

Charnock Bates

The Country, Period & Fine Home Specialist



Sage House

Water Hill Lane, Warley, Halifax, HX2 7SG



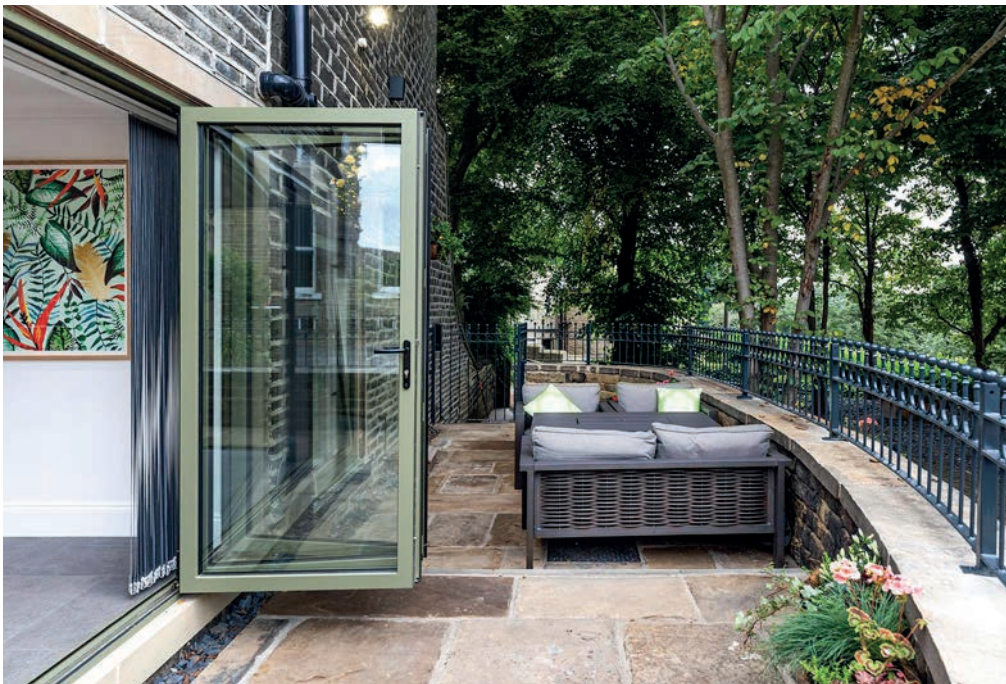






# Sage House

Water Hill Lane  
Warley  
Halifax  
HX2 7SG



**STONE-BUILT COTTAGE**



**TWO BEDROOMS**



**ALLOCATED PARKING FOR TWO CARS  
WITH FURTHER ELECTRIC CHARGE POINT**



**FLAGGED PATIO AREA & COMPOSITE DECKED BALCONY**

Offers in the region of: £400,000

[charnockbates.co.uk](http://charnockbates.co.uk)







## Summary

Situated within a sought after semi-rural location, occupying an elevated position enjoying far-reaching views across the Calder Valley countryside.

Sage House is an impressive former coach house conversion which has been newly renovated throughout to a high standard, sourcing bespoke fixtures and fittings whilst perfectly complementing the original features.

Internally, the property briefly comprises; breakfast kitchen, utility, shower room, dining area and lounge to the ground floor, and landing, two bedrooms and house bathroom to the first floor.

Externally, the property enjoys a paved seating area, a further terrace with a hot tub, allocated parking and a balcony with glass balustrade which can be accessed from the principal bedroom.

## Location

Warley Village (locally known as Warley Town) is a sought-after semi-rural location having access to Halifax Town Centre, Sowerby Bridge and the tourist location of Hebden Bridge. There are a variety of amenities and rail networks accessing the cities of Leeds, Manchester, Bradford and a direct train line to London from Halifax. Within the village there are two popular public houses and a primary school as well as two cricket clubs and a rugby club. There are further amenities nearby the village to include a post office, local wine bar, hairdressers, petrol station, nursery, sports grounds and schools. Access to both Manchester International Airport and Leeds Bradford airport.





## General Information

Access is gained through an Accoya timber entrance door into the generous open plan living kitchen/dining area which boasts underfloor heating which continues throughout the ground floor accommodation.

