

Charnock Bates

The Country, Period & Fine Home Specialist



Dean Head Farm

Blackstone Edge Road, Cragg Vale, HX7 5TR





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STONE-BUILT DETACHED



FOUR DOUBLE BEDROOMS & THREE BATHROOMS



DRIVEWAY & DOUBLE GARAGE



LANDSCAPED GARDENS & GRAZING LAND

Guide price: £995,000

charnockbates.co.uk





Summary

Situated on a 1.98-acre plot, enjoying a prominent and elevated position, Dean Head Farm is a fully renovated Grade II listed detached farmhouse dating back to the 1700's. Enjoying uninterrupted views to every aspect and offering contemporary living accommodation whilst retaining a wealth of period fixtures and fittings throughout.

Internally the property briefly comprises; entrance hallway, cloakroom, study, lounge, sitting room and open plan living kitchen to the ground floor. Principal bedroom with en-suite and walk-in wardrobe, second double bedroom with en-suite, two further double bedrooms and house bathroom to the first floor.

Externally, electric gates access a private driveway providing parking for five to six cars, which then leads up to a detached double garage. A South-facing Yorkshire-Stone flagged terrace and lawned gardens wrap round the front, side and rear of the property, bordered by mature plants and shrubbery.

There is a section of grazing land of just under an acre is situated to the rear of the property and a sloped section of grazing land to the front from the roadside.



Location

The property is situated in a rural position yet close to the villages of Cragg Vale and Mytholmroyd. A short distance away is the popular tourist location of Hebden Bridge and Hardcastle Craggs Nature Reserve. Sowerby Bridge, Mytholmroyd and Hebden Bridge have a wide range of shops, schools and local amenities including bars and restaurants. Railway Stations in Sowerby Bridge, Mytholmroyd, Halifax and Hebden Bridge serve Manchester, Leeds and Bradford. Halifax Train Station provides access to London. Both Leeds Bradford and Manchester International Airports are accessible.

General Information

Access is gained through a solid Oak door into the entrance hallway with a cloakroom comprising a WC and wash-hand basin, a door accessing a cellar with vaulted ceiling and an open staircase with spindle balustrade rising to the first floor.

Leading off the entrance hallway, the generous lounge features stone-mullion windows and exposed stonework, with an open fire being the focal point set within a stone hearth and surround. A door from the lounge accesses the conservatory with French doors out to the side elevation.

Moving through to the spacious sitting room retaining a wealth of character fixtures and fittings throughout with exposed timber beams to the ceiling and dual aspect stone-mullion windows enjoying views over the front and rear gardens. A multi-fuel burner sits at the focal point with stone hearth and surround. A porch off the sitting room leads out to the rear elevation.

The open plan living kitchen is the real heart of the home, with inset-ceiling spotlights, and Yorkshire-stone flagged flooring. Dual aspect stone-mullion windows and floor to ceiling bi-fold doors allow for plenty of natural light while allowing access out to the front terrace creating the perfect space for entertaining while taking in the open countryside views.

The kitchen offers a central island with breakfast bar and a range of bespoke sage green shaker-style wall, drawer and base units with contrasting solid oak worksurfaces incorporating a large double Belfast sink with mixer-tap and instant hot-water tap. Integrated appliances include; gas AGA, miele dishwasher, fridge and freezer, miele commercial washing machine and dryer.

Leading of the kitchen is the utility room featuring a range of shaker style wall, drawer and base units with contrasting worksurfaces incorporating a sink and space and plumbing for a washer and dryer.

Finishing the ground-floor accommodation is a study with mullion windows enjoying an outlook towards the open countryside of the Upper Calder Valley. Double Oak doors access a self-built storage area.

Leading off the first-floor landing, the spacious principal enjoys dual aspect mullion windows offering extensive open views, and benefits from a walk-in wardrobe with built-in storage and a part tiled en-suite with a three-piece suite comprising a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower.

