

Charnock Bates

The Country, Period & Fine Home Specialist



Windsway Cottage
Coal Lane, Ogden, Halifax, HX2 9PG





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CHARACTER FOUR BEDROOM COTTAGE



FOUR BEDROOMS



DRIVEWAY & DETACHED GARAGE



TERRACES, LAWN & Paddock

Offers over: £495,000

charnockbates.co.uk





Summary

Occupying a generous plot of approximately 0.524-acres, in a highly desirable location, offering a rural setting surrounded by open countryside views. Windsway Cottage is a wonderful, stone-built semi-detached family home retaining a wealth of period fixtures and fittings throughout.

Internally, the property briefly comprises; entrance vestibule, sitting room, lounge, dining kitchen with pantry, inner hallway, cloakroom and utility room to the ground floor, and principal bedroom with en-suite, second bedroom with en-suite shower, two further bedrooms and house bathroom to the first floor.

Externally, a tarmacked horseshoe driveway plus further driveway and parking area provides off-street parking for ten cars, leading to a detached garage with lean too conservatory and two outbuildings. A front garden, rear garden and rear terrace provide space to sit and relax while a paddock of approximately 0.243-acres backs on to open countryside.

Location

Ogden is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park incorporates a reservoir and nature reserve, popular with walker and outdoor enthusiasts. Halifax Golf Club is also located within Ogden. The area is convenient for a variety of local shops, numerous junior and secondary schools, including North Halifax Grammar School. A range of public houses and restaurants within the vicinity include the popular Moorlands Inn, only a short distance away.



General Information

Access is gained through a Upvc and stained-glass door into an entrance vestibule with vaulted ceiling, benefitting from dual-aspect windows, with a second Upvc door leading into the welcoming sitting room.

The sitting room is a wonderful space, showcasing a wealth of period features with exposed beams to the ceiling and exposed stonework, with self-built bar and an open staircase rising to the first floor. A multi-fuel burner sits at the focal point with Yorkshire-stone mantel and surround and slate hearth.

An exposed stone archway then leads through to the spacious lounge, with exposed beams to the ceiling and a fireplace to the focal point with exposed stone mantel and surround. A large window to the front elevation allows for plenty of natural light while French doors lead out to the side aspect.

Moving through to the dining kitchen, boasting Velux skylight windows allowing for natural light to flood through alongside dual aspect windows enjoying an outlook out to the rear garden. A pantry with built-in shelving provides useful storage space.

The kitchen offers a range of bespoke wall, drawer and base units with contrasting laminated worksurfaces incorporating a ceramic one and a half bowl sink with drainer and mixer-tap. Integrated appliances include; Rangemaster dual-fuel double oven with five-ring hob and plate warmer, additional four-ring electric hob and two overhead extractors.

The inner hallway then accesses a fully tiled cloakroom comprising a w/c and wash-hand basin and a utility room offering base and drawer units with contrasting laminated worktops incorporating a sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer. A door leads down to a cellar proving useful storage whilst a solid Oak door accesses the rear elevation.

Rising to the first-floor landing. A double bedroom is situated to the front of the property, showcasing an exposed Oak beam to the ceiling, and built-in storage, with two windows boasting an outlook over the surrounding countryside and beyond. A second bedroom enjoys an outlook over the rear garden.

Moving through to the house bathroom, complimented by fully tiled walls and offering a three-piece suite comprising a concealed cistern w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Leading back out to the landing and through an exposed stone archway, accessing two further bedrooms and a storage cupboard. A pull-down ladder accesses a fully bordered loft with stained-glass window allowing for natural light.

The principal bedroom boasts a large window enjoying an outlook over open countryside and benefits from built-in wardrobes and vanity unit and a fully tiled en-suite comprising a w/c, wash-hand basin with storage beneath and double walk-in shower. A further double bedroom looks out to the rear garden, with an en-suite shower cubicle.















Externals

A Yorkshire-stone flagged path leads through a well-manicured front lawn with mature planting and shrubbery and patio area, to the welcoming entrance vestibule.

The path continues round the side of the property to a tarmacked horseshoe driveway, with further circle section of lawn, mature planting and shrubbery, and further gated driveway and parking area, providing off-street parking for ten cars.

The driveway leads to a detached garage with a roller-shutter door, storeroom, and lean too conservatory, and two further outbuildings, providing useful storage, one with an outside w/c and wash-hand basin.

