

Charnock Bates

The Country, Period & Fine Home Specialist



Lower Hambleton Hill Barn

Wainstalls, Halifax, HX2 7TX





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DETACHED BARN CONVERSION



FOUR DOUBLE BEDROOMS



DOUBLE GARAGE & DRIVEWAY PARKING



LANDSCAPED GARDENS, STABLE BLOCK & GRAZING LAND

Guide price: £650,000

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Summary

Occupying a 2.67-acre plot in a sought-after location, enjoying a rural setting with extensive countryside views, Lower Hambleton Hill Barn is a four-double bedroom detached barn conversion offering a unique opportunity for those with equestrian interests.

Internally, the property briefly comprises; open plan living kitchen, lounge, hallway/ snug, cloakroom with w/c and utility room to the ground floor and principal bedroom with en-suite, second bedroom with walk-in wardrobe, two further double bedrooms and house bathroom to the first floor.

Externally, a gated driveway provides off-street parking for eight cars and leads to a generous landscaped garden, detached double garage, stable block with three stalls and approximately 2.1-acres of grazing land with planning permission, and works started, for a manège (more information can be found on the Calderdale Planning Portal following application reference; 23/00166/FUL).

Location

Wainstalls is situated within the Yorkshire Moors where there are stunning country and reservoir walks nearby, surrounded by far-reaching countryside views. Wainstalls School is within close proximity and various country public houses are nearby. The property is a short drive away from the centre of Halifax which offers a wide range of local shops, bars, independent restaurants, sports centres, and banks. There is a bus and railway station which provides access to the cities of Leeds, Bradford and Manchester.

General Information

Access is gained through a composite door into the open plan living kitchen offering a range of Oak shaker style base, drawer and wall units complimented by tiled splashbacks and Granite worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include; Rangemaster dual-fuel double-oven with six-ring hob and dishwasher. French doors through the original barn door opening lead out to a Yorkshire-stone terraced creating the perfect entertaining space.

Double doors lead through to the spacious lounge featuring exposed Oak beams and brickwork and benefitting from dual aspect windows allowing for natural light and enjoying an outlook towards the surrounding countryside. A multi-fuel burner sits at the focal point with an Oak mantel, Yorkshire-stone hearth and brick surround.

Moving through to the hallway/snug showcasing exposed stonework, with an open staircase with spindle balustrade rising to the first floor.

Leading off the hallway/snug is a cloakroom comprising; w/c and pedestal wash-hand basin, and a utility room offering a range of base, drawer and wall units with contrasting laminated worksurfaces, plumbing for a washing machine and space for a dryer.

The generous first-floor landing is an open space, currently used as a study, with exposed Oak beams and stonework. The landing accesses four double bedrooms and the house bathroom.

The spacious principal bedroom enjoys an outlook towards the surrounding countryside and benefits from a fully tiled en-suite comprising; w/c, pedestal wash-hand basin, freestanding roll-top bath with feet and walk-in shower cubicle. A second double bedroom benefits from a large walk-in wardrobe with built-in shelving and storage.

Completing the accommodation are two further double bedrooms and the house bathroom enjoying a four-piece suite comprising; w/c, wash-hand basin with storage beneath, panelled bath with overhead shower attachment and walk-in shower cubicle.















Externals

Gates access a sweeping driveway providing off-street parking for eight cars, which then leads to a detached double garage with power, lighting and electric roller shutter door, and a stable block with three stalls.

A Yorkshire-stone flagged pathway runs through a landscaped garden leading to the front door with a Yorkshire-stone terrace and generous lawn creating the perfect entertaining space for bbq's and alfresco dining. A pebbled area to the side of the property leads round to a concrete section with log-store.

The property comes with approximately 2.1-acres of grazing land with a gated track leading down to a section of grazing land with planning permission, and works started, for a manège (more information can be found on the Calderdale Planning Portal following application reference; 23/00166/FUL).

