

Charnock Bates

The Country, Period & Fine Home Specialist



2 Sowerby Hall
Sowerby, Sowerby Bridge, HX6 1HU





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STONE-BUILT CHARACTER PROPERTY



FOUR BEDROOMS



GATED DRIVEWAY



FRONT & REAR GARDENS

Offers over: £415,000

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Summary

Sowerby Hall dates back to 1646, originally being an impressive, detached house built for Joshua & Isobel Horton, now split into three residences. 2 Sowerby Hall offers modern living while retaining a wealth of period fixtures and fitting throughout.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, utility space, lounge and dining kitchen to the ground floor and principal bedroom with en-suite and dressing area, house bathroom, double bedroom with mezzanine level, further double bedroom and study/bedroom to the first floor.

Externally, to the front of the property, an enclosed south-facing garden with decked area and lawn, bordered by mature planting and shrubbery. To the rear, a gated driveway providing off-street parking for two cars, adjacent to a decked seating area and summerhouse home office with power and lighting.

Location

A superb rural location having excellent access to the M62 network accessing both Leeds and Manchester. Close to the centres of Ripponden and Sowerby Bridge which both offer a variety of fine eateries, bars and shops. Train stations in nearby Sowerby Bridge and Halifax provide access to the cities of Leeds, Manchester, Bradford and Halifax has a direct train to London. Both Manchester International Airport and Leeds Bradford Airport are accessible.



General Information

Access is gained through a solid oak door into the welcome entrance hallway, finished with parquet flooring, and benefitting from a cloakroom comprising a w/c and pedestal wash-hand basin, and a utility space with plumbing for a washing machine and space for a dryer. A staircase rises to the first floor.

Leading off the hallway is the spacious lounge, finished with laminated flooring benefitting from underfloor heating, and showcasing exposed beams and stonework. Stone-mullion windows enjoy an outlook into the south-facing garden while a multi-fuel burner sits within an exposed stone chimney breast to the focal point.

An exposed stone archway leads through to the dining kitchen, continuing the underfloor heating with slate tiled flooring, and showcasing exposed beams and stonework, with stone-mullion windows allowing for natural light and a solid oak door leading out to a stone entrance vestibule and the garden.

The kitchen offers a central island with breakfast bar and a range of cream shaker-style wall, drawer and base units with contrasting solid oak worksurfaces incorporating a double Belfast sink with mixer-tap with hand-held attachment. A Rangemaster sits within an exposed stone chimney breast to the focal point.

Rising to the first floor, the first door on your right takes you through to the principal bedroom suite. A step up from the landing leads through to a dressing area then leading through to the bedroom and an en-suite. The double bedroom has a vaulted ceiling with exposed beams and stone-mullion windows enjoying an outlook over the garden and valley beyond while the en-suite comprises a w/c, wash-hand basin and double walk-in rainfall shower.

Leading back out to the landing, the next door on your right takes you through to the part tiled house bathroom, boasting a contemporary four-piece comprising a w/c, his and hers wash-hand basins, free-standing bath and walk-in shower cubicle.

Moving through to a second double bedroom which has a vaulted ceiling showcasing exposed beams and stonework, with stone-mullion windows enjoying an outlook over the south-facing garden. A feature fireplace sits at the focal point and stairs lead up to a mezzanine level.

Completing the accommodation, a double bedroom is positioned to the front of the property with exposed beams, stonework and stone-mullion windows enjoying an outlook over the garden while a further bedroom/study has a skylight window allowing for natural light.



















Externals

Gates access a stone cobbled driveway providing off-street parking for two cars, with a stone-flagged pathway leading up to the entrance vestibule.

A raised decked seating area is positioned to take advantage of the extensive views of the valley, accessing a summerhouse with power and lighting, currently used as a home office.

To the front of the property, an enclosed south-facing garden has a decked patio area and small lawn, bordered by mature planting and shrubbery.