A Yorkshire-stone flagged patio to the rear of the property, has stone-steps leading up to a well-manicured lawn, with a further flagged terrace creating the perfect entertaining space for bbq's and alfresco dining.

A paddock of approximately 0.243-acres, accessed by the additional gated driveway, offers the opportunity to own livestock, bordered by drystone walling and backing on to open countryside.

Fixtures and Fittings

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

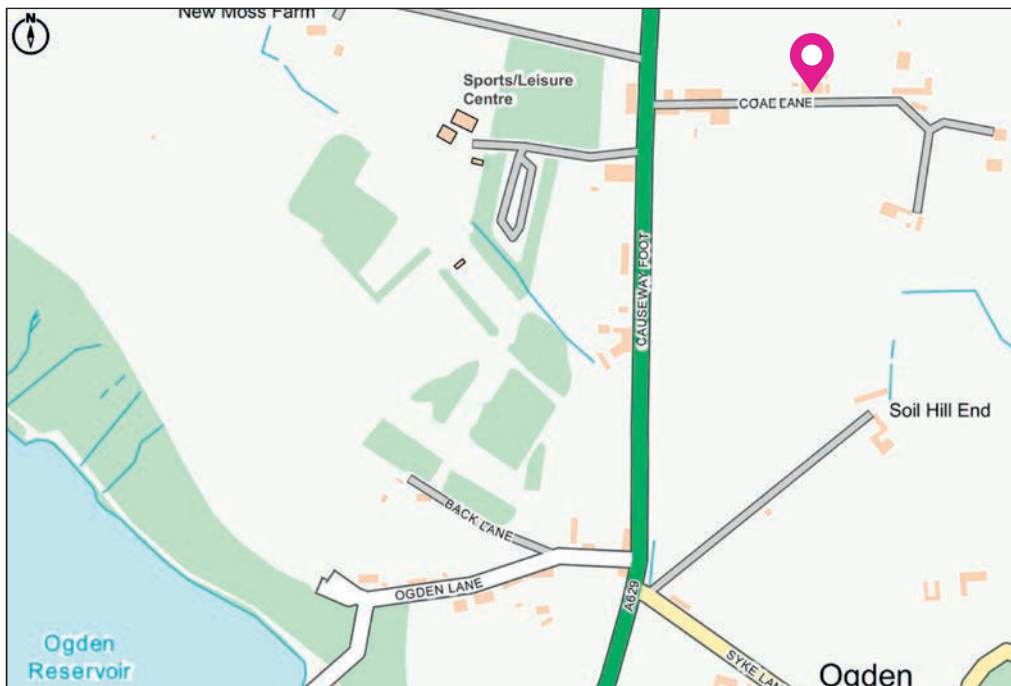
Wayleaves, Easements and Rights of Way

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 except drainage via a septic tank. 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 proceed to Orange Street roundabout, taking the second exit on to Ovenden Road (A629) Continue on the A629 for approximately 4.3 miles and then take a right-hand turn at Odgen Equestrian onto Coal Lane. Windsway Cottage will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX2 9PG**

Local Information

NEAREST STATIONS	Oxenhope	4.4 miles
	Halifax	5.1 miles
NEAREST SCHOOLS	Keelham Primary School	0.9 miles
	Bradshaw Primary School	1.2 miles
	North Halifax Grammar School	2.0 miles
MOTORWAY NETWORK	Junction 26, M62	9.7 miles

