



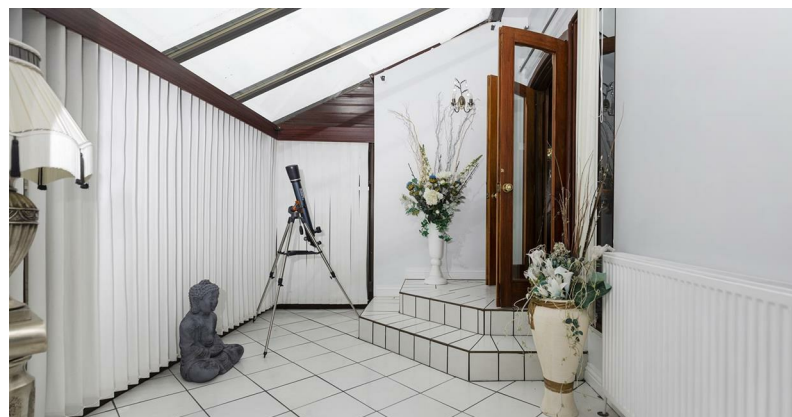
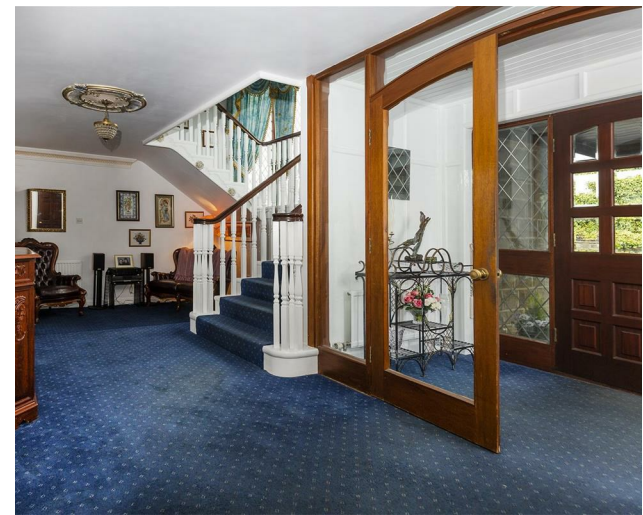
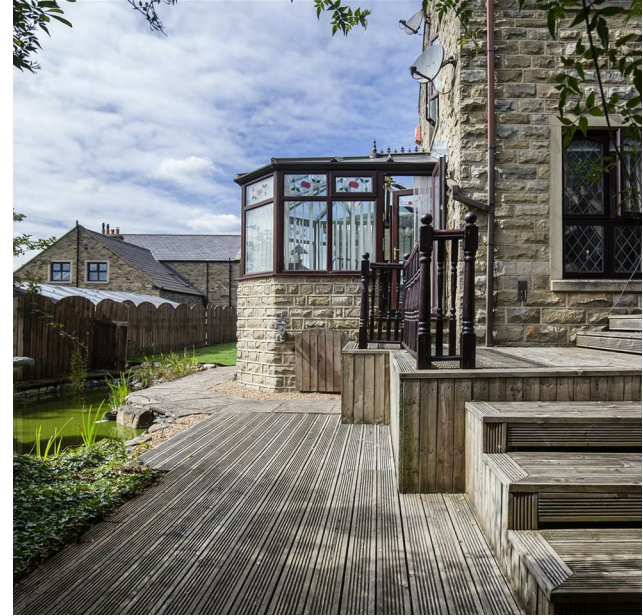
Mansfield House The Carriage Drive, Hoult's Lane, Greetland, Halifax, HX4 8HW  
Offers Over £900,000

**bramleys**

*This substantial 5 bedroom, detached property is set in this superb semi-rural location in the popular village of Greetland. Having greenbelt countryside to the front and extensive far reaching views to the rear, the property provides in excess of 4,300 sqft of living accommodation. Enhanced by extensive ground floor living space which incorporates a magnificent open plan lounge and orangery, expansive breakfast kitchen with a wealth of integrated appliances and bespoke bar/lounge ideal for those with an active social life. Externally, the property has been designed as low maintenance with various seating areas, ideal for alfresco dining, a garden pond and provides outstanding, far reaching views. To the side of the property there is a second driveway which leads to the additional gardens. The gardens have all weather surface flooring, together with a glass canopied seating area, allowing for all year round enjoyment, with doors opening on to a balcony which take full advantage of the views. Seldom do properties of this nature appear on the open market and only by a personal inspection can one truly appreciate the extensive accommodation provides, as well as the superb position this outstanding family home provides.*

*Energy Rating: TBA*





#### GROUND FLOOR:

Enter the property through the covered entrance porch which has coach lights to the entrance. A timber and glazed entrance door gives access to:-

#### Entrance Vestibule

Having panelled walls, a central heating radiator and a set of timber and glazed doors which lead into the main entrance hall.

