

Charnock Bates

The Country, Period & Fine Home Specialist



The Grange  
Cliff Hill Lane, Warley, HX2 7SD









# The Grange

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Warley  
HX2 7SD



**STONE BUILT GRADE II LISTED PERIOD HOME**



**FOUR GENEROUS BEDROOMS**



**COBBLED PARKING FOR 2/3 CARS**



**LANDSCAPED GARDENS AND TREE LINED BOUNDARY**

Offers over: £750,000

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## Summary

A stunning stone-built Grade II listed period residence set within established mature grounds.

Previous occupants of The Grange have included writer Dr Phyllis Bentley and Patrick Bronte, father of the writers Charlotte, Emily, and Anne Bronte, and of Branwell Bronte.

Providing well planned and attractively presented accommodation over two floors, briefly comprising; grand central entrance hall with period features including galleried landing, exposed stonework, beams and decorative timber staircase, entrance utility/cloaks, high specification traditional shaker style breakfast kitchen by Drew Forsyth, generous dining room and separate sitting room, WC/cloaks, study, half landing accessing laundry room, first floor galleried landing, principal bedroom with en-suite shower room, two further generous bedrooms, fourth bedroom/dressing room and two house bathrooms.

Externally the property sits within landscaped gardens bordered by mature trees, with cobbled courtyard area providing off-street parking for 2-3 cars.

## Location

Occupying a central position within the sought after village of Warley situated approximately two miles to the west of Halifax town centre. The village benefits from a several public houses including the 'The Maypole' and the 'Winterburn' and is conveniently positioned for local amenities in Halifax town centre and outlining suburbs.

Access to local train stations at Sowerby Bridge and Halifax, along with access to the M62 motorway at junction 24, Ainley Top approximately seven miles away, means the northern business centres of Leeds and Manchester are accessible.







## General Information

Dating from around 1630, The Grange has been sympathetically improved by the current owners to create a lovely period home that retains many original period features, including decorative exposed stonework, mullion windows, exposed beams and structural roof joists, impressive stone fireplace in the dining room with the former village Vicars initial engraved to the side.

The main home provides spacious accommodation ideally suited to family purchasers, that briefly comprises entrance vestibule/utility with generous storage and integral appliances including, Bosch grill/oven and two fridges.

The breakfast kitchen by Drew Forsyth boasts an extensive range of light grey shaker style fitted units, including larder pantry cupboard, large central island with underlying base drawers with contrasting quartz worksurfaces and upstands along with undermounted Belfast style sink, black five oven Aga.











Leading from the breakfast kitchen into the central dining room having eight light mullions to the front elevation, beamed ceiling and stone fireplace with stove, storage shelving into the alcove and access through into the main lounge.

A spacious lounge with exposed stone surmounted arched entrance door leading out to the garden, nine light mullions, open fireplace with solid fuel burning grate, exposed beams, and internal door through to the entrance hall.

With access from the rear of the property the grand central entrance hall boasts a wealth of period features including carved timber staircase leading to a half-landing and galleried landing, along with feature windows, stone flooring and under stair wine store, separate cloaks/WC.

Completing the ground floor accommodation is a home office/snug and boiler room.















Accessed from the half-landing is a useful laundry room with fitted units and plumbing for washing machine and dryer. The galleried landing with pitched ceiling and exposed beams and trusses, decorative cross spindles, library/seating area and large eaves storage along with cylinder cupboard.

The principal bedroom is filled with natural light from the dual aspect mullion windows and benefits from an en-suite shower room with modern three-piece suite including double shower having hand shower and rainfall shower.

Two further large double bedrooms and the fourth bedroom that could be a double is currently used as a dressing room, having fitted wardrobes to both walls. House bathroom to either end of the landing, each benefit from a three-piece suite including freestanding bath, wash hand basin and WC.











## Externals

Access is gained directly off Cliffe Hill Lane leading into a cobbled courtyard area with parking for 2-3 cars.

Enjoying generous landscaped gardens with a southerly aspect, incorporating a central lawn with circular box hedging bordered by mature trees, established hedging and flowerbeds, with raised lawn and stone flagged terrace ideal for summer evenings and alfresco dining. A stone outhouse is plumbed and provides useful storage.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale, other fixtures and fittings may be available by separate negotiation.