A generous second double bedroom enjoys stone-mullion windows, a panelled feature wall, and benefits from a part tiled en-suite finished with inset ceiling spotlights and porcelain tiled flooring. Offering a contemporary four-piece suite comprising a WC, wash-hand basin set within a vanity-unit, stand-alone bath and a double walk-in rainfall shower.

The third spacious double bedroom, set to the rear aspect, features mullion windows and exposed beams while the fourth double bedroom benefits from mullion windows enjoying an outlook to the side elevation.

Completing the internal accommodation is the house bathroom, with stone-mullion windows, and finished with porcelain tiled flooring. Showcasing a contemporary four-piece suite comprising a WC, wash-hand basin set within a vanity unit, a stand-alone bath and a double walk-in rainfall shower.

Accessed from various parts of the first floor is a spacious loft providing additional storage space.



















Externals

A private driveway with electric gates accesses a tarmac driveway providing private parking for five to six cars. The driveway then leads up to a detached double garage, with power and lighting and an electric up and over door. Pull down ladders access a void with two Velux skylight windows.

A South-facing Yorkshire stone flagged terrace, accessed through the bi-fold doors from the open plan living kitchen, creates the perfect entertaining space for bbq's and alfresco dining whilst a circular stone seating area provides somewhere to sit and take in the extensive views. Lawned gardens wrap round the front and side elevations bordered by mature plants and shrubbery.

A flagged path leads round to the side of the property, leading to an outdoor log store and coal shed, which then leads round to a cottage garden featuring a further flagged terrace, lawn and mature plants and shrubbery.

Situated to the rear of the property, accessed from the cottage garden and a separate track, is a section of grazing land, of just under an acre.

Fixtures and Fittings

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

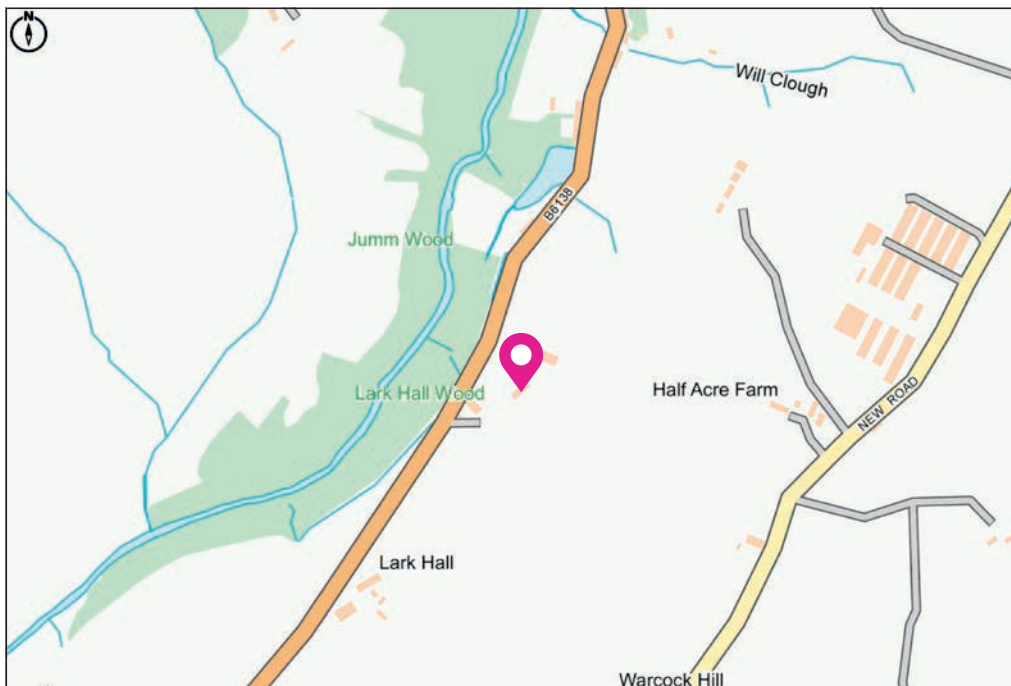
Wayleaves, Easements and Rights of Way

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 King Cross Street (A58) and then keep right at King Cross traffic lights and continue on Burnley Road (A646) towards Hebden Bridge. Once at Mytholmroyd, take the left-turn just after Russell Dean on to New Road (B6138) and then continue up Cragg Road for approximately 2.7 miles where you will find Dean Head Farm on your left-hand side signposted by a Charnock Bates board.

