



## Lower Green House Green Lane, Brighouse, Yorkshire, HD6 2PT

Offers Over £695,000

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Lower Green House is located in the popular residential location of Hove Edge. This important four bedroom Grade II listed detached residence dating back to the early 17th Century. Within easy reach of well-regarded schools, local amenities and transport links this imposing and highly characterful property enjoying a wealth of period and modern features including oak panelling, exposed beams and timber lintels together with stone mullion windows and original fireplaces.



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#### Entrance Hall

Carpeted flooring with exposed beams and inset LED spotlights, doors leading to the downstairs living accommodation, stairs leading to the first floor, and a door leading to the cloakroom. There is also a door leading to the kitchen and living room.

#### Dining Room

This is an impressive room with stone mullion windows with double-glazed wooden panels. Open fireplace, which dates back to 1722. There are exposed original beams and a door to the sunroom/conservatory.

#### Conservatory

Windows with a view to the rear. Double French doors that lead out the garden. Carpeted flooring.

#### Snug/Reception Room

This room could be used as a music room or just another reception room or office. The room has carpeted flooring and stone mullions with wooden window frames and double-glazed panels with views to the front of the property. Exposed beams, and a large open stone fireplace.

#### WC/Cloaks

Built-in wardrobe, ideal for coats and shoes. WC with a pedestal sink and low level flush WC. Frosted glass window to the rear of the property and a period-style radiator. The room benefits from low-level wood panelling and LED mirrored cabinets.

#### Living Room

Carpeted flooring and double-glazed windows with views to the parking area and garden. The room has exposed beams and a recently fitted multi-fuel-burning stove. An opening leads to another room which benefits from stone flooring and wood-panelled walls, which date back to the 17th century.

#### Kitchen Breakfast Room

This delightful room is the hub of the house and offers a fully fitted kitchen with a range of floor and wall-mounted high-gloss handleless white kitchen units. There's a built-in microwave and oven. Large multi fuel burning stove and Inglenook fireplace with brick surround with wooden hearth and stone mantle. Built-in seating area with a table ideal for any family. Space for an American-style fridge freezer. Integrated appliances such as a dishwasher and a five-ring gas hob with a splashback and designer extractor fan. The room has a central island with worktops and storage drawers underneath. Built-in LED spotlights with coloured LED lights.

#### Keeping Cellar

The current owners used this space as a wine cellar. They have added a glass entrance door that can be accessed main hallway. Great storage space with lighting.

#### First Floor Landing

Delightful galleried landing which is a great space. The current owners have used this as a reception room with carpeted flooring, Velux roof windows and wooden panelling.

#### Main Bedroom One

A good-sized double room with a vaulted ceiling and exposed beams. Carpeted flooring and a door leading to the En-suite.

#### En-suite

Shower cubicle with a wash basin and WC.

#### Bedroom Three

Double-size room with carpeted flooring. Vaulted ceiling with exposed beams.

#### Bedroom Three

Double room with carpeted flooring, vaulted ceiling and exposed beams. En-suite shower room.

#### Bedroom Four

Double room with carpeted flooring, vaulted ceiling and exposed beams.

#### Bathroom

Large walk-in low profile shower cubicle with thermostatically mixer shower. Panned bath, wall mounted vanity style wash basin with storage drawers. Low-level flush WC. Illuminated mirror.

#### Outside

Lower Green House sits on a generous plot, approximately 3/4 acres. The grounds surround the property and offer a mixture of both lawned gardens and a private driveway with parking for around five cars.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.