







SUNNY BANK FARM BARN

WHITLEY LANE | SOUTHOWRAM | HX3 9TF

The ideal equestrian/smallholding barn conversion, located in an idyllic rural position on the outskirts of Southowram, enjoying far-reaching views and standing in approximately 6.7 acres of well-managed grazing land, dived into two pastures.

This Grade II Listed characterful property has been a well-loved family home and offers spacious accommodation arranged over two floors providing a generous dining kitchen, two reception rooms, study, three double bedrooms, family bathroom, en-suite shower room and cloakroom. In addition, there is a single storey annexe, connected to the main house, providing a sitting room, double bedroom with walk-in wardrobe and en-suite shower offering the potential to provide accommodation for a dependent relative or for rental.

There is generous parking for several vehicles and three large and immaculately maintained outbuildings, ideal for the keeping of livestock/horses or providing storage/garaging.



GROUND FLOOR

Entrance Hall
Farmhouse Kitchen
Utility Room
Sitting Room
Living Room
Study
Cloakroom / WC

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Bedroom 3
Bathroom

ANNEXE

Sitting Room
Bedroom
En-suite Shower Room

OUTBUILDINGS

Stone Workshop
Timber & Breeze Block Barn
Breeze Block Barn / Garage
Animal Block with Stables

EPC RATING

F

COUNCIL TAX BAND

N/A

INTERNAL

The property is accessed via the original arched barn door into a spacious hallway with doors leading to the ground floor accommodation.

Double doors from the entrance hall give access to the spacious living room with open staircase to the galleried landing. This is an excellent entertaining space with feature stone fireplace housing a multi-fuel stove and space for a dining table as well as seating area. There is also a dual aspect sitting room with inglenook fireplace housing a multi-fuel stove. The farmhouse kitchen is fitted with a range of timber units with granite worktops incorporating an undermounted butlers sink. Equipment includes a large Rangemaster stove with a combination of gas and induction hob and an integrated fridge. An external door leads to the rear of the property and there is a spacious utility room with plumbing for a washing machine, sink and space for a fridge freezer. The ground floor accommodation in the main part of the house is completed with a spacious study and two-piece cloakroom.

The single storey annexe is accessed from the living room as well as having its own front door. The accommodation comprises a spacious sitting room, double bedroom with walk-in wardrobe and three-piece en-suite shower. There is the potential to extend the annexe accommodation into the adjacent workshop.



The first floor galleried landing features a bespoke stained glass window and overlooks the living room below.

There are three double bedrooms with bedroom 1 benefiting from a three-piece en-suite shower room housing a shower cubicle, WC and pedestal wash basin. The first floor accommodation is completed with a three-piece family bathroom housing a traditional style suite comprising free-standing bath with mixer-tap, WC and pedestal wash basin.

EXTERNAL

The property stands in approximately 6.7 acres of land including hard standing for several vehicles and well-maintained pasture divided into two fields. There is a gated cobbled driveway directly in front of the property and a seating area to the side elevation enjoying far-reaching views.

OUTBUILDINGS

Single storey workshop attached to the annexe, offering potential to extend the annexe accommodation.

A timber and breeze block barn housing a workshop/feedstore and a large stable.

Breeze-block barn/garaging with timber workshop inside, providing parking or storage.

Large multipurpose barn with sliding door for vehicular access and personal door which houses three large stables and provides space for vehicle parking or hay/bedding storage.

LOCATION

The property is located on the outskirts of Southowram village which has good amenities including a village school, doctor's surgery, pharmacy, general store, post office, farm shop, pub and regular bus service. Halifax and Brighouse are both within a few minutes' drive, providing excellent commuter links on the M62 motorway to Bradford, Leeds and Manchester. There are mainline railway stations at both Brighouse and Halifax with three direct trains daily to London.

SERVICES

Mains water and electric. LPG gas for the central heating, boiler located in the utility room, Septic tank drainage.

