

Charnock Bates

The Country, Period & Fine Home Specialist



Deerplay House

Dean Lane, Saw Hill, Triangle, Sowerby Bridge, HX6 3EA





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STONE-BUILT DETACHED FAMILY HOME



FOUR BEDROOMS (THREE DOUBLE BEDROOMS)



GATED DRIVEWAY PARKING FOR EIGHT CARS



WONDERFUL, LANDSCAPED GARDEN & ENCLOSED PADDOCK

Guide price: £850,000

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Summary

Dating back to 1939, occupying an impressive plot in a much sought-after location, once referred to as 'a nice small country estate.' Deerplay House is an attractive stone-built detached family home boasting a wonderful, enclosed garden with colourful planting and shrubbery, and adjacent paddock of approximately 1.24 acres.

Internally, the property briefly comprises; entrance porch, entrance hallway, kitchen, rear entrance porch, utility, cloakroom, dining room, study, sitting room and conservatory to the ground floor and principal bedroom suite with dressing room and en-suite w/c, three further double bedrooms, and house bathroom to the first floor.

Externally, to the front of the property a gated tarmac driveway provides off-street parking for eight cars. To the rear, a wonderful, enclosed garden with flagged pathway and lawns with mature planting and shrubbery, adjacent to an enclosed paddock with two double garages.



Location

Situated in Triangle between Ripponden and Sowerby Bridge the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.

General Information

Access is gained through a timber and glass door into the entrance porch, finished with Yorkshire-stone flagged flooring, with a solid oak door leading into the entrance hallway. An open staircase with oak balustrade rises to the first floor.

The first door on your left takes you through to the kitchen fitted with a range of high-gloss wall, drawer and base units with contrasting laminated worktops incorporating a sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven, four-ring gas hob with extractor hood above, fridge and dishwasher.

Leading off the kitchen is a rear entrance porch, accessing the cloakroom and utility room, with a composite door leading out to the rear garden.

The cloakroom comprises a w/c and wash-hand basin while the utility room offers a range of base and drawer units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

Moving back through the hallway to the dining room, showcasing exposed beams and boasting dual-aspect stone-mullion windows enjoying an outlook into the rear garden.

An archway from the hallway leads through to a versatile space currently occupied by a piano leading on to the sitting room and conservatory.

The spacious sitting room showcases exposed beams and boasts dual-aspect stone-mullion windows enjoying an outlook into the colourful rear garden. A Jotul gas stove sits within an exposed chimney breast to the focal point with sandstone mantel surround.

Completing the ground floor accommodation, the conservatory offers a great space to sit and relax while taking in the wonderful surroundings. French doors allow access to the rear garden creating the perfect entertaining space

Rising to the first-floor galleried landing, accessing three double bedrooms and a single bedroom along with the house bathroom and further w/c completed with a feature stained-glass skylight window allowing for natural light.

The first door on your left takes you through to a spacious double bedroom, with dual-aspect stone-mullion windows enjoying an outlook over the rear garden and benefitting from built-in wardrobes.

Leading back out to the landing, and through to the part tiled house bathroom, offering a four-piece suite comprising a w/c, bidet, wash-hand basin and panelled bath with overhead shower attachment and screen. A separate w/c has a wash-hand basin.

An archway from the landing leads through to the principal bedroom suite.

A dressing room, presently used as an office, benefits from built-in wardrobe storage, leading then through to a double bedroom with dual-aspect stone-mullion windows and further built-in wardrobes.

Completing the accommodation, two further bedrooms are positioned to the rear of the property, one benefitting from built-in wardrobes and both having stone-mullion windows enjoying an outlook into the delightful rear garden.















Externals

A gated tarmac driveway provides off-street parking for eight cars. A stone flagged pathway leads down both sides of the property to the rear garden with a patio, also accessed from the French doors of the conservatory, creating the perfect entertaining space for bbq's and alfresco dining.

A stone-flagged path leads through the wonderful garden adjacent to generous lawns, bordered by colourful planting and shrubbery. An archway accesses an enclosed paddock of approximately 1.24 acres, bordered by tree line, with two double garages and a separate gated access.

