

Charnock Bates

The Country, Period & Fine Home Specialist



Fold Cottage
Ivy Lane, Halifax, HX2 8BT





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CHARMING 13TH CENTURY, GRADE II LISTED, STONE BUILT COTTAGE



4 DOUBLE BEDROOMS



GARAGE & TWO DRIVEWAYS



MATURE, LANDSCAPED GARDENS

Offers in the region of: £525,000

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Summary

Dating back to 1274 and originally owned by the Illingworth family, Fold cottage is a Grade II Listed semi-detached character home nestled in charming surroundings and considered a unique property packed full of original fixtures and fittings to go along with its rich history.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, lounge, dining room and kitchen to the ground floor and four double bedrooms and one single bedroom including house bathroom and ensuite to the first floor.

Externally, two driveways provide off-street parking for five cars, alongside generous gardens containing colourful planting and shrubbery, with far-reaching views over the valley.

Location

Ogden is a 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. Local amenities include, supermarkets, beauty salons, hairdressers and barbers, farm shops, country pubs and Churches.

To top it off you also have the amazing Piece Hall and Shibden Hall not forgetting the famous Victoria Theatre for entertainment.



General Information

Access is gained through a beautiful timber door, leading you into the entrance hallway where you are greeted with oak panelling and exposed beams. To the left, a ground floor cloakroom with w/c and entrance to the living room, showcasing solid-oak floors, mullion windows and a stone fireplace complete with a multi-fuel burner creating a wonderful focal point of the room.

Leading back through the hallway, you are met with a stained-glass door which leads you into the dining room. This impressive space showcases mullion windows, exposed stone-work and beams along with a priest hole to the right corner, formally used as access to the church. A multifuel burner sits within an exposed chimney breast to the focal point with stone surround.

To the left of the dining room is the kitchen, a welcoming space finished with Yorkshire-slate flooring, exposed beams and stone-mullion windows. The kitchen offers a Rayburn stove, which is also responsible for heating the property, alongside a range of bespoke shaker-style wall, drawer and base units, coupled with solid walnut worktops completing the country cottage feel and incorporating a Belfast sink with antique mixer-tap. Integrated appliances include; AEG steam oven, electric hob and dishwasher. To the back of the kitchen there is access to the gardens.

Leading out of the kitchen, back towards the dining room is the green oak staircase and banister, the same wood that is used in the well-known Shibden Hall, giving you an insight into the property's extensive history.

Rising to the first floor you are greeted by vast exposed beams and five double bedrooms and the family bathroom. The principal bedroom, situated to the rear of the property, showcases exposed beams and stone-mullion windows, and benefits from built-in storage.

Completing the accommodation, four further double bedrooms benefit from exposed beams, built-in storage and stone-mullion windows while the house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and free-standing bath.















Externals

The property is accessed by a shared private gated driveway with parking for three cars to the front elevation. The property also has access to its own private driveway from the main road, providing further off-street parking for three cars, this includes the garage.

The property benefits from mature landscaped gardens over approximately 0.49 acre and provides multiple seating areas perfect for bbqs and alfresco dining while enjoying the wonderful outlook of the valley.

