



8 Cock Hill Lane, Halifax, HX3 7LP

Offers In The Region Of £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.



Accommodation

Main Entrance & Kitchen/Breakfast Room

The property is entered via a UPVC front door, opening into a stylish, fully fitted kitchen. This contemporary space offers a range of wall and base units with attractive wooden worktops, a graphite grey sink with mixer tap, and ample space for an American-style fridge freezer, dishwasher, wall-mounted microwave, oven, and induction hob with a designer extractor hood. Two UPVC windows fill the room with natural light, creating a bright and welcoming atmosphere. A convenient storage cupboard, housing the Logic combination boiler, provides additional space for coats and shoes.

Living Room

A bright and inviting space featuring carpet flooring and a UPVC bay window with a charming window seat overlooking the front aspect. The room enjoys a large wood-burning stove set within a stone surround with a wooden mantel, creating a warm and homely focal point. Exposed vaulted ceilings with wooden beams add character and a sense of space, while additional UPVC windows to the side provide plenty of natural light. A door leads through to the 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 attractive glass-fronted wooden doors, the dining room offers a warm and characterful setting for family meals and entertaining. The room features carpet flooring, a multi-fuel stove, and a charming decorative fireplace, adding to its appeal. A composite stable door opens to the side of the property, while UPVC windows and vaulted ceilings with exposed beams fill the space with light and period character. A door leads through 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 and finished to a high standard, this modern shower room features tiled flooring, a bespoke vanity unit with inset washbasin, and a concealed cistern WC. The spacious walk-in shower includes a rainfall shower head, multiple body jets, and a handheld attachment for added convenience. Additional features include LED spotlights, a designer heated towel rail, and a frosted UPVC window providing both natural light and privacy. 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 and versatile space currently used as a bar and games room, offering excellent potential to be converted into an annex or guest suite. The room features carpet flooring, a UPVC window, and French doors opening to the front aspect, along with a fitted (removable) bar area. A door leads to the en-suite bathroom, which includes a pedestal washbasin, low-level WC, panelled bath with shower attachment, skylight, heated towel rail, and a frosted UPVC window for privacy

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

Exterior & Grounds

he property enjoys beautifully presented gardens to the front and side, featuring an artificial lawn and a resin patio area to the front, enclosed by a gated entrance at street level. Steps lead up to a stunning sun terrace, complete with composite decking, stainless steel balustrade, and glass panels — the perfect spot to relax and take in 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.

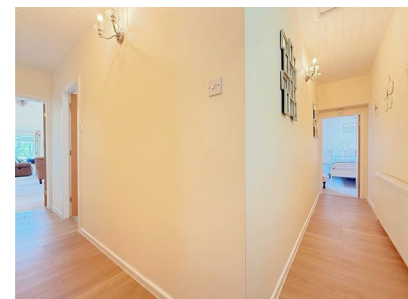
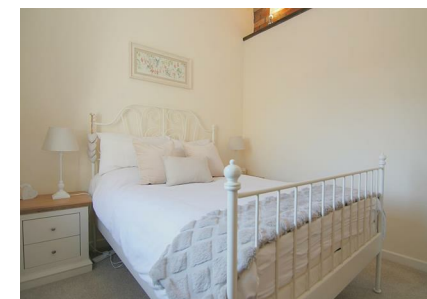
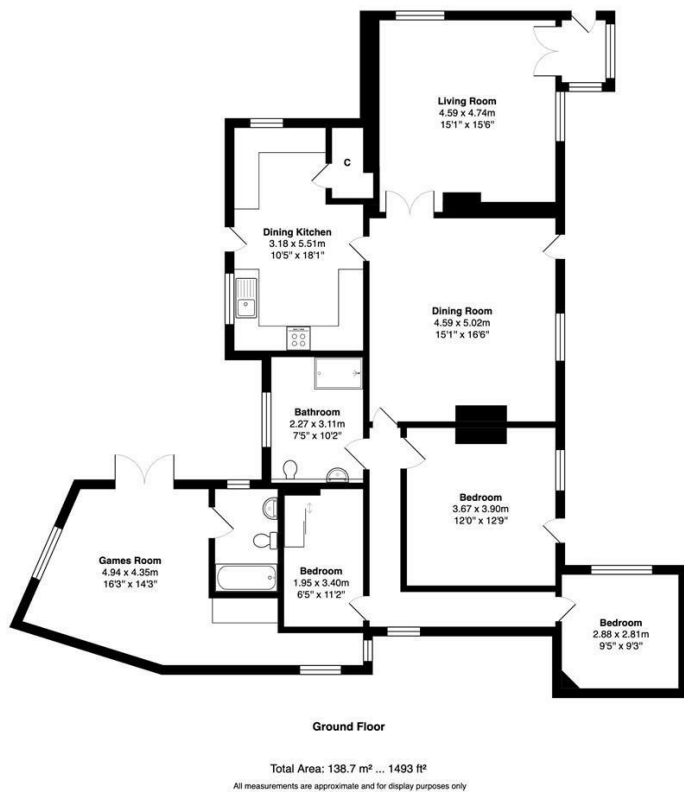
Summary

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.





Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.