

Charnock Bates

The Country, Period & Fine Home Specialist



Longfield

Dean Lane, Sowerby Bridge, HX6 1HE





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GRADE II LISTED PROPERTY WITH SPACIOUS 3 BED ANNEX



4 DOUBLE BEDROOMS/ANNEXE 3 DOUBLE BEDROOMS



DOUBLE GARAGE, PRIVATE PARKING & DRIVEWAY



SET WITHIN APPROX 1.5 ACRES OF LAND

Asking price: £800,000

charnockbates.co.uk





Summary

Longfield is a unique grade II listed property set in the heart of Sowerby village. Dating back to 1729 the house is currently split into two spaces.

The main house, which is packed with original features, boasts four double bedrooms, three reception rooms and four bathrooms. The annex, connected to the back of the property has 3 bedrooms, one bathroom and a wonderful open living/ diner.

The property is surrounded by a mature landscape and offers views over the Sowerby Valley. Set within approx 1.5 acres the grandeur of the home nestles into its surroundings comfortably. Externally, the property offers a private driveway and detached double garage with adjoining workshop.

Location

Longfield is located in the popular area of Sowerby village. Close to many schools, shops and local amenities it is a well-loved area amongst the current residents. Sowerby Village is only a short drive away from the very popular Sowerby bridge, known for its well-regarded restaurants and public houses it's a great location for socialising or for walks by the canal which can lead you on to Mytholmroyd and Hebden Bridge.



General Information

Access is gained by a beautiful timber door to the front elevation. From there you are welcomed to a long hallway. Rooms to both the right and left along with an original wooden staircase, completed with a stunning banister.

Immediately to the left you enter the main sitting room, here you start to see some beautiful original features such as the high skirting boards, coving and picture rails, this room also comprises of an original carved bookcase to one alcove which sits nicely next to the focal point of the room which is the fireplace. Now converted to a gas fire finished with a wood and marble surround it's a great feature to the room. There is also access to the outside Yorkshire stone patio through wooden French doors.

Adjacent to this is the study. A sizable room with original built in bookcases providing ample storage along with a dual aspect window enjoying views out to the garden and allowing light to flow into the space.

As you walk further down the corridor you are met with a cloakroom on your right which provides storage along with a small bathroom which holds a mounted sink unit and w/c as well as a window.

Behind the staircase is a hidden door which leads down some stone steps to multiple cellar rooms. Ripe for conversion obtaining the correct planning consents.

To the rear of the property is a large back entrance hall which leads off to the kitchen and dining room.

The kitchen is a generous size helped to give the illusion of more space due to the vast ceiling height. Here you will find timber units and matching worktops, Yorkshire stone flooring, fitted range cooker and ceramic sink completed with tiled splashbacks. Complimenting the space is the stone fireplace which is a prominent feature of the kitchen and is a great focal point.

There is also access leading to the outside through wooden door in the far-right corner. Adjacent is a utility room/ pantry with plumbing for a washing machine and space for a dryer along with an original butlers sink.

Completing the ground floor accommodation is the dining room. Welcomed by a large bay window with original wooden shutters coupled with a statement open fire with wooden and marble surround. This room is perfect for entertaining due to the large space and high ceilings.

The first-floor accommodation consists of four double bedrooms. Bedroom two consist of an en-suite completed with a walk-in shower, sunken bath, pedestal sink and w/c finished with tiled splashbacks and flooring.

A special feature of the property is the rose window which sits on the landing between the primary bedroom and bedroom two. Giving a wonderful view over the Ryburn valley.

A flight of steps then leads you up to the library area with built in bookcases and original wood flooring along with the two remaining bedrooms and family bathroom.

Longfield comprises a three-bedroom annex located to the back of the property together with a sizable kitchen with fitted oven and stainless-steel hob, plumbing for a washing machine and fitted base and drawer units with worktops.

