

Charnock Bates

The Country, Period & Fine Home Specialist



The Old Wheelhouse
Branch Road, Barkisland, Halifax, HX4 0AD





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EXECUTIVE STONE-BUILT DETACHED



FOUR DOUBLE BEDROOMS, TWO EN-SUITES



GATED DRIVEWAY PARKING FOR EIGHTS CARS



GENEROUS LAWNED GARDEN & PATIO OVERLOOKING BECK

Guide price: £1,250,000

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Summary

Occupying a generous plot in the sought-after location of Barkisland, The Old Wheelhouse is a truly impressive stone-built detached family home having been renovated to an exceptionally high standard by the current owners to offer contemporary accommodation boasting a wealth of high-quality fixtures and fittings throughout. Offering versatile accommodation, the property could be easily reconfigured to create additional bedrooms should this be required.

Internally, the property briefly comprises; open entrance hallway, cloakroom with w/c, open plan living kitchen, utility, snug, lounge and conservatory to the ground floor and principal bedroom with dressing area and en-suite, second double bedroom with en-suite, third double bedroom with dressing area, fourth double bedroom and house bathroom.

Externally, a gated sweeping driveway provides off-street parking for eight cars, adjacent to a generous lawned garden with rockery and mature planting and shrubbery. A composited decked seating area and balcony with glass balustrade enjoys an outlook over Black Brook beck.



Location

Located within this highly regarded semi-rural location on the outskirts of Barkisland village having easy access to a wide range of local amenities, including Barkisland Post Office and general store and a range of independent businesses including a Co-op in Ripponden, along with wider amenities offered within West Vale which include a number of well-established restaurants and bars. The area is increasingly popular with commuters being equidistant between the business centres of Leeds and Manchester and having excellent commuter links to the M62 motorway network and regular train services running from local stations including Sowerby Bridge and Halifax.

General Information

Access is gained through a composite door with glass surround into the welcoming entrance hallway, a wonderful, light and airy open space, finished with marble tiled flooring benefitting from under floor heating and with a part tiled cloakroom comprising a concealed cistern w/c and wash-hand basin. An open Oak staircase with glass balustrade rises to the first floor and French doors allow access to a composite decked balcony with glass balustrade overlooking the beck.

Double doors from the hallway lead through to the modern open plan living kitchen being the real heart of the home, finished with contemporary tiled flooring benefitting from underfloor heating and boasting dual aspect windows allowing for natural light to flood through, inset LED down lighters setting the mood and French doors allowing access to the same composite decked balcony accessed from the hallway, offering a peaceful place to sit and relax.

The kitchen offers a central island with breakfast bar and a range of bespoke light grey shaker-style wall, drawer and base units with a recess for an American fridge freezer and with Granite worksurfaces incorporating a double Belfast sink with mixer-tap and Quooker instant hot-water tap. Integrated appliances include; Bora induction hob with extractor, Neff oven, Neff combination oven, Neff dishwasher and wine-cooler.

An inner hallway leading off the kitchen has a cupboard providing useful storage space and housing the boiler and accesses the utility room. A composite door leads out to the side elevation. The utility offers a range of light grey shaker-style wall, drawer and base units with contrasting work surfaces incorporating a ceramic bowl sink and drainer with mixer-tap, space and plumbing for a washing machine and space for a dryer and fridge.

Moving back through the hallway, a study enjoys an outlook of the front garden while double doors with a glass surround access the generous light and airy lounge, with a large window and door looking out and allowing access to the front garden. An electric flame effect fire sits at the focal point.

Leading off the lounge is a spacious conservatory, finished with porcelain tiled flooring and enjoying an outlook over the fantastic garden to the front, and back to the rear. French doors lead out to a composite decked seating area.

Rising to the first floor, the impressive principal bedroom suite boasts dual aspect windows enjoying an outlook over the garden and has a spacious dressing area with built-in floor to ceiling wardrobes with a window allowing for natural light. A part-tiled en-suite offers a contemporary four-piece comprising a concealed cistern w/c, double wash-hand basin, free-standing rolled-top bath with overhead shower attachment and double walk-in rainfall shower.

Two double bedrooms are situated to the front of the property, one of which boasts a dressing area with a window allowing for natural light and both enjoying an outlook over the front garden.

A further double bedroom is set to the rear with an outlook over the beck and benefitting from a fully tiled en-suite comprising a concealed cistern w/c, pedestal wash-hand basin and a double walk-in rainfall shower.

Completing the accommodation is the contemporary part tiled house bathroom comprising a concealed cistern w/c, pedestal wash-hand basin, free-standing rolled top bath and double walk-in rainfall shower.



























Externals

Electric gates access a sweeping tarmac driveway providing off-street parking for eight cars, adjacent to a Yorkshire-stone flagged seating area and generous lawned garden and further raised lawn with rockery, bordered by mature planting and shrubbery with woodland aspect.

A composite decked balcony is accessed from the hallway and open plan living kitchen while a composite decked seating area is accessed from the conservatory, creating the perfect entertaining space for bbq's and alfresco dining while enjoying the peaceful surroundings creating a feeling of serenity.