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

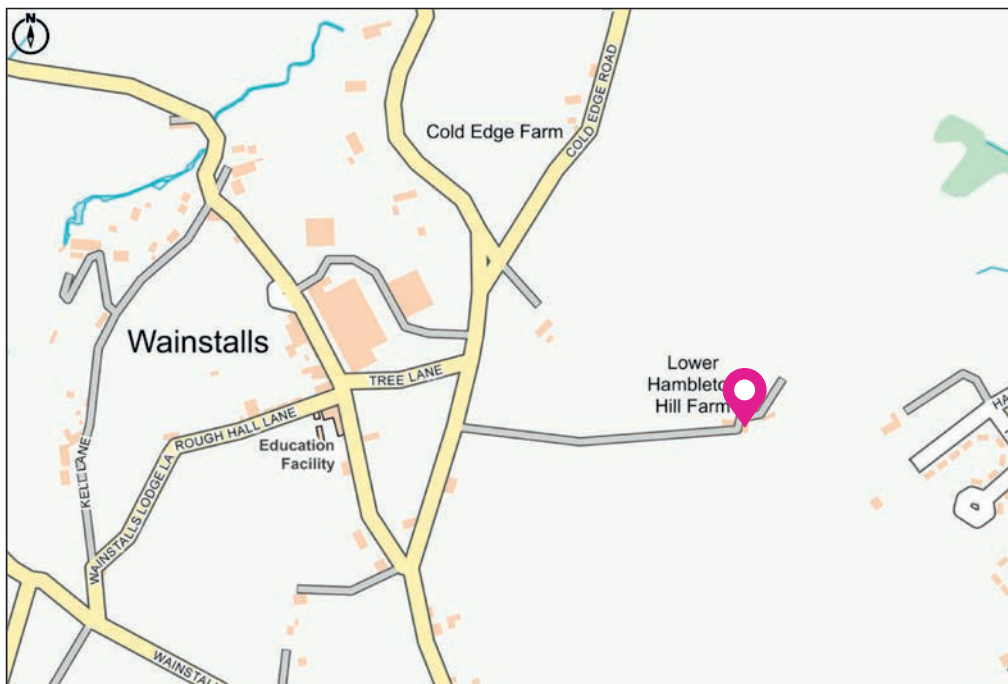
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

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 proceed up Pellon Lane towards Mount Tabor, continuing to the village of Wainstalls. Continue past The Crossroads Public and then when reaching the Delvers Public House, fork right and follow Cold Edge Road. Proceed forward until taking a right turn which is indicated by our Charnock Bates board. Continue down the track until reaching Lower Hambleton Hill Barn on the very end.

For satellite navigation: **HX2 7TX**

Local Information

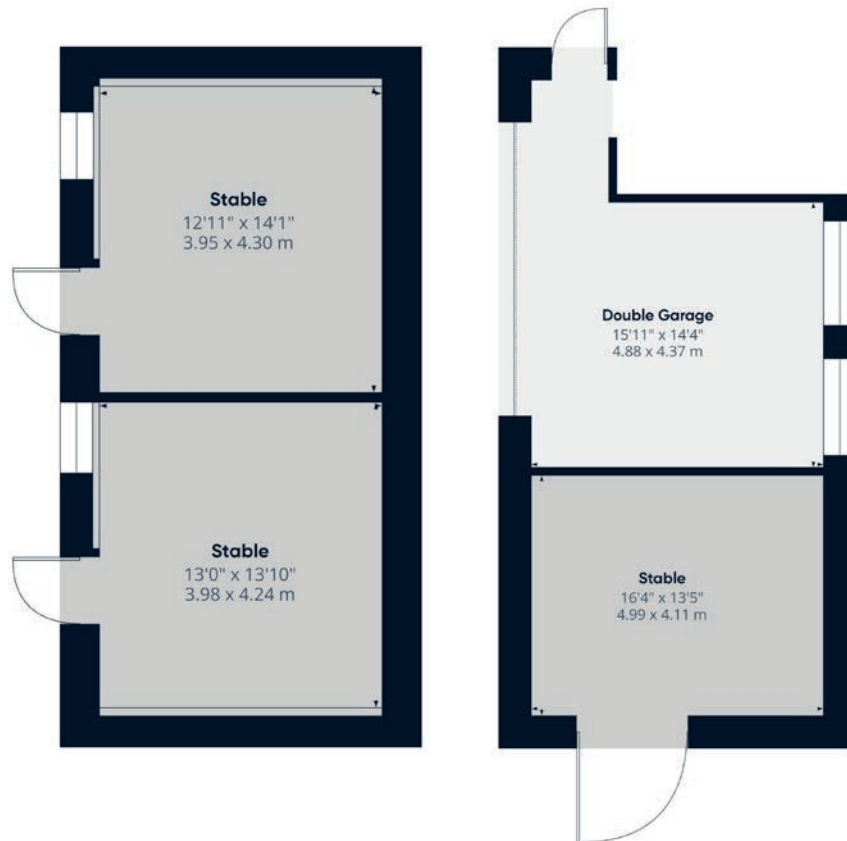
NEAREST STATIONS	Mytholmroyd	3.8 miles
	Sowerby Bridge	4.0 miles
	Halifax	4.3 miles
NEAREST SCHOOLS	Wainstalls School	0.2 miles
	Midgley School	2.1 miles
	North Halifax Grammar School	2.9 miles
MOTORWAY NETWORK	M62, Junction 24	9.5 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	E
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