To the first floor is also a fully tiled bathroom complete with a walk-in shower, bath, pedestal sink and w/c. The annex also has access to parking to the front of the property.



Archie! etc.







The intuitions
of home
life are
never ending"
- ELIZABETH
GARDNER 1856













Externals

Longfield is nestled within a mature landscape, sitting on approx 1.5 acres and only accessible by a private drive the externals are kept private and secure by the wealth of mature trees and shrubbery as well as having access to a double garage with adjoining workshop. The property also benefits from ample parking to the rear.

Fixtures and Fittings

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

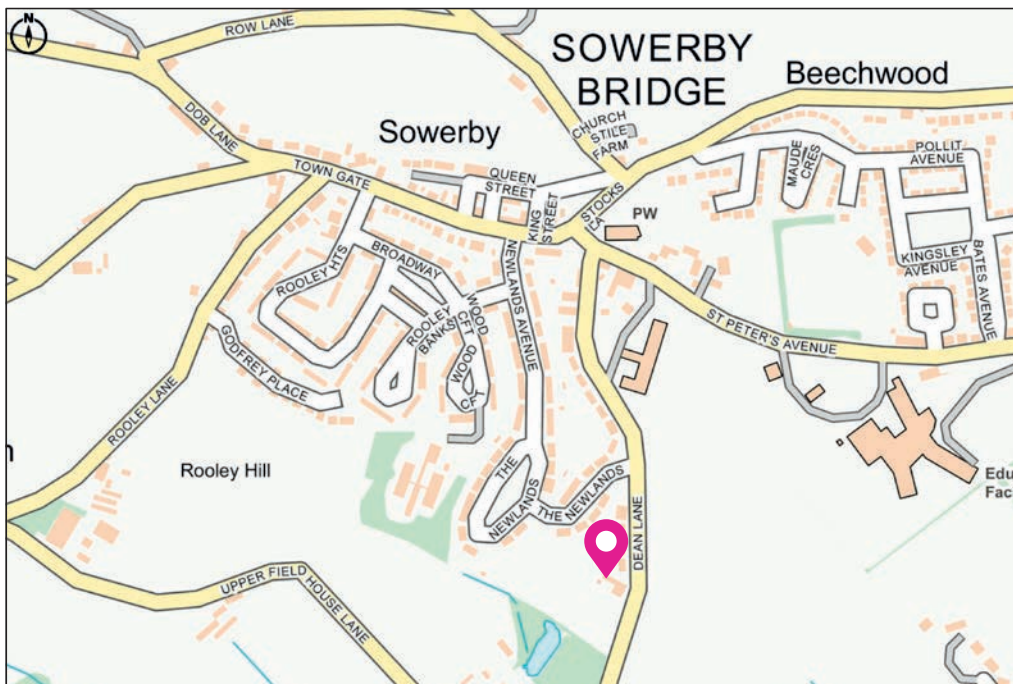
Wayleaves, Easements and Rights of Way

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

Services

We understand that the property benefits from all mains services. 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.





Directions

From Halifax Town Centre take the King Cross road and then follow signs for Sowerby Bridge and Ripponden. Take the Rochdale Road (A58) and proceed through to Sowerby Bridge. Take a right turn at the junction on Sowerby new road and follow up to the top until you reach St Peters church. Take a left turn and then an immediate right turn onto dean lane and continue down until you see the pillars labelled Longfield.

