance hall that leads to an inner hallway, providing access to the lounge, a second reception room, and a cloakroom. The heart of the home is the open-plan dining room and kitchen, which flow seamlessly into a light-filled orangery—perfect for entertaining or relaxing. A rear entrance and utility room complete the ground floor. Upstairs, a spacious and characterful landing leads to a master bedroom with en-suite, two further double bedrooms, a house bathroom, and an additional WC. Externally, the property features a private gated driveway with a carport providing parking for multiple vehicles, a detached garage for further parking or storage, and immaculately maintained gardens surrounding all four sides of the property. An internal inspection is strongly advised to genuinely appreciate the charm, size, and elegance this exceptional home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE

A welcoming entrance hall featuring a charming circular window that beautifully frames the front garden and provides access to the inner hall.

INNER HALL



An inviting inner hall with an open staircase, coving, a radiator, and a large, double-glazed window, offering a bright and airy feel.

LIVING ROOM 3.8 x 4.3m (12'7 x 14'1)



A spacious lounge with a feature fireplace, decorative coving, a radiator, and large mullion bay window overlooking the well-maintained front garden.

SECOND RECEPTION ROOM/SNUG 4.1 x 4.6m (13'5 x 15'1)



A generous second reception room featuring a character fireplace, coving, a radiator, and large mullion windows.

KITCHEN 3.1 x 6.3m (10'2 x 20'8 inc. Dining Room)



A kitchen with a one-and-a-half bowl sink, chrome mixer tap and tiled splashbacks. Appliances include a built-in oven, combi-microwave, hob, and extractor fan, with a tall American-style fridge and freezer. Finished with wood effect laminate flooring, coving, ceiling spotlights, and mullion windows.

DINING ROOM

Open plan with the kitchen, this bright dining space features ceiling spotlights, coving, a radiator, and mullion windows.

ORANGERY 4.1 x 3.4m (13'5 x 11'2)



A beautiful addition to the home, the orangery includes ceiling spotlights, an electric radiator, UPVC windows, and patio doors leading to the garden—perfect for year-round enjoyment.

CLOAKROOM

A convenient cloakroom with a vanity sink unit, low flush toilet. Additional features include ceiling spotlights, an extractor fan, a window, and an electric radiator.



REAR ENTRANCE

A characterful entrance with exposed stone walls, offering access to both the kitchen and utility room.

UTILITY ROOM

A practical utility space featuring plumbing for a washing machine and dryer, tiled walls, and shelving. The space also houses the Vokera system boiler.

LANDING



A split-level landing with a staggered staircase rising from the inner hall. A large arched double-glazed window offers picturesque views over the front garden. Coving and loft access complete this space.

BEDROOM ONE 3.8 x 4.3m (12'7 x 14'1)



A generous double bedroom with coving, ample fitted wardrobes, a radiator, and large UPVC mullion windows.



EN-SUITE



Discreetly located behind wardrobe doors, the en-suite features a walk-in tiled shower cubicle, pedestal sink, low flush toilet, electric radiator, ceiling spotlights, and an extractor fan.



BEDROOM THREE 2.8 x 3.2m (9'4 x 10'4)



BEDROOM TWO 3.8 x 3.9m (12'7 x 12'9)



A large double bedroom with fitted wardrobes, ceiling spotlights, coving, a radiator, and a large UPVC bay mullion window.



A well-proportioned double bedroom with a radiator, ceiling spotlights, UPVC window, and a

useful storage cupboard.

BATHROOM



A family bathroom comprising a bathtub, a glass shower cubicle, and a pedestal sink. Additional features include partially tiled walls, ceiling spotlights, an airing cupboard housing the hot water tank, and a radiator.

W/C

A separate WC with a vanity sink unit, a low flush toilet, tiled flooring, and a UPVC window.

EXTERNAL



The property is approached via a gated driveway leading to a detached garage and a Yorkshire

stone-paved carport. Adjacent is a beautifully maintained garden with a wooden shed, and a path lined with mature plants and shrubs leads around to a greenhouse at the side of the orangery. To the front, the Yorkshire stone continues into a stunning landscaped garden featuring mature planting, lawned areas, and patio spaces—perfect for relaxing and enjoying the sunshine.



