



8 Cock Hill Lane, Halifax, HX3 7LP

£395,000

- Four-bedroom linked detached bungalow
- Versatile annex with en-suite
- Popular residential location in Shelf
- Sun terrace with stunning views
- Spacious living with vaulted ceilings & beams
- Gardens, patio & private fishing lake views

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Delightful Four-Bedroom Linked Detached Bungalow | Popular Residential Street in Shelf | Versatile Accommodation with Annex Potential | Stunning Views |

We are pleased to present this charming and deceptively spacious four-bedroom linked detached bungalow, positioned on a sought-after residential street in Shelf. Offering well-proportioned living spaces, character features, and flexible accommodation with potential for a self-contained annex, this property is ideal for families, home workers, or multi-generational living.



Council Tax Band: D



Accommodation

Main Entrance & Kitchen/Breakfast Room

The main entrance is via a UPVC door leading directly into a fully fitted kitchen, featuring a range of wall and base units, wooden worktops, a graphite grey sink with mixer tap, and space for an American-style fridge freezer, dishwasher, wall-mounted microwave, oven, and an induction hob with a designer extractor fan. Natural light floods through two UPVC windows. A door leads to a useful storage cupboard housing the Logic combination boiler — ideal for coats and shoes.

Living Room

A bright and cosy space with carpet flooring and a UPVC bay window with a charming window seat, overlooking the front aspect. The room boasts a large wood-burning stove set within a stone surround and wooden mantel, exposed vaulted ceilings with beams, and additional UPVC windows to the side. A door opens to a home office/study.

Office/Study

Currently used as a home workspace, this area enjoys ample natural light from three windows and features glass-fronted doors.

Dining Room

Accessed via glass-fronted wooden doors, the dining room features carpet flooring, a multi-fuel stove, a composite stable door to the side, and a second fireplace (currently decorative). With UPVC windows and vaulted ceilings with exposed beams, the space is full of character. A door leads to the rear hallway.

Rear Hallway

With laminate flooring and doors leading to the bedrooms, bathroom, and annex.

Bedrooms & Bathrooms

Bedroom One: A spacious double with carpet flooring, vaulted ceilings with beams, and a UPVC door leading to a private sun terrace — currently housing a hot tub.

Family Bathroom: Tastefully designed with tiled flooring, a bespoke vanity unit with washbasin, concealed cistern WC, a large walk-in shower with rainfall head, multiple jets, and handheld attachment. Finished with LED spotlights, a designer heated towel rail, and frosted UPVC window.

Bedroom Two: Another double room with carpet flooring, exposed beams, vaulted ceiling, and UPVC window to the side.

Bedroom Three: A comfortable single with built-in wardrobes and access to the annex/fourth bedroom.

Bedroom Four/Annex: A fantastic, versatile space currently used as a bar/games room but ideal as an annex or guest suite. Features carpet flooring, UPVC window, French doors to the front, and a fitted bar area (removable). A door leads to the en-suite bathroom, comprising a pedestal basin, low-level WC, panelled bath with shower attachment, skylight, heated towel rail, and frosted UPVC window.

This space can easily be reconfigured to create a self-contained living area, especially when combined with the third bedroom.

Exterior & Grounds

The property boasts gardens to the front and side, with an artificial grass lawn and resin patio to the front, enclosed by a gated entrance at street level. Stairs lead up to a stunning sun terrace, finished with composite decking, stainless steel balustrade, and glass panels — the perfect spot to enjoy the far-reaching views across Shelf, the surrounding villages, and a private fishing lake.

The outdoor areas offer ideal spaces for relaxing, entertaining, and soaking up the sun.

Summary

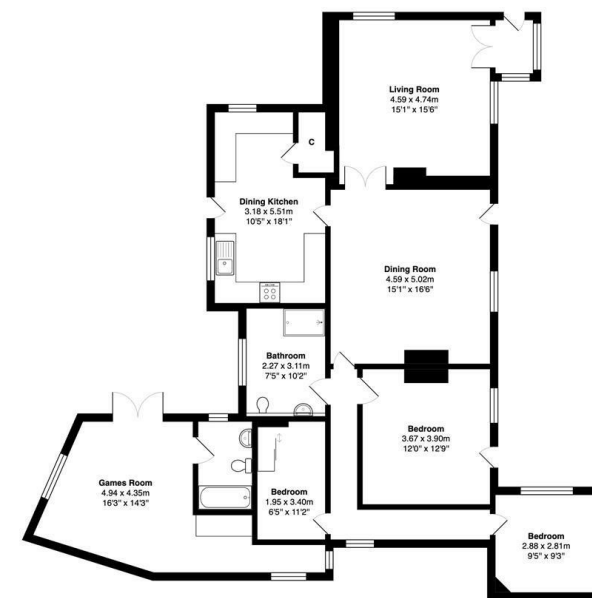
This unique bungalow combines character, space, and versatility in a desirable location. With flexible accommodation, potential for annex use, and breathtaking views, it offers a rare opportunity in the Shelf area. Viewing is highly recommended to fully appreciate what this home has to offer.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. 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.







Ground Floor

Total Area: 138.7 m² ... 1493 ft²

All measurements are approximate and for display purposes only