#### Entrance Hall

With ornate ceiling roses and heavy ceiling coving. There is a central heating radiator, built in storage cupboard and an access doors leads to the dining room.

#### Dining Room

15'4" x 12'10" (4.67m x 3.91m)

With an ornate ceiling rose, ceiling coving, 2 central heating radiators and a full width uPVC double glazed window which looks into the conservatory. There are also timber and glazed arched double doors which provide access to the sitting room.

#### Sitting Room

20'3" x 20'0" (6.17m x 6.10m)

A beautifully presented reception room which features a gas and coal effect living flame fire which is set on to a cast iron surround, marble hearth and ornate fire surround and mantel. There are 2 central heating radiators, 3 ornate ceiling roses, sealed unit diamond leaded double glazed windows to the front and is open plan to the sun lounge.

#### Sun Lounge 1

15'0" x 23'9" (4.57m x 7.24m)

Peacefully situated to the rear of the property with outstanding far reaching views, full tiling to the floor, 6 central heating radiators, 2 wall light points and French doors leading directly out to the rear gardens. An archway leads through to the snug.

#### Snug

10'4" x 8'7" (3.15m x 2.62m)

With a fully tiled floor, 2 central heating radiators, uPVC double glazed windows (and roof ???). The snug area provides further access to the bar/lounge.

#### Bar/Lounge

17'0" x 15'8" (5.18m x 4.78m)

An ideal space for entertaining, with panelled walls, feature fireplace with granite hearth and backdrop, 3 wall light points, a central heating radiator, built-in cupboards and wine rack, feature corner bar with built-in wine cooler.

An access door from both the dining room and entrance hall leads to the dining kitchen.

#### Dining Kitchen

26'10" x 18'5" max (8.18m x 5.61m max)

With a range of matching modern high gloss wall and base units with granite work surfaces, inset Franke 1.5 bowl sink unit with granite drainer and plumbing for a dishwasher. There is a gas fired AGA, additional Leisure 5 burner gas range with adjacent hot plate, double oven and grill, Belfast sink with granite drainer and mixer taps. A peninsula breakfast bar provides additional seating, a central chimney breast houses the solid fuel stove and uPVC double glazed doors lead into the conservatory.





#### Conservatory

11'2" x 8'10" (3.40m x 2.69m)

Peacefully situated to the rear of the property and enjoying far reaching views. There is full tiling to the floor, 3 central heating radiators and French door accessing the side decking. A further door from the conservatory leads to second sun lounge.

#### Sun Lounge 2

12'6" x 13'7" (3.81m x 4.14m)

Having uPVC double glazed windows with superb far reaching views, there is full tiling to the floor and French doors leading back in to the dining kitchen.

From the entrance hall, an internal doors leads to the side entrance vestibule.

#### Side Entrance Vestibule

With a fully tiled floor and a central heating radiator. An access door leads to the cloakroom/WC.

#### Cloakroom/WC

Furnished with a low flush WC and vanity wash basin with cupboards beneath. There are fully tiled walls and floor, 2 central heating radiators, sunken low voltage lighting and a sealed unit double glazed window.

#### Inner Hallway

An access door leads to the utility room.

#### Utility Room

10'0" x 4'8" max (3.05m x 1.42m max)

With a tiled floor and plumbing for a washing machine. There are sealed unit double glazed windows and an external door leads to the side gardens.

#### Office

17'0" x 9'2" (5.18m x 2.79m)

Having a fireplace with marble hearth and backdrop, together with a dark wood fire surround and mantel. There are part mirrored walls, 2 wall light points and providing a most versatile space. Timber and glazed double doors lead through to the annex and a further door gives access to the garage.

#### ANNEXE:

17'2" x 9'10" (5.23m x 3.00m)

Fitted with sealed unit double glazed windows to 3 sides with 2 sets of French doors which provide access to the side gardens. There is an internal shower room which has a 3 piece suite comprising of a low flush toilet, pedestal wash basin and walk-in shower cubicle housing the Mira shower.

#### Garage

19'3" x 9'9" (5.87m x 2.97m)

With an up and over door, together with power/light points.

#### FIRST FLOOR:

A staircase rises to the half landing which has sealed unit double glazed windows



overlooking the adjacent greenbelt countryside. The staircase returns up to the galleried landing.

#### Galleried Landing

Having 3 central heating radiators, 2 ornate ceiling roses and heavy ceiling coving.

