

Charnock Bates

The Country, Period and Fine Home Specialist



Shaking House Farm

Whitegate, Ogden, HX2 8XJ





Shaking House Farm

Whitegate
Ogden
HX2 8XJ

Guide price: £495,000



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Summary Description

A rare opportunity to purchase this four-bedroom farmhouse with adjoining barn, enjoying a rural setting in the sought-after location of Ogden. Retaining a wealth of period features such as exposed beams, exposed stonework and stone mullion windows, the property requires modernisation and offers prospective purchasers the opportunity to create a unique family home.

The substantial barn forms an excellent proposal to be developed into further living accommodation or to be utilised as a holiday let for investment purposes subject to obtaining the relevant planning consents. Externally the property boasts approximately 9 acres of grazing land with stone built outbuilding formerly used as stable.

Internally the house briefly comprises; entrance porch, lounge, dining room, store, kitchen, utility/WC. Four bedrooms and house bathroom to the first floor.

Location

Ogden is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park is a stunning 34 acre reservoir with various woodland walks. Halifax Golf Club is also situated within Ogden. Just a short drive away there are local shops, various schools which include the North Halifax Grammar School. There are also many pubs and restaurants within the area.



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General Information

A timber and glazed door provides access into the generous lounge with mullion windows to the front and rear elevation with exposed stone open fireplace.

Leading through to the dining room with exposed beams, mullion windows to the front elevation and open staircase leading to the first-floor accommodation. Positioned off the dining room is the house store.

Having a range of fitted wall, drawer and base units to the kitchen with laminate worksurface, inset acrylic sink, exposed beams, inset ceiling spotlights, mullion windows to the front elevation, external timber panelled door and space for an undercounter fridge. Integral appliances include electric oven, microwave, 6 ring gas hob and dishwasher.

An inner hallway provides access to the downstairs utility/WC and rear garden via patio doors.

The first-floor landing provides access to the house bathroom having a two-piece suite comprising; WC, bath, tiled splashbacks, exposed beams and frosted window to the rear elevation.





Four bedrooms are positioned off the landing with the principal bedroom and bedroom two benefiting from fitted wardrobes providing ample storage space.

The barn can be accessed both internally from the house or via its own timber door, open to the rafters with exposed beams and power and lighting, forming an excellent proposal to be an extension of the existing living accommodation or to create a self contained holiday let for investment purposes subject to obtaining the relevant planning consents.



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Externals

A private track which is shared with just two neighbouring properties leads to the front of the property with stone-built garage and outbuilding formerly used as stable. To the rear of the property is a stone paved and lawned garden bordered by walling and shrubs ideal for entertaining, barbequing and al-fresco dining. The property boasts approximately 9 acres of grazing land forming an excellent proposal for those with equestrian interests.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC

Wayleaves, Easements, 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, which is 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.

Tenure

Freehold



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Directions

From Halifax town centre proceed along the A629 Halifax/Keighley Road for approximately 4 miles until reaching Field Head Lane of your left hand side. Continue on Field Head Lane then take a left turn onto Whitegate. Continue forward for a short distance until reaching the track for Shaking House Farm on your right hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX2 8XJ**

EPC Rating

EER: Current tbc – Potential tbc

Local Information

Nearest Stations

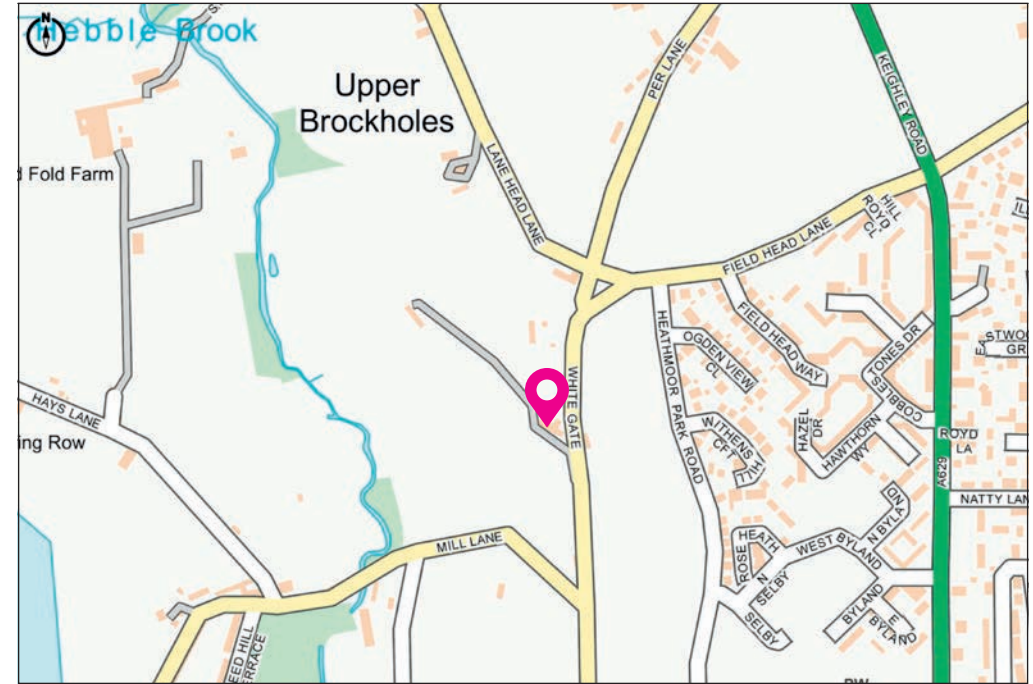
Halifax	3.8 miles
Sowerby Bridge	5.2 miles
Brighouse	8.0 miles

