



Sun Longley Farm Hob Lane, Norland, Sowerby Bridge, HX6 3QP

£650,000

bramleys



PRIVATE PROPERTY - VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

This stunning semi-detached farmhouse, is situated in this outstanding rural area of Norland, with superb panoramic views over the adjacent countryside. Being sold together with over 10 acres of fields and grazing land (2 other parcels of land available by separate negotiation), the property provides an ideal setting for those with equine interests.

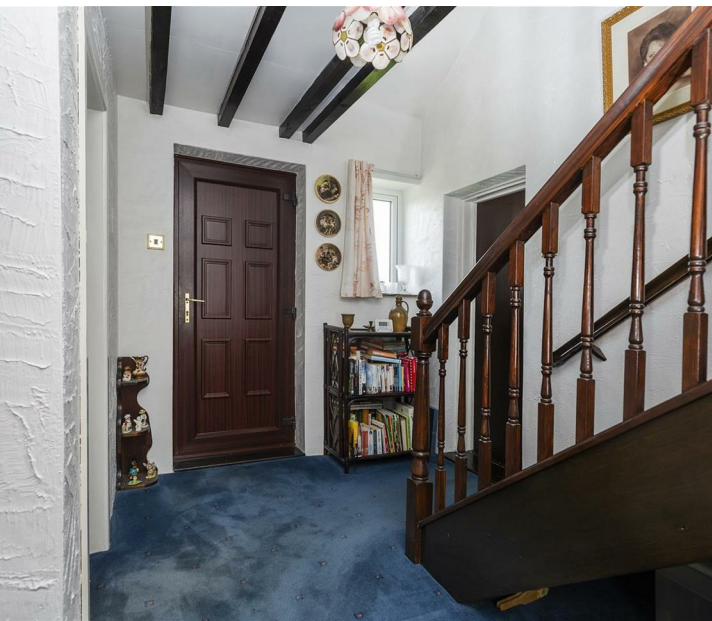
The property itself is a stone built farmhouse, extending to approximately 1,900 sqft of living accommodation and boasts 3 bedrooms, with en suite facilities to the master bedroom, 3 reception rooms and breakfast kitchen. Offering further potential to extend (subject to local authority consents) Externally there is an integral double garage, off road parking and formal garden to the rear.

Seldom do properties of this nature, in such a tranquil setting appear on the open market and only by a personal inspection can one truly appreciate the size, position and potential, this family home has to offer.

Energy Rating:









## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Porch

With further door giving access to the lounge.

### Lounge

17'6" x 13'9" (5.33m x 4.19m)

Having exposed beams and trusses to the ceiling, there is a magnificent stone fireplace and chimney breast which houses the solid fuel stove. With uPVC double glazed windows to the front, a central heating radiator and feature archway which provides access through to the dining room.

### Dining Room

17'6" max x 15'4" max (5.33m max x 4.67m max)

With exposed timberwork to the ceiling, uPVC double glazed windows, timber and glazed door leads through to the inner hallway and uPVC double glazed French doors provide access into the conservatory.



### Conservatory

12'5" x 10'0" (3.78m x 3.05m)

Peacefully situated to the rear of the property with what can only be described as outstanding far reaching views towards Warley. There are uPVC double glazed windows to 3 sides, a central heating radiator and French doors leading directly into the rear gardens.

### Breakfast Kitchen

17'6" max x 15'4" max (5.33m max x 4.67m max)

Fitted with a range of matching wall and base units with laminated work surfaces, part tiled walls and fully tiled floor. There is a recessed fireplace which houses the gas range, with 5 ring hob and double oven beneath, exposed ceiling beams and trusses, inset Asterite sink unit with mixer taps and side drainer, a uPVC double glazed window and stable side access door.

### Inner Hallway

### Cloakroom/WC

Furnished with a 2 piece suite incorporating low flush WC and a wash basin. There are also fully tiled walls.







## FIRST FLOOR:

### Landing

A sliding door leads into the walk-in eaves storage.

### Master Bedroom

16'0" max x 11'4" max (4.88m max x 3.45m max)

This L-shaped room has a range of fitted wardrobes, central heating radiator, uPVC double glazed window and an access door to the en suite shower room.

### En suite Shower Room

Being fully tiled to the walls, having a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards and drawers beneath and corner shower cubicle.

### Bedroom 2

14'0" x 9'9" max (4.27m x 2.97m max)

An L-shaped bedroom which is fitted with a central heating radiator and uPVC double glazed window.

### Bedroom 3

15'5" x 11'7" max (4.70m x 3.53m max)

An L-shaped bedroom which has a range of fitted furniture, a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, pedestal wash basin and panelled bath. There are fully tiled walls, a central heating radiator and uPVC double glazed window.

### Integral Garage

16'9" x 16'0" (5.11m x 4.88m)

With electronic roller shutter doors, power and light points.

## OUTSIDE:

There is a concrete parking apron and stone set driveway. To the rear there are extensive formal gardens which are predominantly lawned and enclosed by dry stone walling. There is a decked area with spindlerail balustrade perimeter and the gardens enjoy what can only be described as outstanding panoramic views across the adjacent countryside.

## 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 Elland via Victoria Road, proceeding up the hill and around the bend onto Long Wall. At the junction take the right hand fork onto Rochdale Road. Proceed straight ahead at West Vale traffic lights, continue along Rochdale Road through Greetland, after approximately 1 mile turn right onto Turbury Lane, continue to Clough Road. Bear left onto Shaw Lane passing Ryburn Golf Club on the right hand side, taking the next right onto Hob Lane where the property can be found on the left hand side identified by a Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## 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.











#### Approximate total area<sup>(1)</sup>

2086.06 ft<sup>2</sup>  
193.80 m<sup>2</sup>

#### Reduced headroom

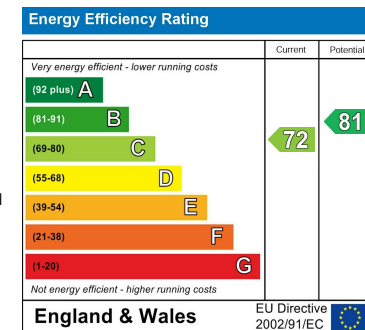
42.53 ft<sup>2</sup>  
3.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



#### 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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