## Local Authority

Calderdale MBC: Band G







## Wayleaves, Easements and Rights of Way

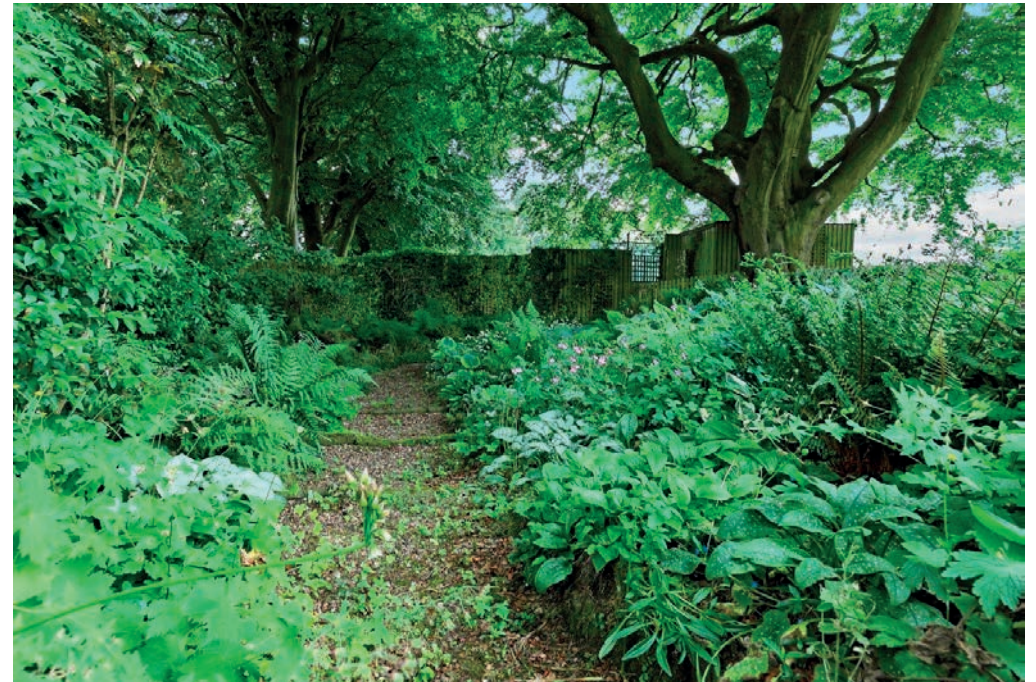
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

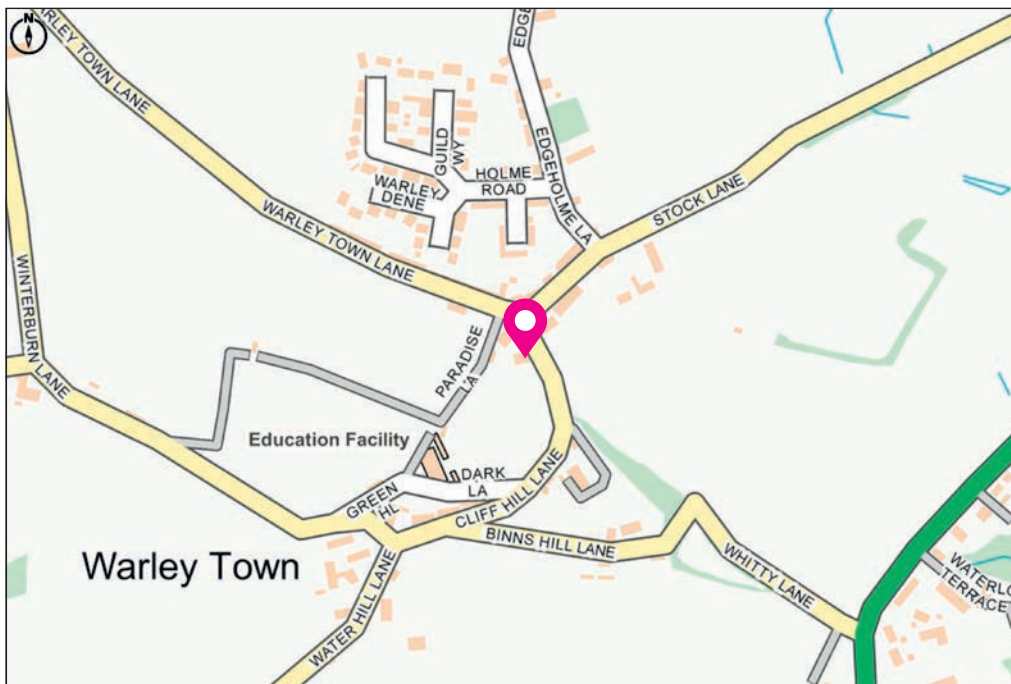
We understand that The Grange benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order. The Grange is on a standard water supply, whilst The Coach House is metered.

## Tenure

Freehold.







## Directions

From Halifax Town centre proceed along the A58 King Cross Street, upon reaching the King Cross traffic lights stay in the right hand lane and proceed along the A646 Burnley Road towards Hebden Bridge. Passing through Willowfield as the road bends to the left turn right up Windle Royd Lane and at the top turn left into Stock Lane. Continue along Stock Lane and into Warley Village bearing left at the Maypole Inn and into Cliffe Hill Lane where the entrance to the property can be found on the right.