The kitchen offers a central island with breakfast bar and a range of Siematic modern stone-grey velvet matt fitted wall, drawer and base units, complimented by feature antique bronzed mirrored splashback and under cupboard feature lighting, and with contrasting Quartz worksurfaces incorporating an undermounted Blanco sink with Quooker central mixer tap and. Integral appliances include a Siemens fridge, two freezers, dishwasher, double electric oven with one of the ovens benefiting from a combination steam setting and warming drawer and Bora induction hob with central extraction.

Leading through to the dining area enjoying an open aspect with bi-fold doors to the front and side elevation leading onto the external stone-flagged seating area creating an ideal space for summer evenings entertaining family and friends.

Positioned off the kitchen is the utility room which benefits from fitted wall and base units to compliment the kitchen with contrasting laminated worksurfaces incorporating an undermounted Blanco sink with Quooker central mixer tap, plumbing for a washing machine, and space for a dryer.

The ground floor shower room has a contemporary three-piece suite comprising a low flush w/c, Cersanit wash-hand basin with mixer-tap and underneath cupboard storage, and a glass sliding door shower with Mira shower head attachment.

The heart of this home is the well-presented lounge boasting coved ceiling with ceiling rose and timber flooring. The focal point of the room is the wall-mounted gas wood-effect remote operated DRU fire providing an ideal place to relax. An open solid-wood staircase with walnut finish and glazed balustrade rises to the first-floor accommodation.

The first-floor landing boasts solid timber beams and two Velux windows flooding the space with natural light. It gives access the two bedrooms and house bathroom which has a four-piece suite comprising; walk-in glass-screen shower with Hansgrohe rainfall shower attachment, JTP wash-hand basin with mixer-tap, freestanding oval bath with shower attachment and RAK Ceramics low-flush w/c.

The spacious principal bedroom enjoys high-ceilings, exposed beams, feature circle and arched windows to the front and side elevation along with an external door leading onto the composite decking balcony with glazed balustrade enjoying views across the idyllic setting perfect for a morning coffee.





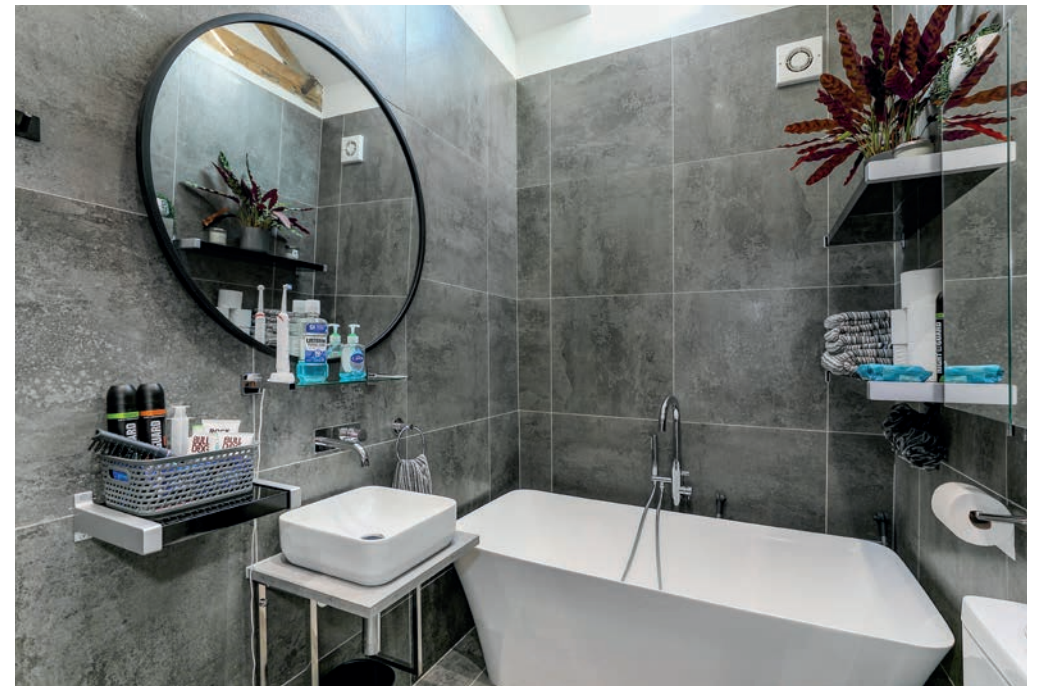
















## Externals

Access is gained into the property directly off Water Hill Lane into the cobbled driveway which is shared with just one neighbouring property. A resin area provides allocated off-road parking for a car while a cobbled hardstanding gives further parking for another car and is complimented with an electric charge point.

