

Charnock Bates

The Country, Period and Fine Home Specialist



Hargreaves Head House

Brighouse and Denholme Gate Road, Northowram, HX3 7SQ





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Summary

Hargreaves Head House was built in 1683 for Samuel & Mary Bentley, Samuel was Constable and Overseer for Shelfe. Purchased in 1919 by Sir William Henry Ackroyd of Grantley Hall (Chairman of Firths Carpets and Hammonds Brewery) for his son Major Alfred Hammond Ackroyd who in turn sold it in 1937 to Dr Lindsay Clark – Chief surgeon for Halifax).

Hargreaves Head House is a magnificent, stone built, five-bedroom detached property set within approximately 3.5 acres of land with a recently renovated, additional, two-bedroom cottage. This truly unique home is located within the popular residential location of Northowram, benefitting from excellent transport links and local amenities. Showcasing living accommodation set over two-floors and having a wealth of period features throughout including decorative coving, picture and dado rails, panelling, and ceiling roses.

The property briefly comprises of a grand entrance hall, drawing room, lounge, spacious orangery, dining room, study, WC, kitchen, pantry, and utility room to the ground floor.

The first-floor accesses five double bedrooms with the principal bedroom having an en-suite bathroom and a dressing room. Two further bathrooms and a separate WC completes the internal accommodation for the main property.

Externally the property boasts electric, wrought iron gates leading to a generous driveway, a detached, triple garage and approximately 3.5 acres of land, including a terrace, landscaped gardens, and access to the detached cottage.

Differing from the main property with contemporary décor throughout the cottage briefly comprises of a kitchen diner, lounge, two double bedrooms and a shower room.

Location

The property is ideally situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations. Close to rural areas including the Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.



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General Information

Upon entering the property, the overall aesthetic can be enjoyed immediately with a timber door leading through into the fully panelled grand entrance hall. With Egyptian marble flooring, enjoying underfloor heating, a cast iron fireplace with a marble surround and beautiful decorative coving this home showcases heaps of charm and character.

Double doors lead through into the drawing room, currently used as a snug. Having mullion sash windows to the front elevation, again a fully panelled room, and a cast iron fireplace with a marble surround, mirroring the fireplace within the entrance hall. Shelves are built into the alcove of the chimney breast and polished oak flooring continues to uphold the beautiful period aesthetic this home showcases.

The drawing room gives access through into the main lounge. This incredibly spacious room is the heart of this family home, housing the through house music system benefitting from dual aspect, mullion sash windows, decorative coving, and deep skirting boards. A third, beautiful fireplace is located within the lounge, again with a marble pillared surround. A glass panelled timber door leads from the lounge and into the orangery.

Being a magnificent addition to the main property, the orangery boasts floor to ceiling windows set within stone columns to three elevations, a pitched skylight ceiling and patio doors leading out to the terrace making this an ideal space for entertaining within the summer months. With exposed stonework and fully tiled flooring with underfloor heating meaning this room can be enjoyed throughout the year.

Leading back into the lounge and through into the internal hallway, with exposed timber beams and marble flooring, giving access to the further living accommodation that the ground-floor has to offer. Located just off the hallway is a useful, powder room comprising of a WC and a wash hand basin.

Moving through into the kitchen. Having a range of cream, shaker style wall, drawer, and base units, contrasting granite worksurfaces, an undermounted butler sink and an additional central island. With dual aspect mullion windows to the rear and side elevations, beautiful, moulded ceilings, half wall panelling, and marble flooring with the addition of underfloor heating. Integrated appliances within the kitchen include two fridges, two freezers, a slimline dishwasher, microwave oven and a Falcon five ring gas hob and oven set within the tiled chimney breast. A door from the spacious kitchen leads through into a second entrance hall, accessing a pantry, utility room and a staircase leading to the first-floor accommodation.

The pantry enjoys tiled flooring and a window to the rear, with the original meat hooks and Yorkshire Stone shelving still present showcasing some of the history this property has to offer. The utility offers further storage space with a range of wall and base units, a porcelain sink, tiled flooring, a window to the side elevation and space and plumbing for an undercounter washing machine and condensing dryer.