#### Master Suite

23'9" x 17'10" (7.24m x 5.44m)

Fitted with a comprehensive range of furniture to include 12 door wardrobes with hanging and shelving facilities, centre knee hole dressing table with drawer units to either side and vanity mirrors above. There are 2 central heating radiators, uPVC double glazed windows to the side and rear which provide superb far reaching views. There are timber and glazed doors leading into the en suite bathroom.

#### En Suite Bathroom

Being fully tiled to both the walls and floor. The bathroom is furnished with a 5 piece suite comprising low flush WC, bidet, pedestal wash basin, Whirlpool oyster shaped bath with mixer taps and shower attachment and shower cubicle housing the Mira shower. There are built-in linen cupboards and drawer units, uPVC double glazed windows and 4 wall light points.

#### Bedroom

13'8" x 8'2" (4.17m x 2.49m)

Situated to the rear of the property with superb far reaching views, there are uPVC double glazed windows and a central heating radiator,

#### Bedroom

12'3" x 8'2" (3.73m x 2.49m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

#### Bedroom

11'6" x 11'0" (3.51m x 3.35m)

Having a central heating radiator and uPVC double glazed window with far reaching views.

#### Bedroom

8'3" x 7'6" (2.51m x 2.29m)

With a central heating radiator and uPVC double glazed window.

#### Bathroom 1

Being part tiled to the walls and furnished with a 4 piece suite incorporating low flush WC, bidet, pedestal wash basin and corner bath. There is a central heating radiator and uPVC double glazed window.

#### Bathroom 2

Being fully tiled to the walls and floor, the bathroom is furnished with a 4 piece suite comprising of a low flush toilet, pedestal wash basin with colonial style stand, walk-in shower cubicle and a free standing roll top bath with claw feet, antique style mixer taps and shower attachment, There is a central heating radiator and uPVC double glazed window.

### OUTSIDE:

Electric wrought iron gates lead to the tarmac courtyard entrance which has parking for 6/8 vehicles and in turn leads to the two separate garages which has electric up and over doors. To the side of the property is a covered garden with glass canopy, artificial grass and climbing grape vines. There is a further area with a pergola, which has all weather flooring and raised patio seating area with workshop/potting shed. To the rear of the property there is a covered seating area, adjacent decked garden with ornate garden pond, Astro turf garden area with feature arched trellis leading to additional garden. To the other side of the property there is a separate tarmac driveway which provides parking for 4/5 vehicles. This leads to a magnificent outdoor entertaining space which has Astro turf flooring and was formally and outdoor swimming pool area which has a glass canopied roof (measuring approx. 56'0" x 25'1") and incorporates an OUTDOOR XXX AREA (not working) and walk-in store room. An archway leads through to a garden room (26'8" x 11'10") which has a double glazed roof and sealed unit double glazed retractable doors which open up to a balcony area and provides superb views, as well as an ideal space for relaxation.

### Garage 1

19'0" x 9'8" (5.79m x 2.95m)

With an electric up and over door, power and light points.

### Garage 2

25'0" x 9'6" (7.62m x 2.90m)

With an electric up and over door, power and light points. An internal partition two thirds in to the garage which provides a workshop to the rear.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland office via Victoria Road travelling up the hill and following the road as it bends to the right and becomes Jepson Lane. Continue along this road as it becomes Long Wall. Take the right fork towards West Vale traffic lights and pass through the lights into Rochdale Road and after approximately ¼ mile take the right turning into Hoult Lane. Proceed up Hoult Lane where the entrance to Carriage Drive can be found on the right. Proceed up the hill and at the cross roads, the property will be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band G

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

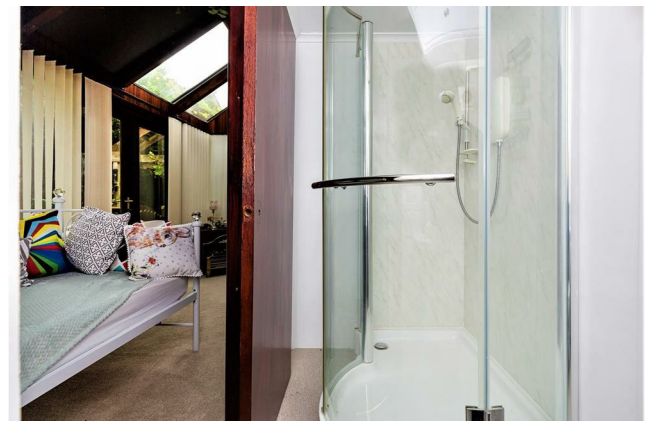
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







OUTSIDE GARDEN TERRACE AND GARDEN ROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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