The delightful, paved terrace, which can be accessed externally or internally off the dining area, provides an ideal place for relaxing, barbequing and al-fresco dining and boasts dusk until dawn lighting.

Accessed from the shared drive is a further terrace with a hot tub and a timber constructed shed benefitting from power and lighting.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

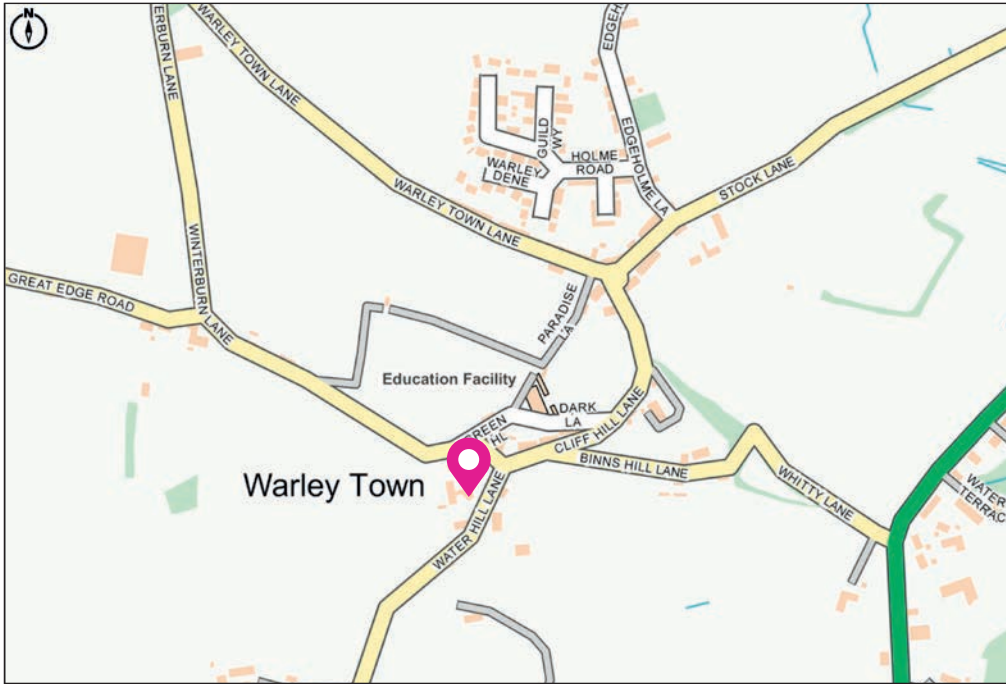
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## 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 along A58 King Cross Road and upon reaching the traffic lights at King Cross stay in the right-hand lane and proceed along the A646 Burnley Road until taking a right turn onto Blackwall Lane. Continue on Blackwall Lane until taking a right turn onto Water Hill Lane. Proceed straight on until reaching Green Hill Coach House on your right-hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX2 7SG**

## Local Information

NEAREST STATIONS	Sowerby Bridge	1.4 miles
	Halifax	3.4 miles
NEAREST SCHOOLS	Warley Town Primary School	0.2 miles
	The Crossley Heath Grammar School	2.3 miles
	Ryburn Valley High School	2.0 miles
MOTORWAY NETWORK	Junction 24, M62	6.7 miles