For satellite navigation: **HX7 5TR**

Local Information

NEAREST STATIONS	Mytholmroyd	2.8 miles
	Hebden Bridge	3.9 miles
NEAREST SCHOOLS	Calder Valley Steiner School	0.9 miles
	Nightingale House School	3.1 miles
	Scout Road Academy	3.1 miles
MOTORWAY NETWORK	M62, Junction 21	10.2 miles

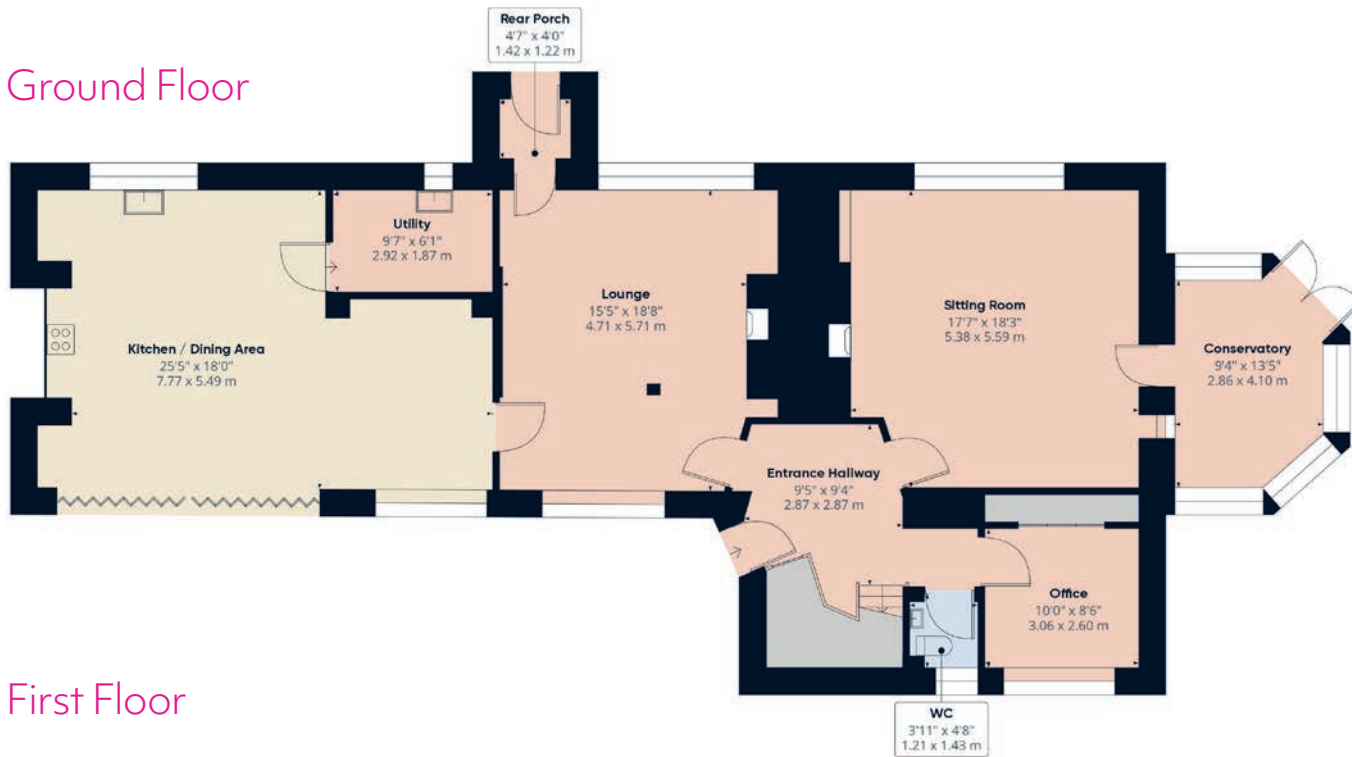
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt (Grade II listed)
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