Proceeding back through into the kitchen and moving through into the dining room. Being a third, spacious reception room, the dining room boasts American parquet oak flooring, a gas, coal effect fire set within a marble fireplace, mullion windows to the front elevation and deep skirting boards, continuing to uphold the aesthetic present within the property. The dining room offers a generous amount of space for a dining table, making this the ideal space for entertaining guests.

A door from the dining room leads into the study. This space offers a variety of uses whether that be as a fourth reception room, a home office, or a playroom. American oak flooring continues through into the study, with wood panelled walls, concealed cupboard space and a mullion window to the front elevation. Spotlights to the ceiling brighten the room, and a cast-iron fire set within a stone surround offers a cosy feel.

Exiting the study, leading back to the grand entrance hall, a door then leads to the internal hallway and the main staircase, with oak wooden treads and panelling, giving access to the galleried landing of the first-floor accommodation. A large, rear facing window fills the space with natural light and solid oak flooring runs throughout all the rooms on the first floor.

Double doors lead into the principal bedroom, offering a sense of grandeur to this fully panelled room. This generous double bedroom has three mullion windows to the front elevation and a quaint window seats so a garden view can be enjoyed. Having a cast iron fireplace as a focal point, built in concealed cloakroom and storage space and access through into an en-suite bathroom.

Comprising of a three-piece suite the en-suite includes a free-standing bath with a handheld shower attachment, a walk-in shower cubical with a rainfall shower and a vanity unit, a vanity unit, and a heated radiator towel rail. With sash windows to the front elevation and the walls and floor being fully covered with travertine tiles leading through into the dressing room, similarly tiled.

The second bedroom is another good-sized double. Having mullion windows to the front elevation, again with a large window seat. A stone fireplace is an impressive feature within this bedroom, as is the period panelling.

Adjacent to the second bedroom is the fully tiled house bathroom, also with a heated towel rail comprising of a three-piece suite including a freestanding bath with a handheld shower attachment, a shower cubical with a rainfall shower and ceramic wash hand basin. Located separately is the WC.

Located to the front of the property is the third bedroom. Again, a wonderful sized double room enjoying dual aspect mullion windows to the front and side elevations allowing ample natural light to brighten the room. The solid oak flooring continues, and a picture rail is a unique feature present within the room.

Two further double bedrooms are located on the first floor alongside a second bathroom.

Mirroring the décor in the main house bathroom and comprising of a three-piece suite including a WC, a wash hand basin, and a bath. Continuing to showcase impressive features throughout, the bathroom boast an Aquavision TV.



















The Stable Cottage

Set within the grounds of Hargreaves Head House is a contemporary, newly renovated, detached two-bedroom cottage offering the potential for multigenerational living or the prospect of rental income. Situated away from the main property, offering a sense of privacy a composite door gives access into the kitchen diner. Having a range of blue, shaker style wall, drawer, and base units with contrasting worksurfaces. Integrated appliances include a electric oven, hob, extractor, washer dryer and a refrigerator.

Continuing the aesthetic from the main property with exposed timber beams to the ceiling.

Moving through into the spacious lounge with dual aspect mullion sash windows, filling the room with natural light.

The cottage showcases two, generous double bedrooms, both of which appreciate mullion sash windows to the front elevation enjoying far stretching views across the garden.

Completing the internal accommodation is the shower room. Offering a modern and contemporary aesthetic with tiled walls and flooring and a three-piece suite including a low flush WC, a wash hand basin, and a walk-in shower cubical with a rainfall shower. Having spotlights and a frosted window to the front elevation for privacy.





Floor Plan • The Stable Cottage



Approximate floor area = 901.20 sqft (83.72m²)



Externals

Externally the property has electric, wrought iron gates leading to a generous driveway, offering parking to the front elevation of the property for multiple cars. A detached, triple garage provides further off-road parking. Set within approximately 3.5 acres of land, the property enjoys a terrace, landscaped gardens, part laid out as a grass tennis court, an orchard, a wildflower meadow, and access to the detached stone cottage.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