A flagged terrace, also accessed from the utility room contains a shed, offering useful storage space while an additional section of land, also adjacent to the driveway, offers the opportunity to build a double garage or outbuilding, subject to obtaining the relevant planning consents.

Fixtures and Fittings

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

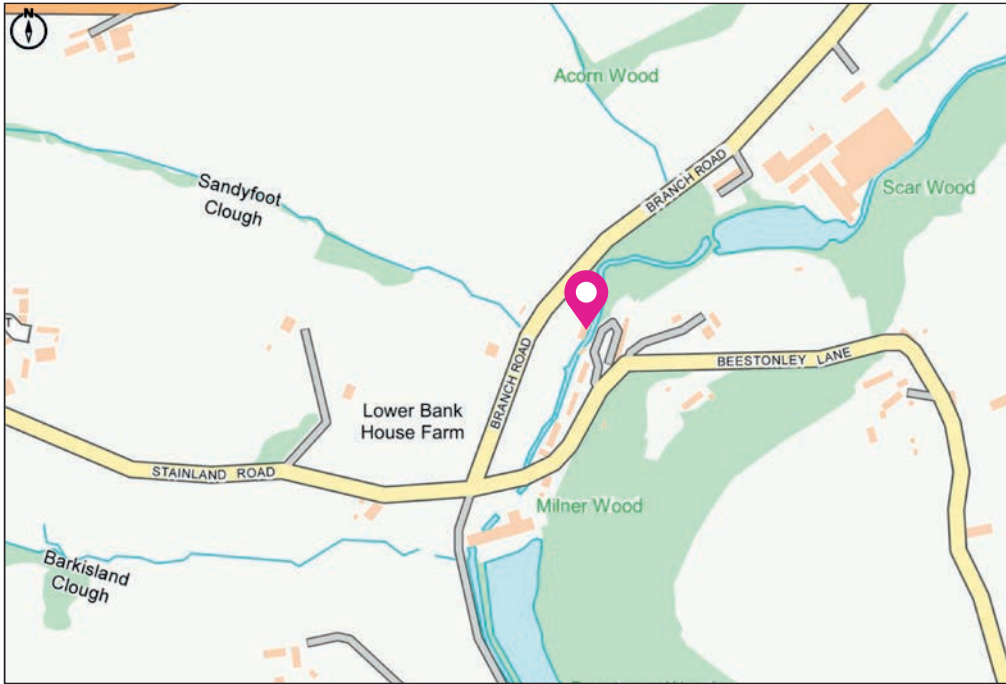
Wayleaves, Easements and Rights of Way

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 proceed down Skircoat Road (A629) for approximately 1.6 miles before keeping right to head on to Stainland Road (B6112). At the roundabout, take the second exit to continue on Stainland Road (B6112) and then at the second set of traffic lights take a right-hand turn on to Saddleworth Road (B6114) continuing for approximately 1.3 miles before taking a left-hand turn on to Branch Road. Continue down Branch Road for approximately 0.8 miles then take a sharp left-hand turn on to 'The Old Wheelhouse driveway, indicated by a Charnock Bates board.

For satellite navigation: **HX4 0AD**

Local Information

NEAREST STATIONS	Sowerby Bridge	3.6 miles
	Halifax	5.1 miles
NEAREST SCHOOLS	Barkisland CE School	0.8 miles
	Holywell Green Primary School	1.7 miles
	Greetland Academy	2.0 miles
MOTORWAY NETWORK	Junction 24, M62	4.0 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	F
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBA
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Virgin
MOBILE SIGNAL	Good coverage



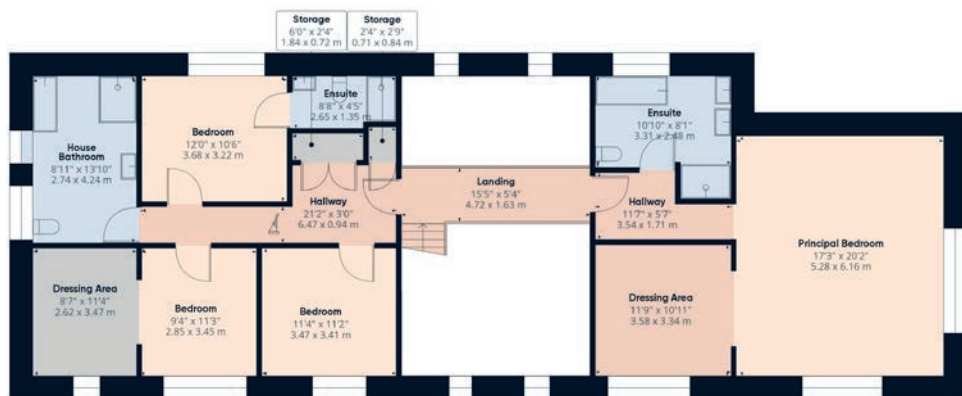
Floor Plans

Ground Floor



Total approximate floor area:
5,593.33 sqft (519.64m²)
(inc Attic)

First Floor



Attic



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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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