

Charnock Bates

The Country, Period & Fine Home Specialist



Milner Royd Cottage
Off London Road, Norland, HX6 3QY





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STONE BUILT



FOUR DOUBLE BEDROOMS



PARKING FOR 5 CARS & DOUBLE GARAGE



MATURE LANDSCAPED GARDENS

Offers over: £700,000

charnockbates.co.uk





Summary

Milner Royd Cottage is an impressive, fully renovated detached home situated within a prestigious private gated courtyard setting with far reaching views.

Nestled in the heart of Norland this property briefly comprises, first floor open plan lounge with dining area and kitchen and WC. To the ground floor, Four double bedrooms, en suite and house bathroom. completed with a double garage and approx. 1/2 acre of mature landscaped gardens offering stunning views over the valley.

Location

Norland is a sought-after rural location surrounded by beautiful open countryside, yet remaining close to the centres of Sowerby Bridge and Halifax where there are a variety of local amenities, shops, bars and restaurants etc. Within the village of Norland is a village School, public house/restaurant and Golf Course.

There is excellent access to the M62 which provides access to both Leeds and Manchester. There are railway stations in nearby Sowerby Bridge and Halifax Town Centre. Both Manchester and Leeds Bradford International Airports are easily accessible.



General Information

Access is gained through a solid timber door to the ground floor accommodation, briefly comprising four double bedrooms and family bathroom along with access to the garage. All four bedrooms benefit from rural views. Bedrooms two, three and four profit from fitted wardrobes.

The master bedroom benefits from a walk-in wardrobe and wet room. The wet room is fully tiled with a contemporary suite comprising shower with glass screen, overhead shower and hand held attachment, wash hand basin and WC.

The house bathroom is fully tiled with a modern suite comprising: cast iron roll top bath set on bespoke timber stands with a wall mounted mixer tap and illuminated vanity unit above set on a bespoke stand and WC.

Rising to the first floor you are welcomed by an impressive open plan dining and kitchen area and spacious lounge. Offered with a range of base, drawer and eye level units incorporating granite surfaces, under unit lighting and granite centre island / breakfast bar. Integrated 'Bosch' induction hob, double oven and microwave and slim line wine fridge. There is space for an American style fridge freezer. Double Belfast sink with mixer tap and exposed beams to the ceiling.

The dining area is light and airy and leads though to the lounge. The lounge benefits from windows to three elevations enjoying rural views. There is a feature tiled media wall with space for a flat screen TV and various media boxes. An exposed stone hearth with multi fuel stove with tiled wall creates a great focal point of the room.



















Externals

Private electric gates welcome you to the property, the property sits in a communal courtyard with water feature to the front leads to the double garage. There is also a raised visitor parking area. Steps lead up to an enclosed, private pebbled and stone flagged patio with water feature. Splendid far-reaching views can be enjoyed. Steps lead up to approximately 1/2 acre of tiered gardens incorporating mature plants and flowers..

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. The vendors of the property are open to separate negotiation of any fixtures and fittings.