For satellite navigation: **HX6 1HE**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.4 miles
	Halifax	4.1 miles
NEAREST SCHOOLS	Ryburn Valley High School	0.3 miles
	St Peters Primary School	57 yards
MOTORWAY NETWORK	M62, Junction 24	7.3 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage



Floor Plans

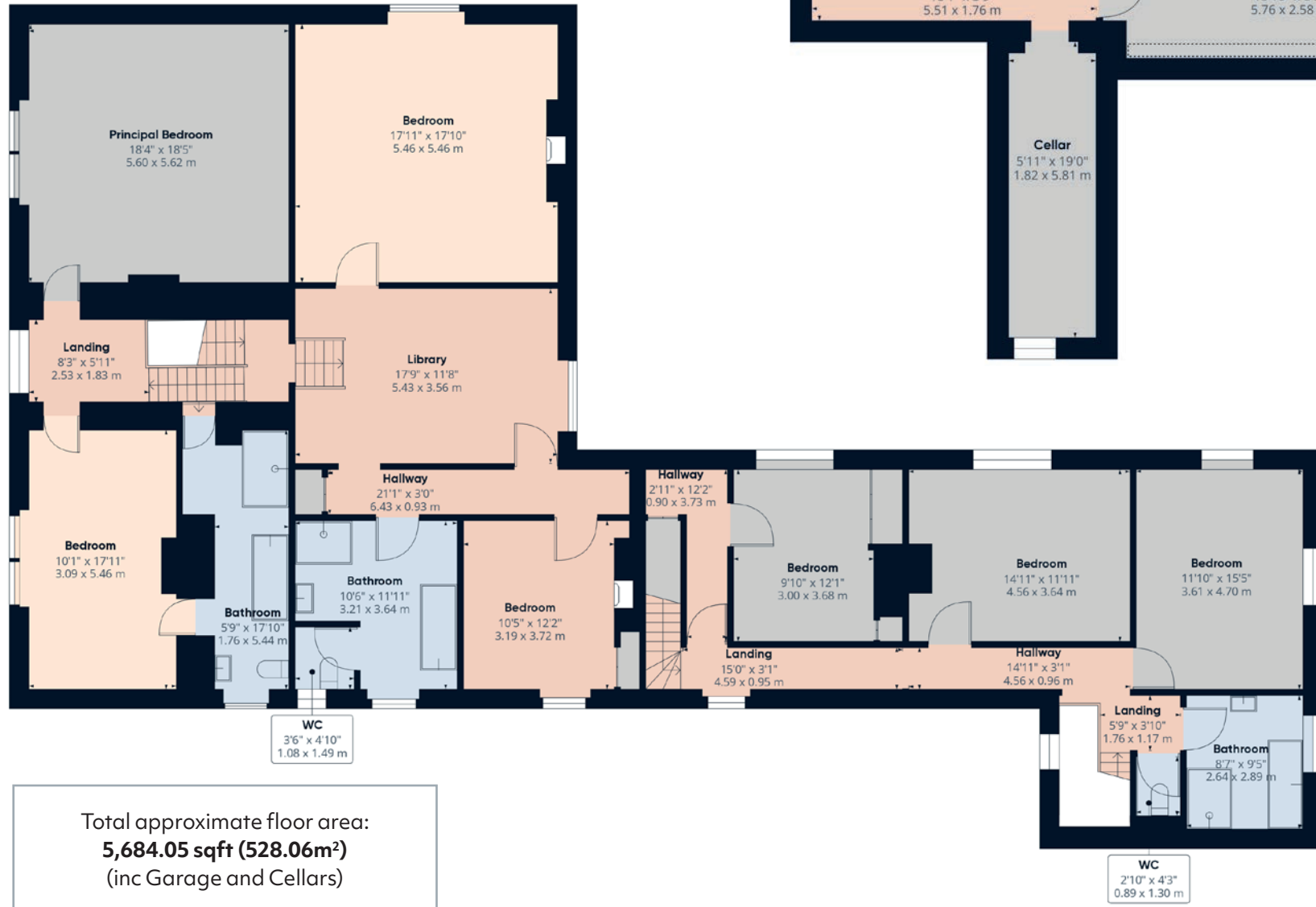
Ground Floor



Floor Plans

Cellars

First Floor



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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
New North Road
Huddersfield HD1 5LG
01484 903000

charnockbates.co.uk • homes@charnockbates.co.uk • rightmove.co.uk