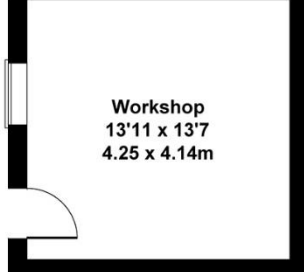
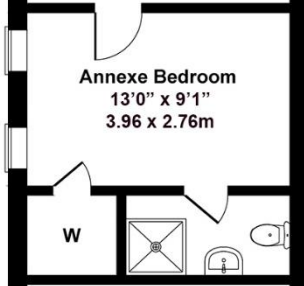
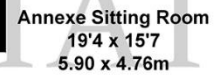
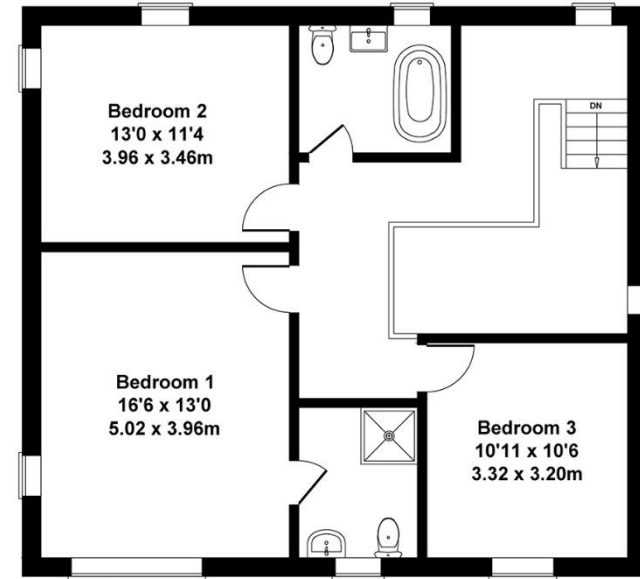
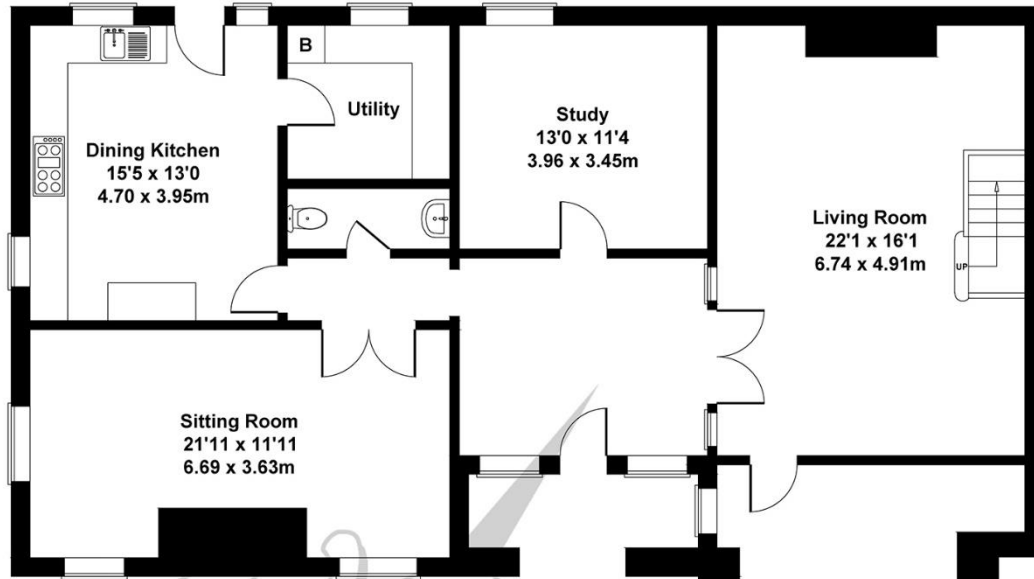
TENURE Freehold.

DIRECTIONS

From the centre of Halifax follow the A629 Huddersfield Road through Salterhebble and after joining the dual carriageway take the first left onto Park Road towards Brighouse. At Brookfoot turn left onto Brookfoot Lane towards Southowram, pass Marshalls on the left continuing on to Church Lane through the village. At the junction turn right into Law Lane passing Southowram pharmacy on the right, turn right onto Whitley Lane just after passing Withinfields Primary School. Continue down Whitley Lane keeping left at the fork and then first right into Sunny Bank Lane. Follow this for approximately .25 mile passing the first property on the right and Sunny Bank Farm Barn is directly ahead. If you have access to Google Streetview, you can follow it all the way to the property.