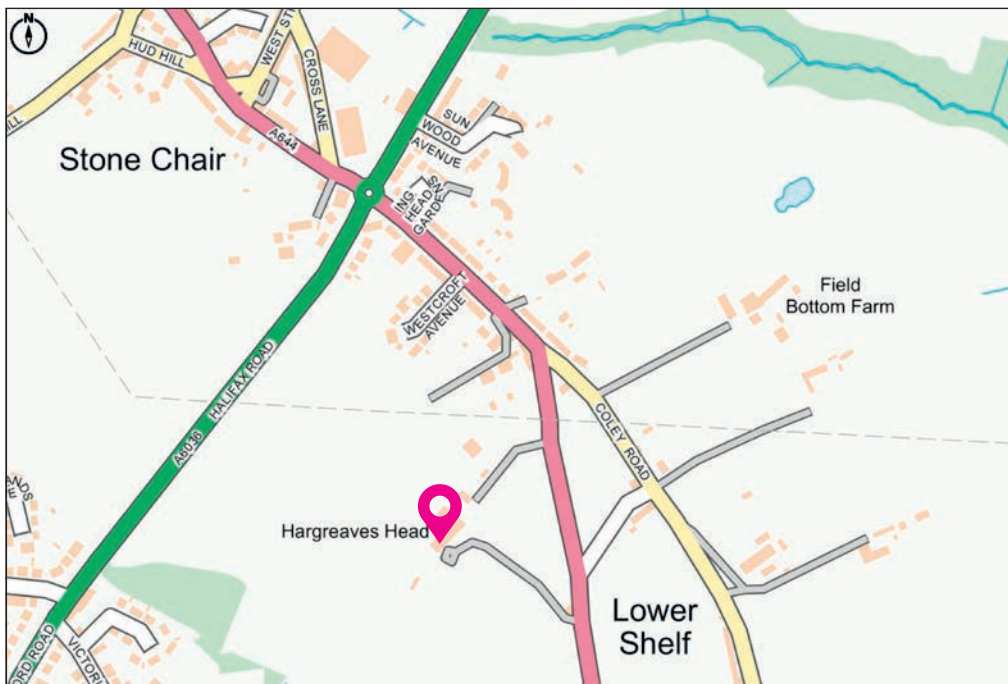
Local Authority,

Calderdale MBC – Band G.

Wayleaves, Easements and Rights of Way

The sale is subject to all these rights whether public or private, whether mentioned in these particulars or not.





Services

We understand that the property benefits from all mains services except the drainage which is via a septic tank and the heating in the cottage which is via an air source heat pump, servicing underfloor heating throughout. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.

Directions

From Halifax follow the A629 before taking the 3rd exit from the roundabout onto the A58. Continue to follow the A58 and keep left onto Bradford Road. After approximately 1 mile take a right onto Westercroft Lane. Turn left onto Brighouse and Denholme Gate Road (A644) and the driveway to the property is located on the left-hand side. Continue to follow the driveway, arriving at Hargreaves Head House.

For satellite navigation: **HX3 7SQ**

Local Information

Nearest Stations

Halifax	3.7 miles
Brighouse	3.9 miles
Low Moor	4.9 miles

Nearest Schools

Northowram Primary School	1.0 miles
Hipperholme Grammar School	1.2 miles
Shelf Junior and Infant School	1.8 miles