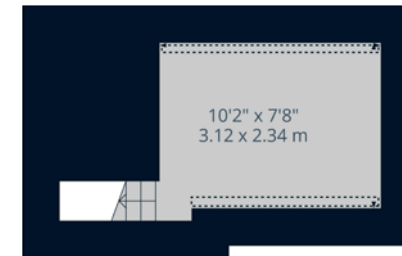


Floor Plans

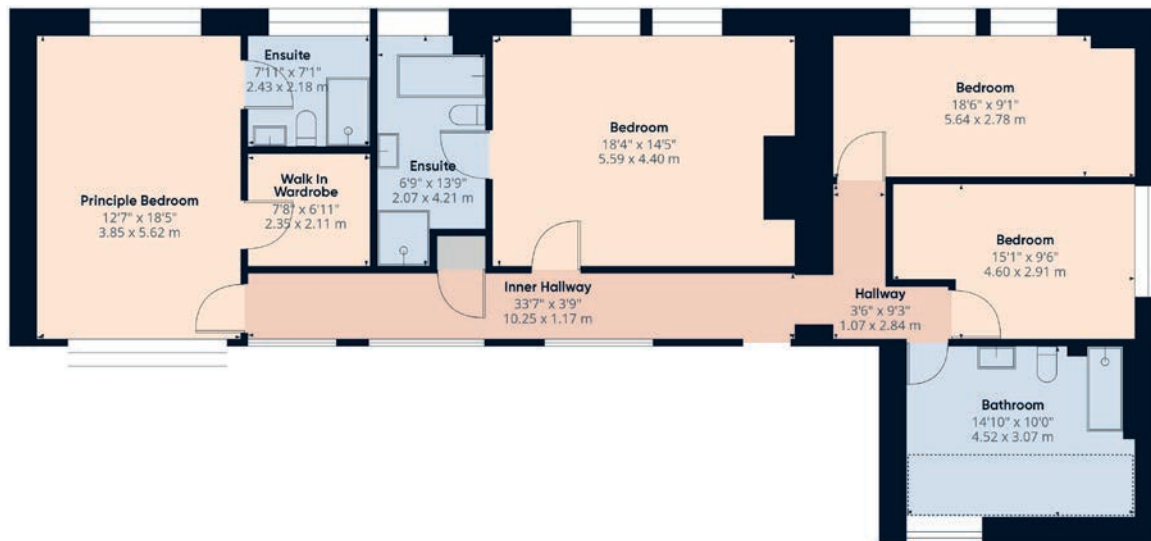
Ground Floor



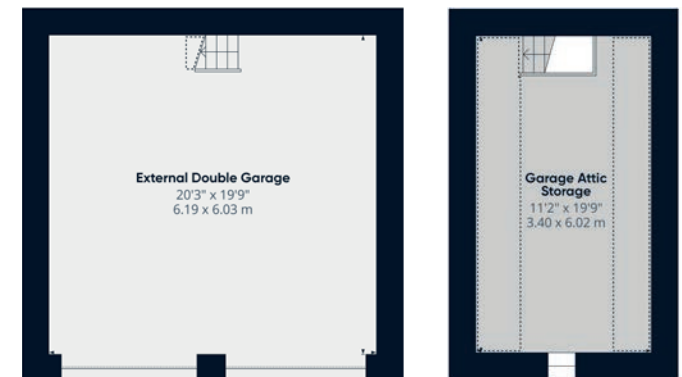
Lower Ground Floor



First Floor



Garage



Total approximate floor area:
2,982.41 sqft (277.08m²)
 (exc Garage)

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