Nearest Schools

Bradshaw Primary School	0.8 miles
North Halifax Grammar School	1.2 miles
Trinity Academy Halifax	1.5 miles

Motorway Network

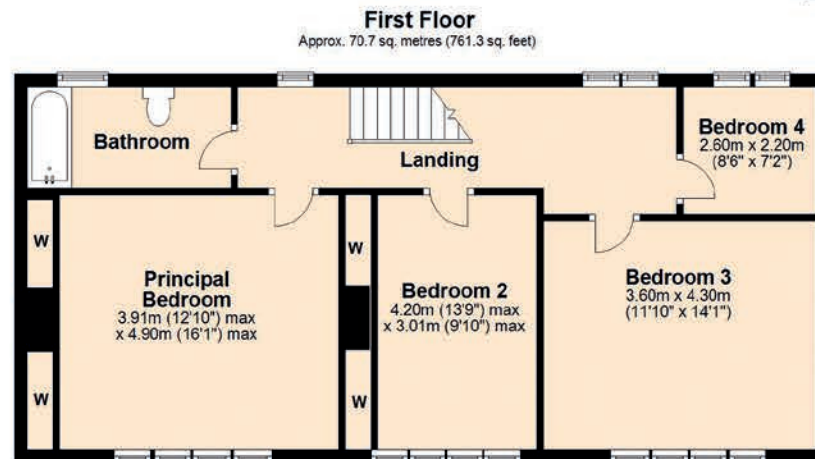
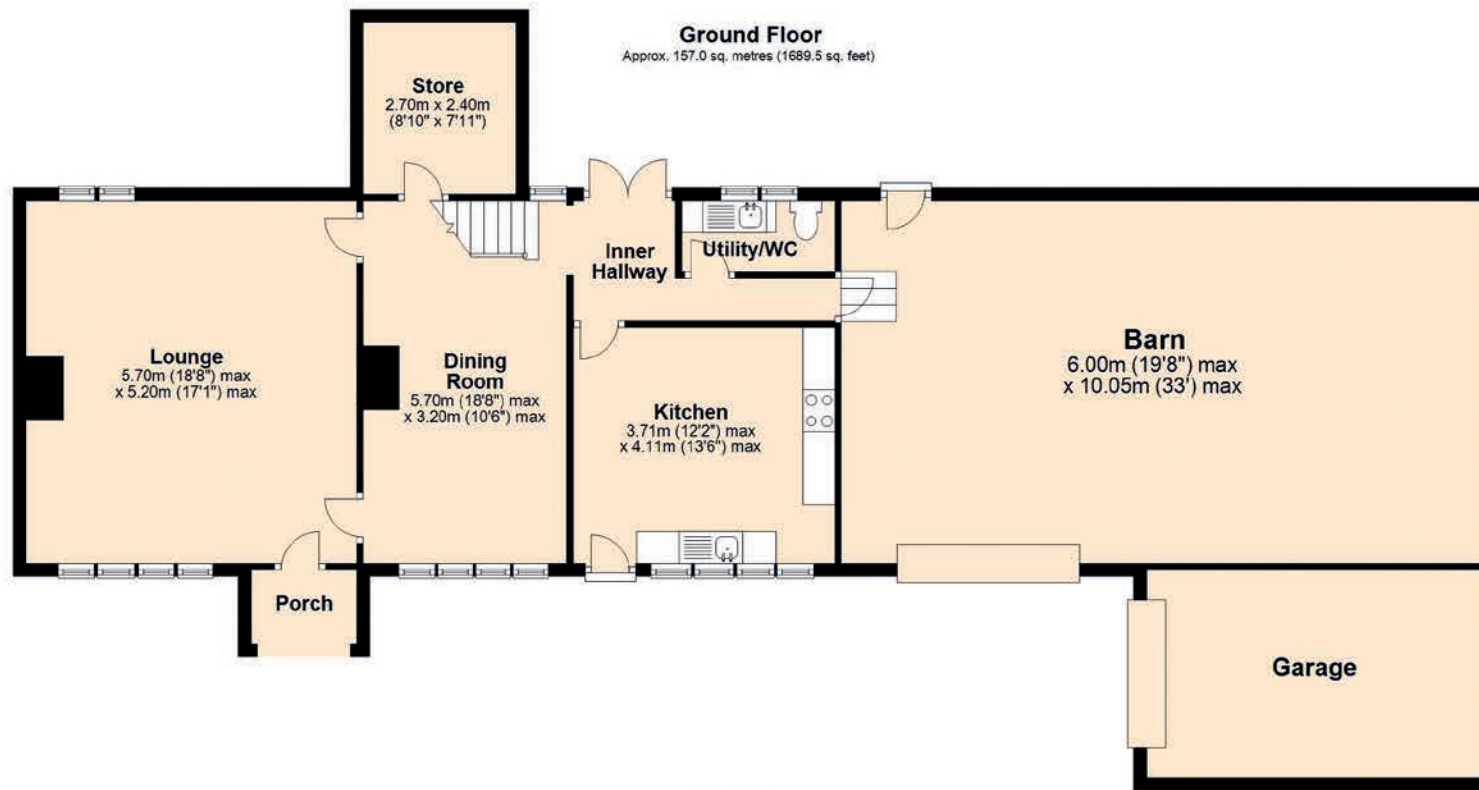
Junction 26, M62	10.2 miles
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For illustration purposes only



Floor Plans



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