



Saddleworth Road, Greetland, Halifax, West Yorkshire, HX4 8NU

£750,000

A rare opportunity. Substantial period building. Approx. 0.5 acre plot. Stunning views. Amazing gardens. Outbuildings. Huge potential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this handsome and charming detached, stone built period home. A rare opportunity, offering huge potential for further development, to create an exceptional family home (or an additional dwelling/annex/business premises – subject to planning). Situated in a convenient and highly desirable rural location. Features include: stunning views, good sized rooms, versatile layout, potential to extend or reconfigure, cobbled courtyard parking and period features. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, potential, gardens, views, charm, character and value.

PROPERTY SUMMARY

The existing living accommodation provides 2 reception rooms, a breakfast kitchen, 4 bedrooms and 2 bathrooms. The existing living space is relatively modest in size (approx. 1350 sqft), however, there is excellent scope to relatively easily expand into the attached barn/outbuildings to significantly expand the square footage of living space. The total available square footage of the overall space is approx. 4,500 sqft!). There is also scope to utilise remaining outbuildings for a variety of purposes (eg. Annex, a separate dwelling or a business – subject to planning). Externally there is a cobbled courtyard, detached double garage and very large gardens, including a small paddock area.

LOCATION

This desirable and established rural location is surrounded by beautiful countryside, whilst being within easy reach of a wide variety of amenities. Within the local area and nearby villages there are shops, pubs, restaurants, well regarded schools, medical services and leisure & recreational facilities. Halifax, Ripponden and Hebden Bridge are a short distance away and offer a further extensive choice of restaurants, supermarkets, amenities and transport links. The M62 is approximately 10-15 minutes drive away, and nearby railway stations are served by the Trans-Pennine services, for commuting to Leeds, Manchester and beyond. The surrounding beautiful countryside enjoys an extensive network of public footpaths, bridle paths and cycle routes – immediate access to the footpath network is available via the public footpath and stile at the far end of the paddock.

DIRECTIONS

Sat Nav location: HX4 8NU.

GROUND FLOOR

Entrance from the courtyard into the kitchen. An additional central hall and door provide direct access to the gardens.

Lounge 18' 0" x 13' 11" (5.48m x 4.24m) max.

Spacious reception room with front and side windows and feature fireplace.

Dining Room 17' 11" x 11' 5" (5.46m x 3.48m)

Spacious formal dining room with front and rear windows.

Breakfast Kitchen 12' 11" x 10' 0" (3.93m x 3.05m)

Well appointed fitted kitchen, including a breakfast bar. Window overlooking the garden.

Utility

Boiler, sink and space for a washing machine and dryer. Door to the outbuildings.

CELLAR 10' 10" x 10' 8" (3.30m x 3.25m)

Useful storage cellar under the dining room.



FIRST FLOOR

L shaped landing with front picture window.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.22m)

Double bedroom with a range of fitted wardrobes. Door to:

En-Suite 10' 1" x 7' 0" (3.07m x 2.13m)

Spacious bathroom with separate shower cubicle. Additional door to the rear landing.

Bedroom Two 11' 3" x 11' 3" (3.43m x 3.43m)

Double bedroom with fitted wardrobes.

Bedroom Three 11' 4" x 6' 5" (3.45m x 1.95m)