Approximate Gross Internal Area
2809 sq ft - 261 sq m



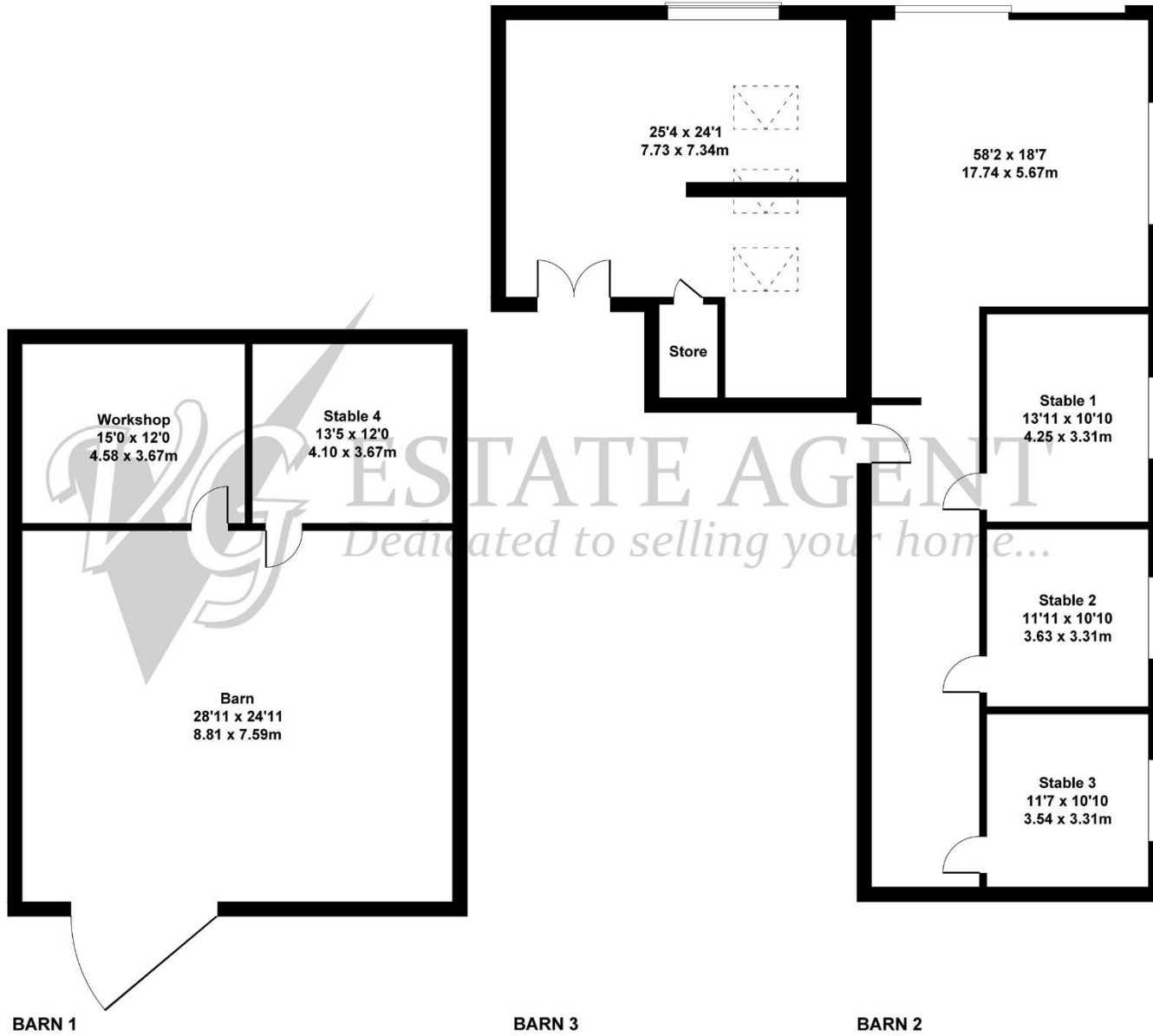
GROUND FLOOR

FIRST FLOOR



ESTATE AGENT
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Approximate Gross Internal Area
2723 sq ft - 253 sq m





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