Motorway Network

Junction 25, M62	5.6 miles
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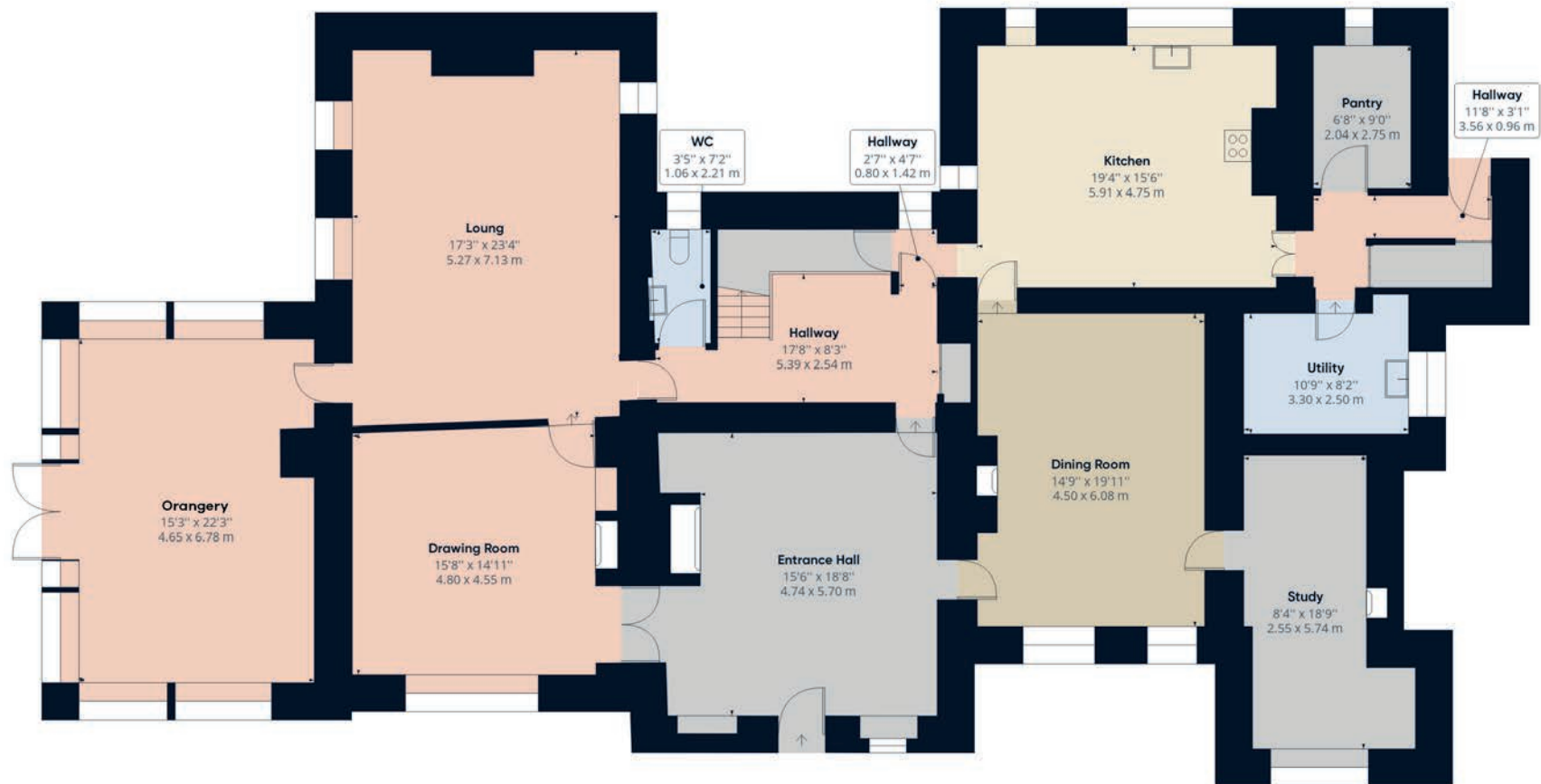