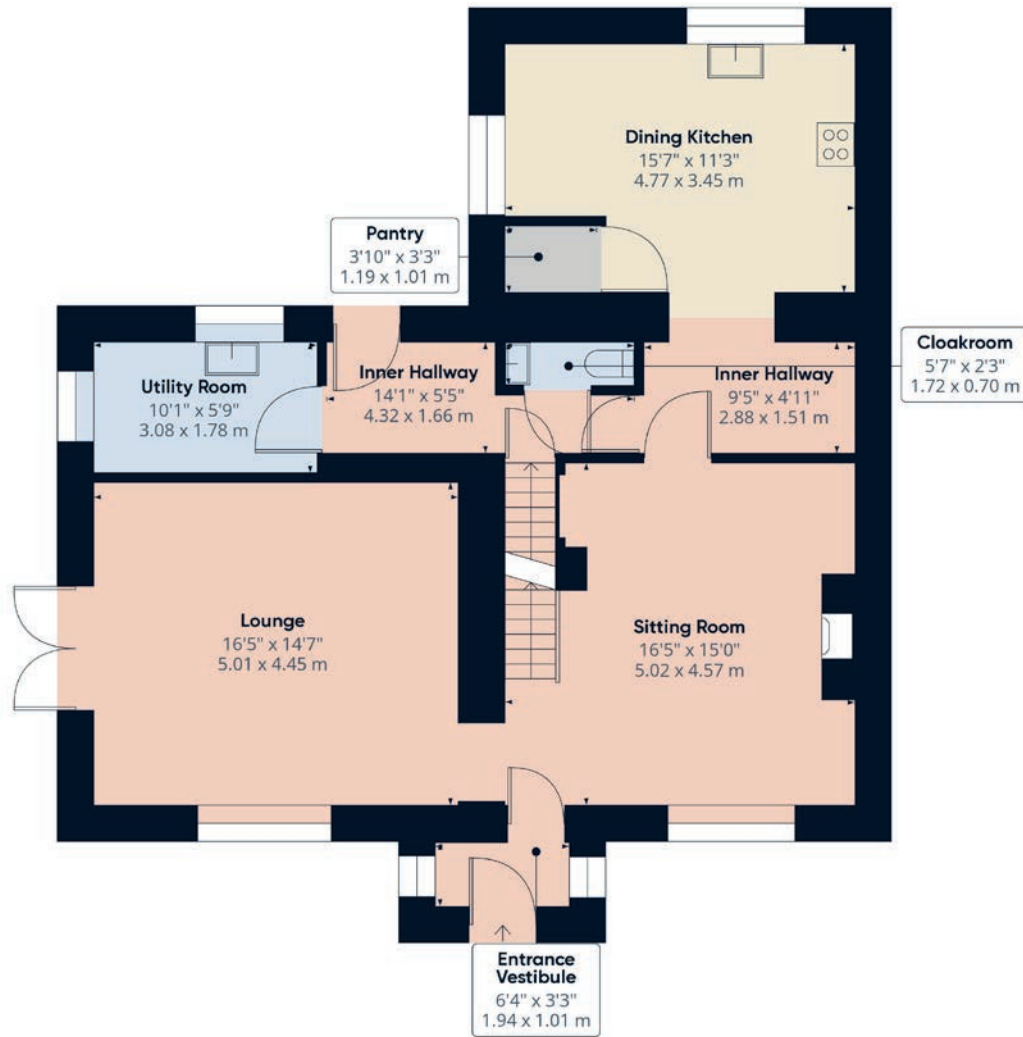
Property Information

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

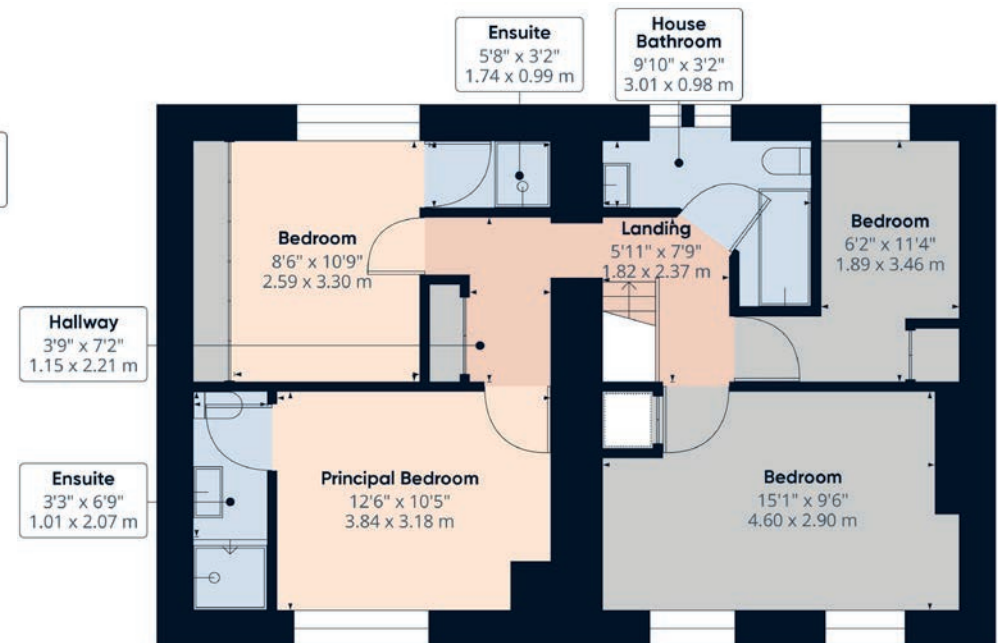


Floor Plans

Ground Floor

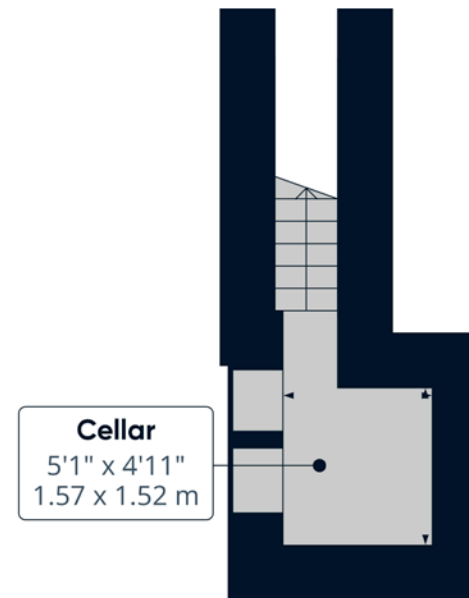
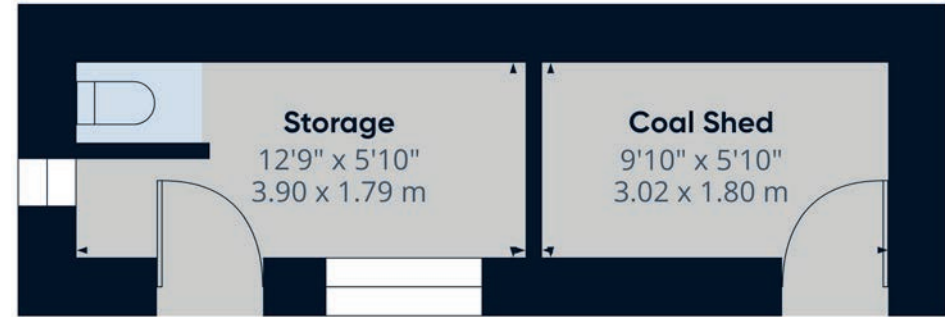