GARAGE 6.2 x 4.1m (20'4 x 13'5)

A spacious detached garage fitted with wall and base units. Additionally, there is convenient storage in the roof. The space is complete with power, lighting, and an electric up-and-over door.

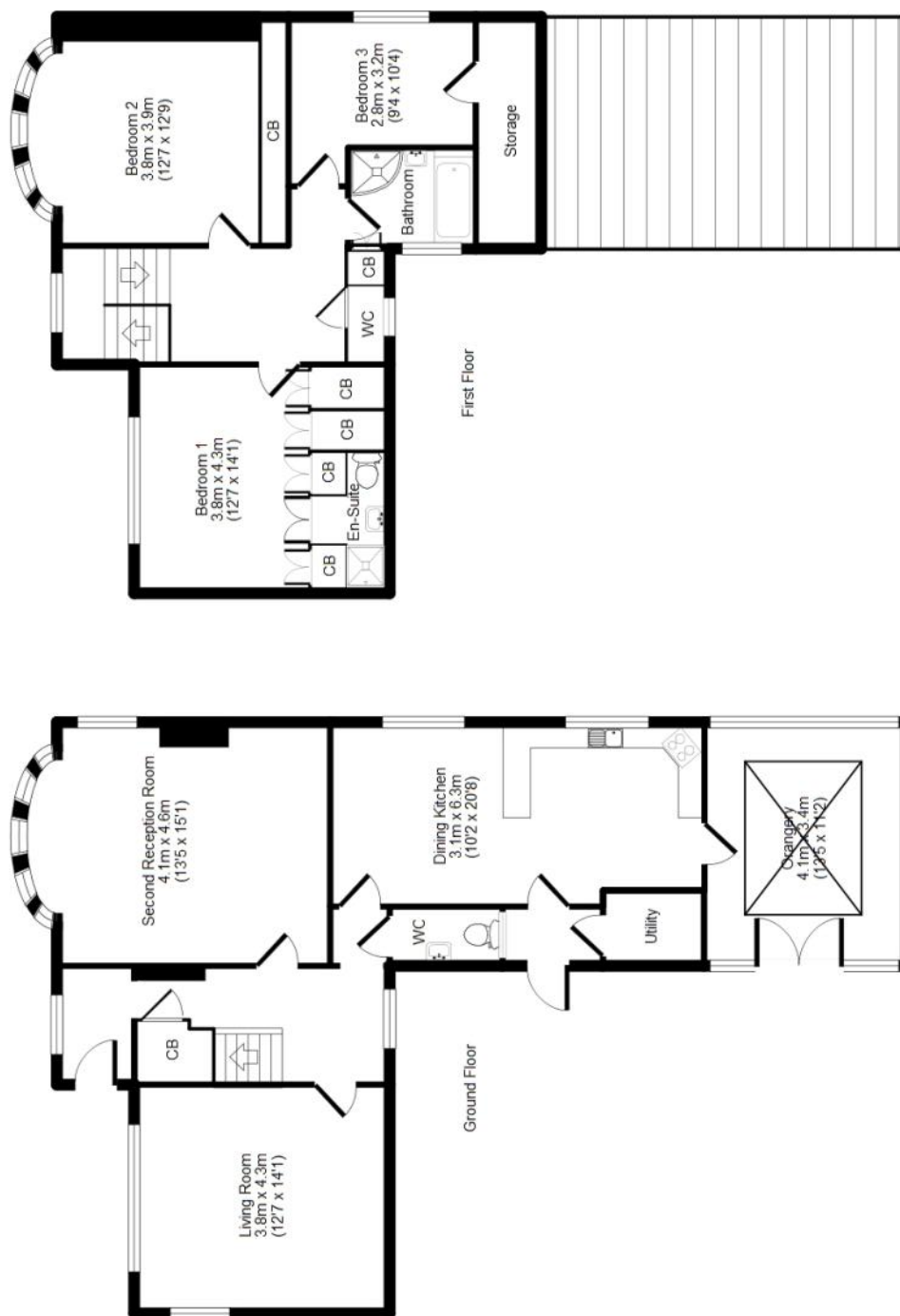


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APPROX GROSS INTERNAL FLOOR AREA: 149 sq. m / 1597 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. 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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