For satellite navigation: **HX2 7SD**

## Local Information

NEAREST STATIONS	Sowerby Bridge	1.5 miles
	Halifax	2.9 miles
NEAREST SCHOOLS	Crossley Heath	2.1 miles
	Gleddings Preparatory School	2.4 miles
MOTORWAY NETWORK	M62, Junction 24	6.8 miles
	M1, Junction 29	19.8 miles

## Property Information

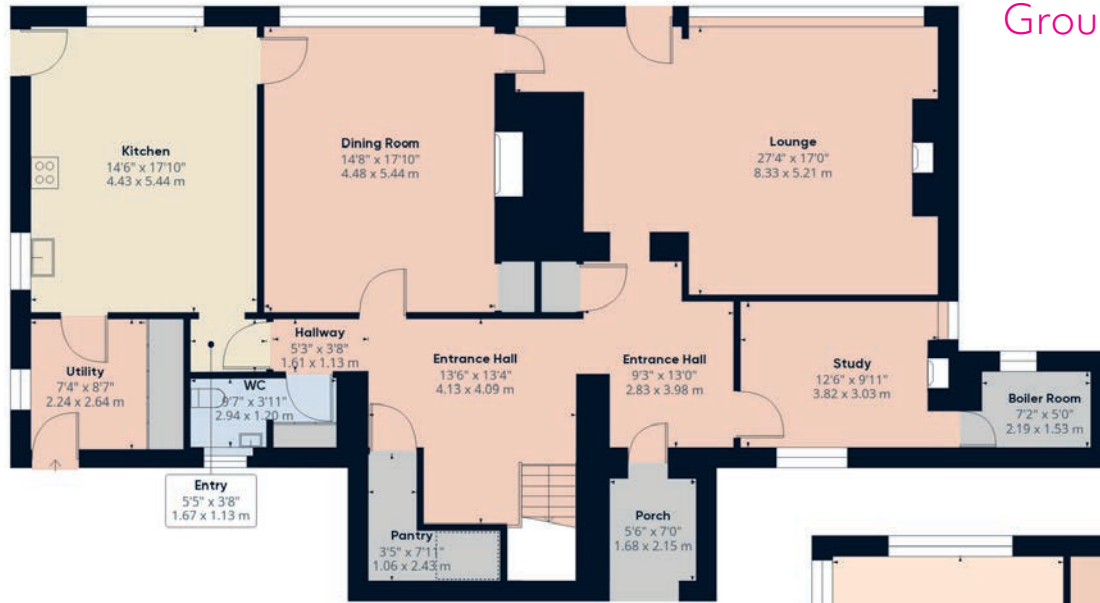
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt, Grade II Listed
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Ovo
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Average coverage





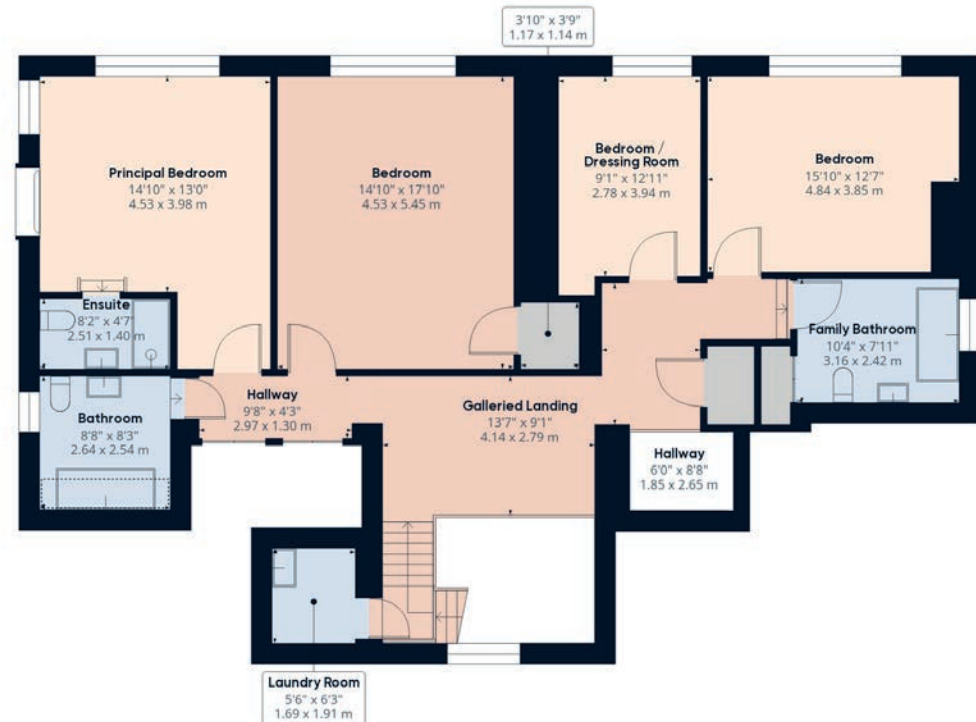
# Floor Plan

Approximate floor area = 2,970.52 sqft (275.97m<sup>2</sup>)



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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