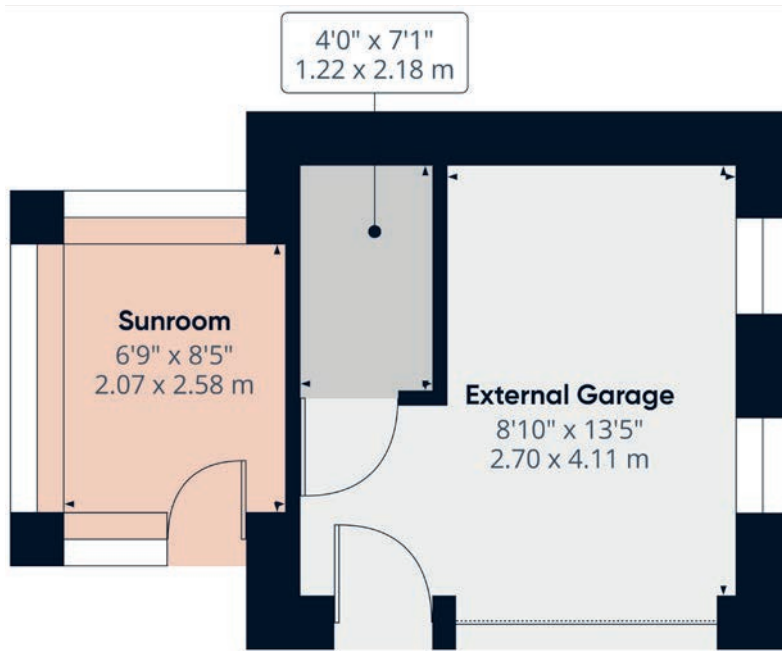


First Floor



Total approximate floor area:
1,848.93 sqft (171.77m²)
(inc Garage & Sunroom)

Floor Plans



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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