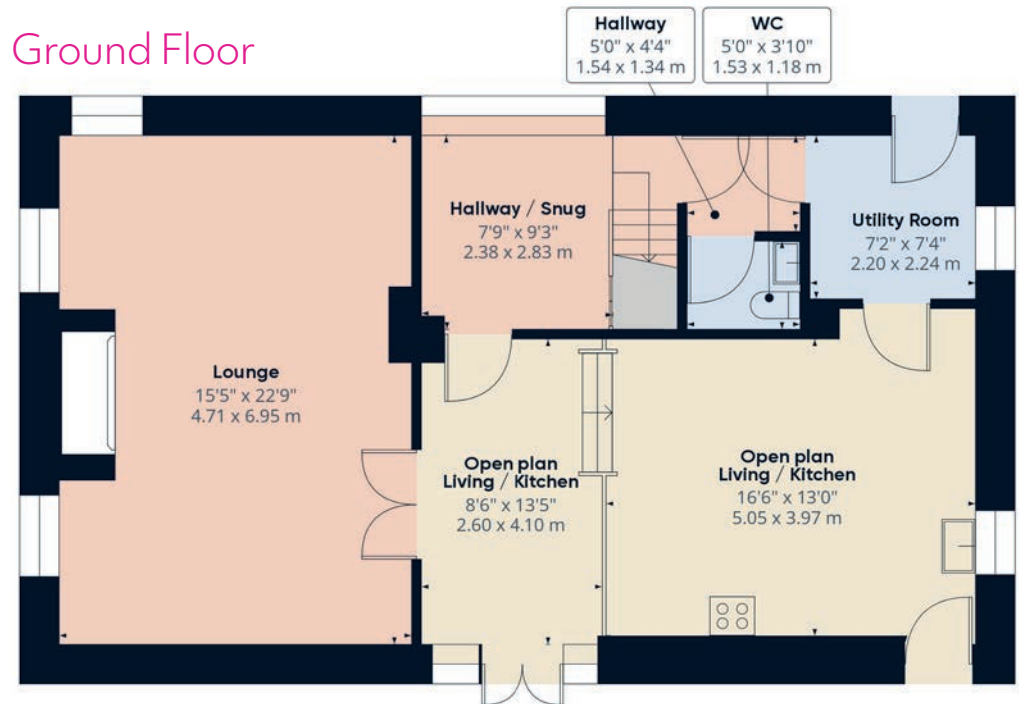


Floor Plans

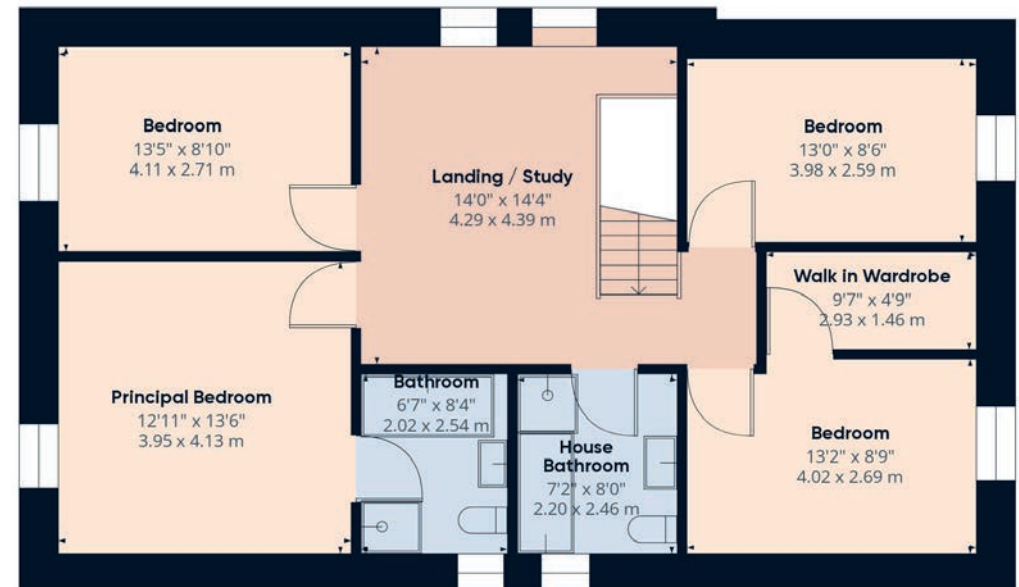


Total approximate floor area:
2,647.08 sqft (245.92m²)
(inc Garage and Stables)

Ground Floor



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

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