Fixtures and Fittings

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

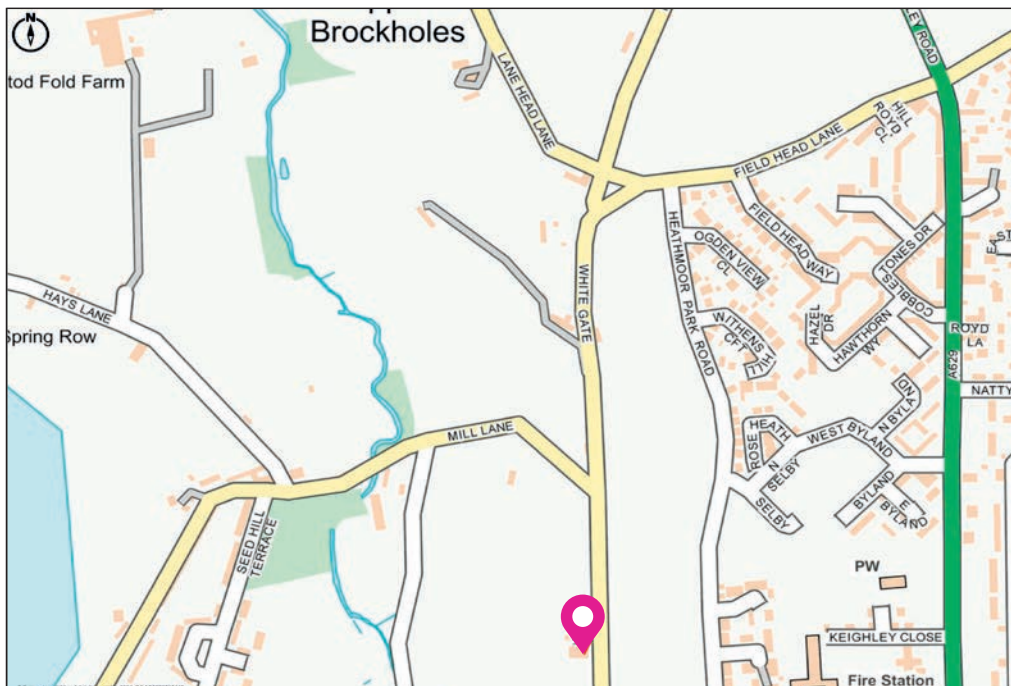
Wayleaves, Easements and Rights of Way

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, but includes 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

TBA.

For satellite navigation: **HX2 8BT**

Local Information

NEAREST STATIONS	Halifax	3.4 miles
	Sowerby Bridge	4.8 miles
NEAREST SCHOOLS	Ash Green Primary School	1.0 mile
	Wainstalls primary school	1.9 miles
MOTORWAY NETWORK	M62, Junction 24	TBA

Property Information

TENURE	Freehold	
CONSTRUCTION	Stone	
EPC RATING	Exempt – Grade II Listed	
LOCAL AUTHORITY	Calderdale MBC	
COUNCIL TAX	Band TBA	
ELECTRICITY SUPPLY	Octopus Energy	
GAS SUPPLY	Octopus Energy	
WATER SUPPLY	Yorkshire Water	
HEATING	Gas central heating	
BROADBAND	Plusnet	
MOBILE SIGNAL	Good coverage	

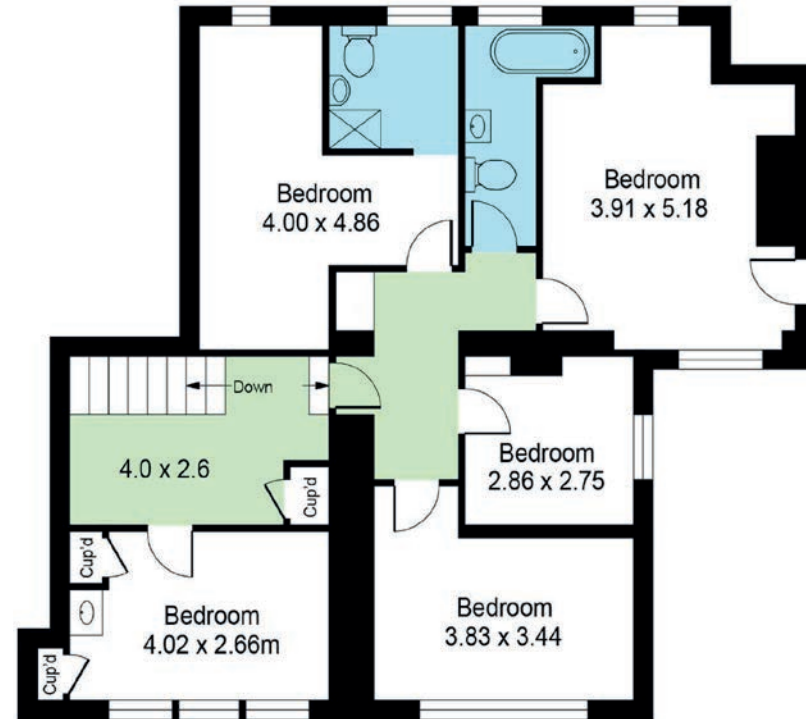


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
1,937.00 sqft (180.00m²)

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