Fixtures and Fittings

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



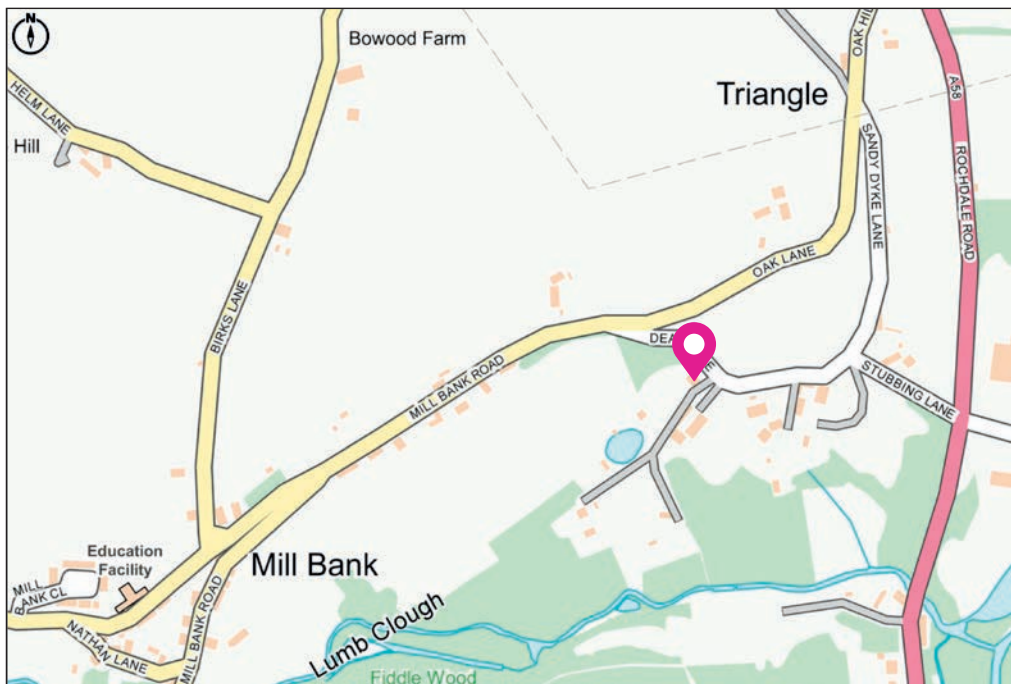
Wayleaves, Easements and Rights of Way

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) towards King Cross traffic lights. At the traffic lights, keep left on to Rochdale Road (A58) and then follow signs for Sowerby Bridge and Ripponden. Proceed through Sowerby Bridge towards Triangle. Upon arriving in Triangle, continue forward taking a slight right onto Oak Hill which continues onto Oak Lane. Take a left-hand turn on to Dean Lane and proceed down the road where you will find Deerplay House indicated by a Charnock Bates board.

For satellite navigation: **HX6 3EA**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.5 miles
	Halifax	4.1 miles
NEAREST SCHOOLS	Triangle C of E Primary School	0.6 miles
	Ripponden Junior & Infant School	1.2 miles
	Ryburn Valley High School	2.0 miles
	Rishworth School	2.3 miles
MOTORWAY NETWORK	Junction 23, M62	6.5 miles

Property Information

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

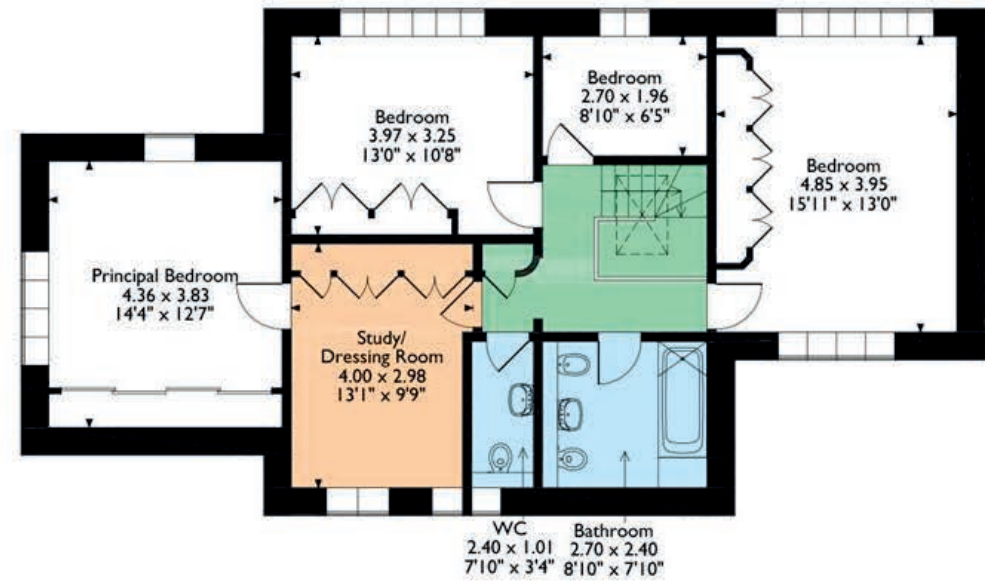


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
1,980.00 sqft (184.00m²)

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