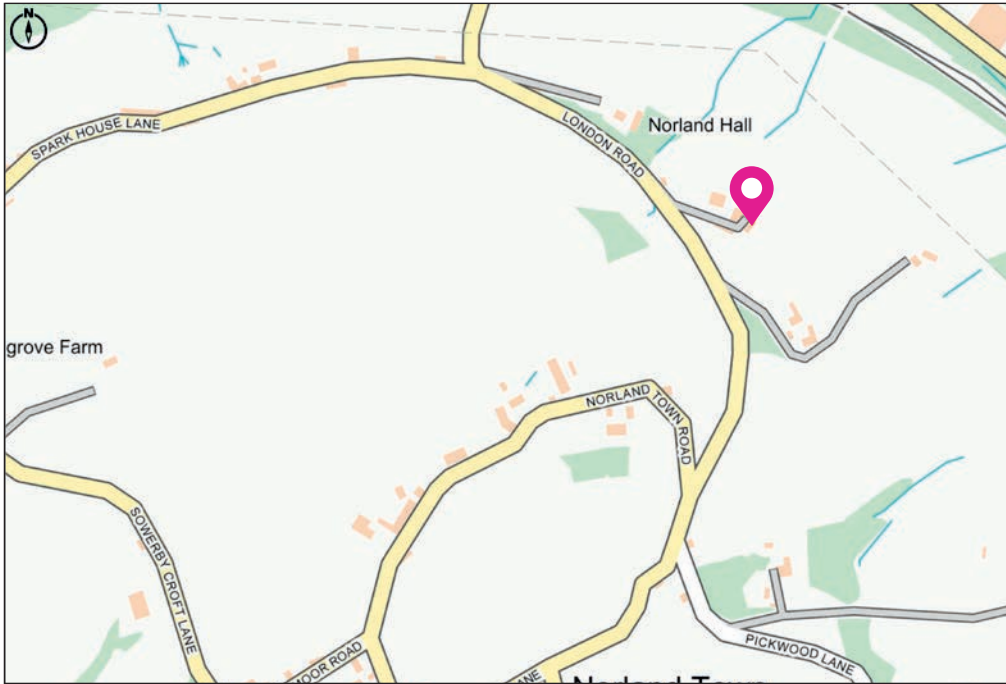
Wayleaves, Easements and Rights of Way

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 and a septic tank. Please note that any of the services have not 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 continue along Huddersfield Road (A629) down Salterhebble Hill towards Elland/M62. Turn right onto the A6026 Wakefield Road (signposted Sowerby Bridge) and immediately right at the mini-roundabout continuing on Wakefield Road. Turn left at the traffic lights onto Hollas Lane continue ahead then turn left onto Fall Lane. Turn left at the junction onto London Road. Continue along turning left (just before Upper Wat Ing Farm). Proceed down the sweeping drive until reaching Milner Royd Cottage at the bottom.

For satellite navigation: **HX6 3QY**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.3 miles
	Halifax	4.2 miles
NEAREST SCHOOLS	Norland CE School	0.8 miles
	The Gleddings School	1.7 miles
MOTORWAY NETWORK	M62, Junction 24	TBA miles

Property Information

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

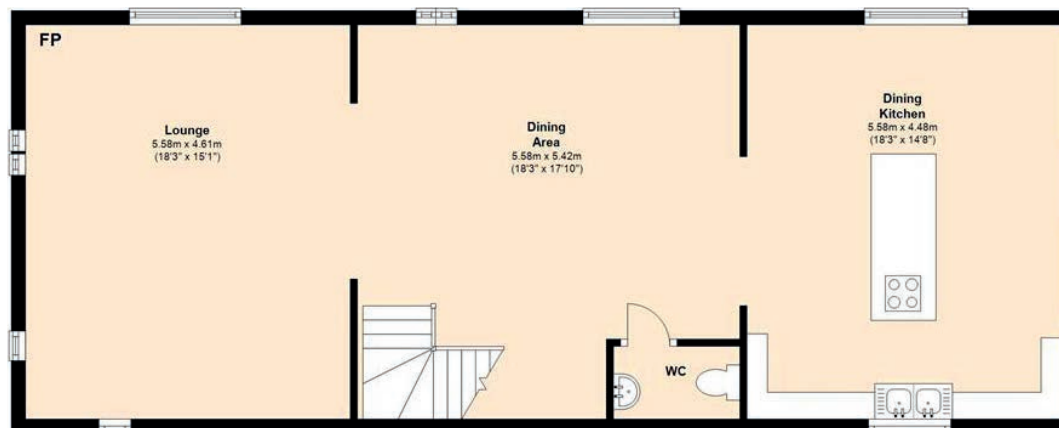


Floor Plans

Ground Floor



First Floor



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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
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Huddersfield HD1 5LG
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