Fixtures and Fittings

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

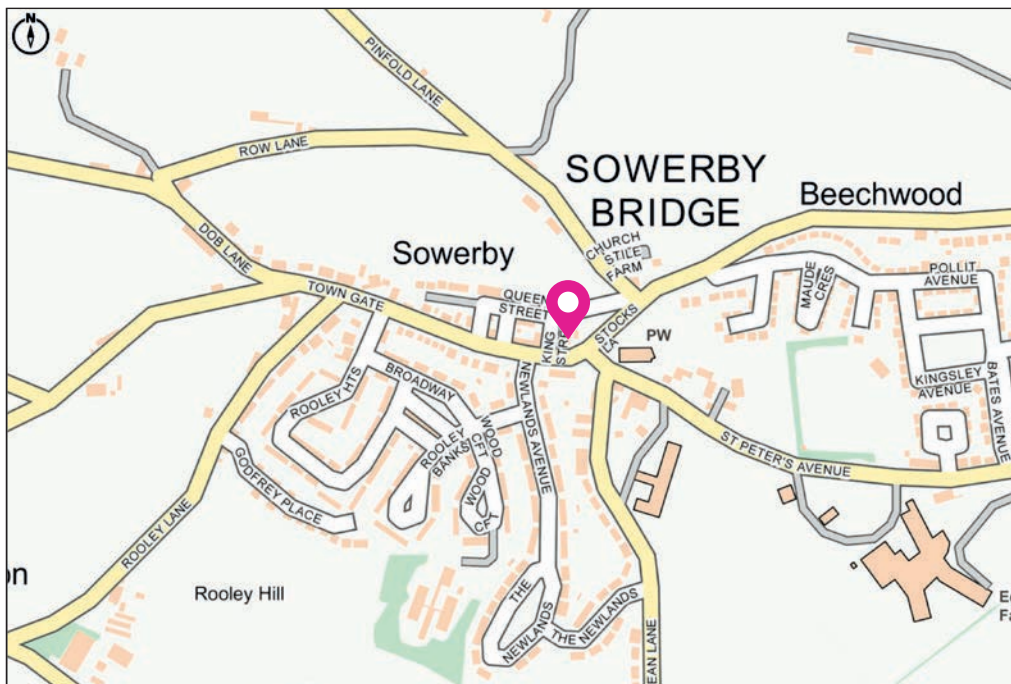
Wayleaves, Easements and Rights of Way

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 on King Cross Street (A58). At King Cross keep right and continue on to Rochdale Road (A58) and then at the mini roundabout take the second exit on to Bolton Brow. Continue under the tunnel and then take your next right on to Sowerby Street. Follow the road round to your right on to Sowerby New Road and continue up the hill, then taking a right-hand turn immediately after Pinfold Lane on to Queen Street where the property will be on the left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX6 1HU**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.3 miles
	Mytholmroyd	2.9 miles
	Halifax	3.9 miles
NEAREST SCHOOLS	Trinity Academy St Peters	0.2 miles
	Ryburn Valley High School	0.3 miles
	Triangle C of E Primary School	0.8 miles
MOTORWAY NETWORK	M62, Junction 24	7.6 miles

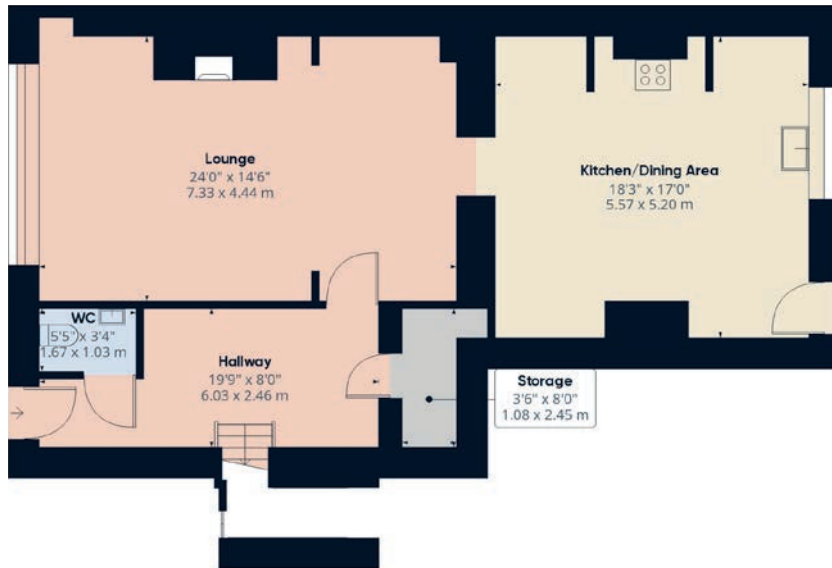
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt (Grade II listed)
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Vodafone
MOBILE SIGNAL	Good coverage

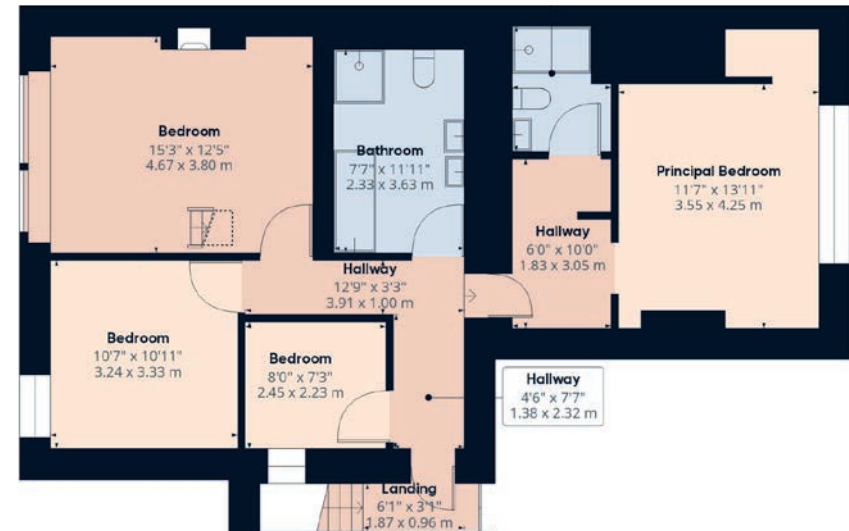


Floor Plans

Ground Floor



First Floor



Second Floor



Total approximate floor area:
1,825.77 sqft (169.62m²)

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
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