## Property Information

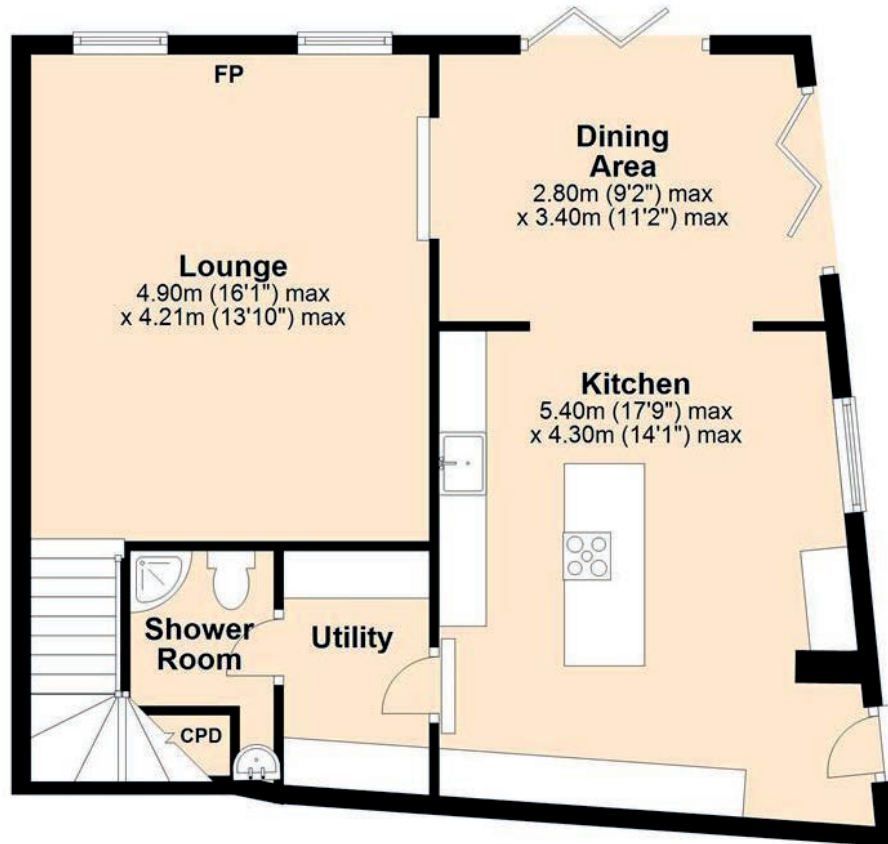
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage



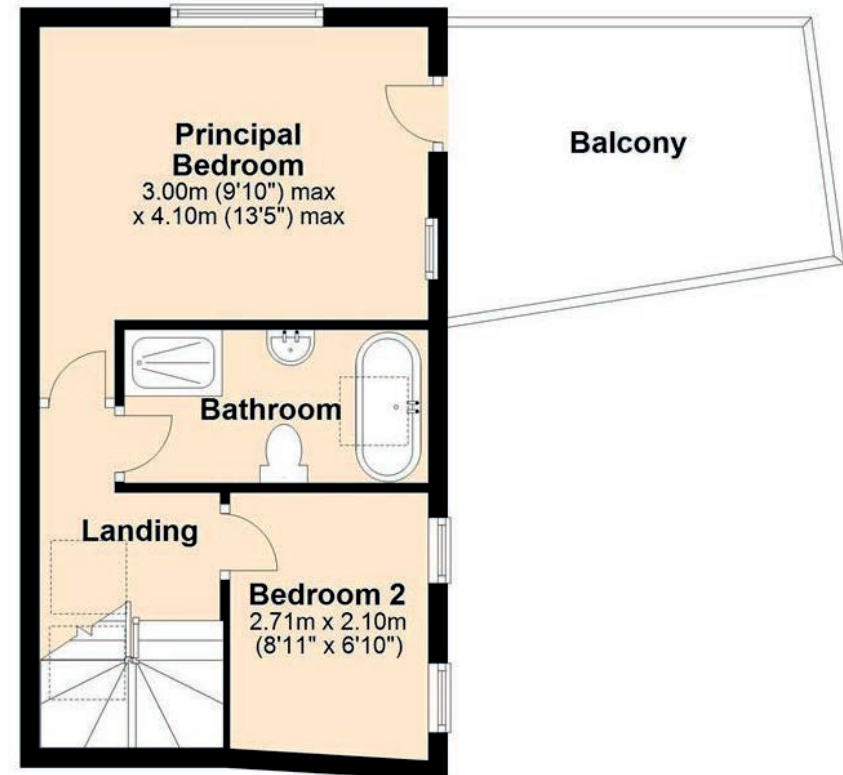


# Floor Plans

Ground Floor



First Floor





# Charnock Bates

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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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