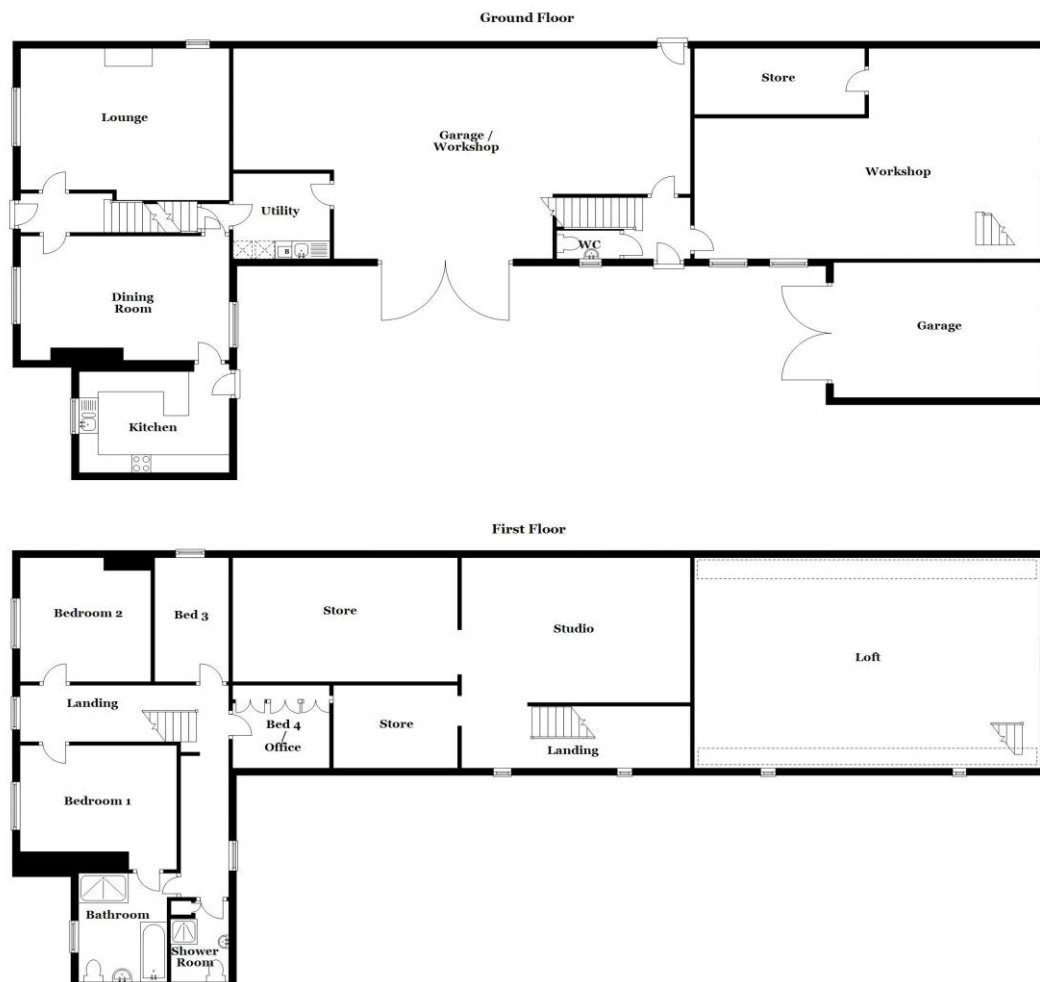
Single bedroom with side window.

Bedroom Four / Office 8' 4" x 7' 7" (2.54m x 2.31m)

Single sized room, currently used as an office.

Shower Room 7' 2" x 5' 4" (2.18m x 1.62m)

Fitted shower suite with side window.





ATTACHED OUTBUILDINGS

Offering huge potential for a variety of uses, this substantial range of attached rooms provide ideal garaging, workshop and studio space. Charming features, including arched windows and exposed original beams. The owners have had plans produced for conversion to a separate dwelling, though the building would lend itself to a number of alternative layouts and uses – from classic car restoration to holiday letting accommodation or a home business premises.

OUTSIDE

A gated, cobbled courtyard provides ample parking and leads to the house, outbuildings and detached garage. The detached double garage is relatively modern and has an electric roller door. The gardens with this property are stunning, and provide extensive family sized gardens, with stunning views, seating areas, mature borders and an additional small paddock area. The overall plot is approximately 0.5 acres.

Tenure: Freehold.

Council Tax Band: E.

These details were prepared / amended on: 17/03/2023

AGENT'S STANDARD DISCLAIMER

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PROPERTY TO SELL?

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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