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Floor Plans

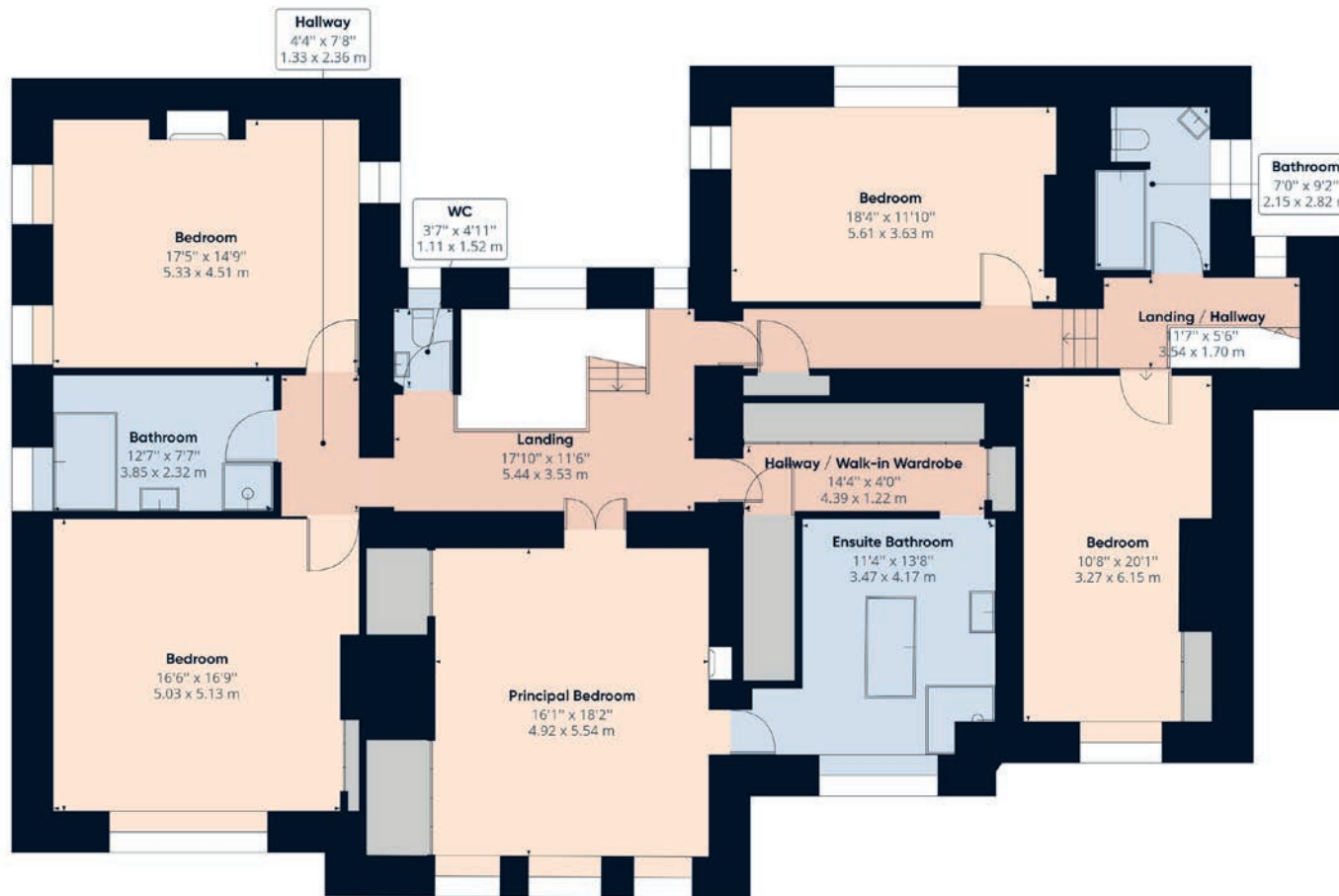
Ground Floor



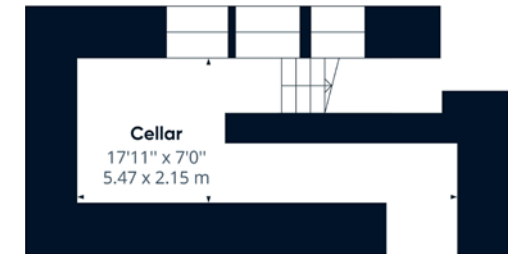
Approximate floor area = 2,635.81 sqft (244.87m²)

Floor Plans

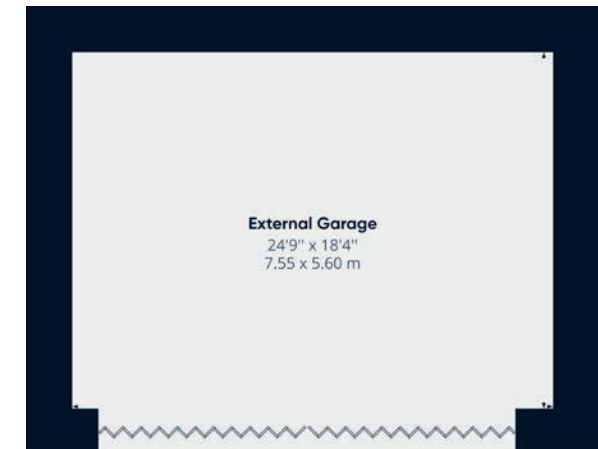
First Floor



Cellar



Garage



Approximate floor area = 2,137.56 sqft (198.59m²)
(excluding Cellar and Garage)

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