



**Stoney Hall Farm Cottage Ned Hill Road, Causeway Foot HALIFAX HX2
9NX**

welcome to

Stoney Hall Farm Cottage Ned Hill Road, Causeway Foot HALIFAX

Stunning converted Farmhouse finished to a very high standard throughout offering excellent family accommodation, Offers over £390,000. This character property benefits from beautiful far reaching views with underfloor heating, exposed beams & stone throughout. Contact us to view!



Entrance Porch Entrance Hall

Ceramic tiled floor, uPVC door to the front elevation and wall light. Boasting exposed beams, providing access to the ground floor accommodation and stairs leading to the first floor.

Lounge

17' 5" x 12' 1" (5.31m x 3.68m)

Stunning cosy spacious lounge with a wood burning stove and carpeted flooring. With exposed beams, ceiling light point and uPVC windows to the front elevation with lovely views, ample space for free standing furniture and open plan leading into the kitchen.

Dining Room

17' 4" x 7' (5.28m x 2.13m)

Open plan living dining area with double glazed window to the front elevation, ceiling light point and tiled flooring. The dining area provides space for family dining furniture and the space leads directly into the lounge.

Kitchen

14' 2" x 11' 7" (4.32m x 3.53m)

Beautiful country style fully fitted kitchen with an extensive range of wall & base units, granite worktops & splashbacks, farmhouse sink with a shower mixer tap & hose attachment. With an Integral dishwasher, space for an American fridge freezer, two wall lights and range cooker with a brick extractor hood. The kitchen benefits from exposed beams, space for an American fridge freezer and has tiled flooring. With uPVC windows with stone mullions and views to the rear of the property and neighbouring fields.

First Floor Landing

Good sized space which could be used for office space with carpeted flooring, two double glazed windows providing fantastic views of the rear garden and neighbouring fields. With underfloor heating, providing access to the first floor accommodation & boasting beams and a spiral staircase which leads to

the second floor.

Bedroom One

14' 8" max x 16' 1" (4.47m max x 4.90m)

Double bedroom with exposed beams & stone, underfloor heating and carpeted flooring. With a double glazed window to the front elevation, six spot lights and providing space for free standing furniture.

En-Suite

Bedroom one en-suite comprising of low level w/c, wash hand basin with a vanity unit and a walk in large shower cubicle. The shower cubicle has thermostatic control, attachment and rainfall showerhead and an extractor fan. With three spot lights, underfloor heating and the en-suite itself is fully tiled.

Bedroom Two

12' x 11' 2" (3.66m x 3.40m)

Bedroom two also a double bedroom with a double glazed window to the front elevation, six spot lights and boasting exposed stone. The bedroom has carpeted flooring, underfloor heating and benefits from storage space.

Bedroom Three

15' 4" x 6' 6" (4.67m x 1.98m)

Good sized bedroom with a double glazed window to the rear elevation, eight spot lights and underfloor heating. Boasting exposed beams and the bedroom itself has carpeted flooring.

Bedroom Four

27' 9" x 11' (8.46m x 3.35m)

Located on the second floor is a double bedroom with double glazed windows to the side elevation, ceiling light point and central heating radiator. Boasting exposed beams, shutters, carpeted flooring and benefits far reaching views.

Family Bathroom

Located on the second floor is the family bathroom comprising of a low level w/c, panelled bath, wash hand basin with a vanity storage cupboard

underneath, and a quadrant shower cubicle with a thermostically controlled mixer shower and handled attachment. With a velux window, ceiling light point and the bathroom itself has tiled flooring.

Utility/w/c Room

Located on the ground floor is a handy & practical utility/ w/c room which comprises of a low level w/c, wash hand basin and plumbing for a washing machine & tumble dryer. There is a double glazed window to the rear elevation, ceiling light point and storage space and has tiled flooring.

Second Floor Landing

Offering excellent space and providing access to the second floor accommodation with a velux window, ceiling light point, exposed beams and carpeted flooring.

Externally

To the front of the property there is a private gated driveway leading to the private parking in front of the property with lawn and gravelled driveway. To the rear of the property there is a good sized terrace and a well maintained lawn. The garden benefits from lovely views.



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Stoney Hall Farm Cottage Ned Hill Road, Causeway Foot HALIFAX

- ****OFFERS OVER £390,000****
- STUNNING DELIGHTFUL FOUR BEDROOM BARN CONVERSION FINISHED TO A HIGH STANDARD THROUGHOUT
- OFFERING EXCELLENT SPACIOUS FAMILY ACCOMMODATION WITH UNDERFLOOR HEATING
- COUNTRY STYLE FULLY FITTED KITCHEN WITH EXPOSED BEAMS & STONE
- GATED DRIVEWAY COMMUNITY & STUNNING FAR REACHING VIEWS

Tenure: Freehold EPC Rating: F



This Reception is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverage and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113128 - 0004

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