



8 Lower Exley, Exley, Halifax, HX3 9EF

£675,000

**bramleys**

A unique opportunity has arisen to purchase this fantastic, spacious barn conversion with 4 bedrooms and adjoining 1 bedroom annexe. Tucked away in the village of Exley and set in approximately 1 acre of garden and woodland, the property has convenient access to the M62 motorway network, as well as Halifax, Elland and Huddersfield town centres which provides a wide variety of amenities. The former barn now provides a magnificent lounge to the first floor, with feature fireplace and spacious breakfast kitchen and dining hall to the ground floor which enjoy views across the gardens.

The barn itself has 4 good sized bedrooms located to the ground and first floor levels, together with en suite facilities to the master bedroom and separate 4 piece family bathroom. The adjoining annexe currently has internal and external access, however this could be altered subject to requirements, to either provide additional living accommodation to the main house or be separated to create an individual dwelling. The annexe has accommodation across one level, with a spacious dining kitchen and lounge, double bedroom and separate bathroom.

Externally there is a spacious gated parking area with detached garage and car port, along with extensive gardens to the rear and surrounded by woodland. The property must be viewed internally to truly appreciate the size and position of this generous family residence.

Energy Rating: E





## GROUND FLOOR:

Enter the property via an external door into:-

### Breakfast Kitchen

17'0" x 13'8" (5.18m x 4.17m)

The kitchen is fitted with a range of matching wall and base units, with complementary work surfaces and an inset 1.5 bowl sink with side drainer and mixer tap. There is a built-in 5 ring gas hob, extractor and double oven, space for a washing machine, sealed unit double glazed windows to the side and rear, tiling to the floor and a timber external door which leads out to the rear garden.

### Dining Hall

20'10" x 13'8" (6.35m x 4.17m)

A light and spacious area which has uPVC double glazed French doors which open out on to the rear patio, plus a further large sealed unit double glazed barn style window, ceiling coving, timber flooring and 2 wall light points. A staircase rises to the first floor.

### Bedroom/Study

11'0" x 7'6" (3.35m x 2.29m)

With wood effect laminate flooring and a range of built-in wardrobes and overhead cupboards. There is also a central heating radiator and a sealed unit double glazed window to the side elevation.

### Bedroom/Sitting Room

12'11" x 10'11" (3.94m x 3.33m)

With 2 sealed unit double glazed windows to the front and side elevations. As well as a central heating radiator.

### Entrance Hall

A timber external door gives access to the entrance hall, which has timber flooring and a central heating radiator. A door provides access to the annexe.

## FIRST FLOOR:

### Galleried Landing

With timber flooring, a central heating radiator and being open plan to the lounge.

### Lounge

21'0" x 12'0" (6.40m x 3.66m)

A fantastic large open living space with full height ceilings and exposed beams. The focal point of the room is a large brick built fireplace with timber mantel and inset gas stove. There are also 2 central heating radiators, 2 sealed unit double glazed windows and 3 wall light points.

### Master Bedroom

13'8" x 12'8" (4.17m x 3.86m)

A good sized double bedroom, with a central heating radiator and 2 sealed unit double glazed windows. A door provides access to the en suite.

### En suite Shower Room

Being tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower enclosure with electric shower. There is also a central heating radiator.

### Bedroom

13'7" x 8'3" max (4.14m x 2.51m max)

With a range of built-in wardrobes, a central heating radiator and 2 sealed unit double glazed windows to the front elevation.

### Bathroom

Being fully tiled to the walls and furnished in a 5 piece white suite comprising of a low flush WC, bidet, vanity unit with wash hand basin, corner shower unit with electric shower and a large Jacuzzi style bathtub. There is also a chrome ladder style heated towel rail, inset ceiling spotlights and a sealed unit double glazed window.

## ANNEXE:

Enter via a uPVC external door into:-

### Entrance Hall

With 2 uPVC double glazed windows, a central heating radiator and tiling to the floor.

### Dining Kitchen

16'1" x 12'2" (4.90m x 3.71m)

A generous sized kitchen which has exposed ceiling beams and is fitted with a matching range of wall and base units, complementary work surfaces, tiling to the floor, tiled splashbacks, an

inset stainless steel sink with side drainer and mixer tap and uPVC windows to both front and rear elevations. There is also a gas cooker with oven and grill beneath, fitted extractor canopy, central heating radiator and space for a washing machine. A door gives access to a useful storage cupboard which also houses the central heating boiler.

### Lounge

16'2" x 12'10" (4.93m x 3.91m)

A generous sized reception room which is fitted with a central heating radiator and uPVC double glazed windows to both the front and side elevations.

### Bedroom

14'7" x 12'0" (4.45m x 3.66m)

A generous sized bedroom with a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece coloured suite incorporating a low flush WC, pedestal wash hand basin and corner bath with shower attachment. There are fully tiled walls, a central heating radiator and uPVC window.

### OUTSIDE:

To the front of the property there are gates which open to provide access to a large parking area, where there is a detached garage, store and car port. To the rear of the property, the gardens open up and extend to approximately 1 acre. With a spacious patio area with BBQ and steps rising to the large level lawn, where there is a pond and further tier of garden beyond which is surrounded by woodland. The garden is enclosed by walling to the perimeter.

### Garage

### 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 Southgate and at the roundabout take the first exit onto the Elland Riorges Link. At the next roundabout turn left into Huddersfield Road and follow the road round, passing over Elland bridge, bear right into Park Road. After passing under the first

bridge turn left into Exley Lane, follow this road through the village of Exley and shortly after passing the rugby club on the left, take the next right into Exley Gardens and on the bend continue straight ahead along the lane which leads to Lower Exley. The property will be found straight ahead at the end of the lane, identified by the Bramleys for sale board.

### TENURE:

Freehold

Please note, the main house and the annexe are contained within the same freehold title.

### COUNCIL TAX BAND:

The main house and annexe are on two separate council tax bands, as shown below:-

No. 8 Lower Exley: Band E

No. 8a The Mistal: Band A

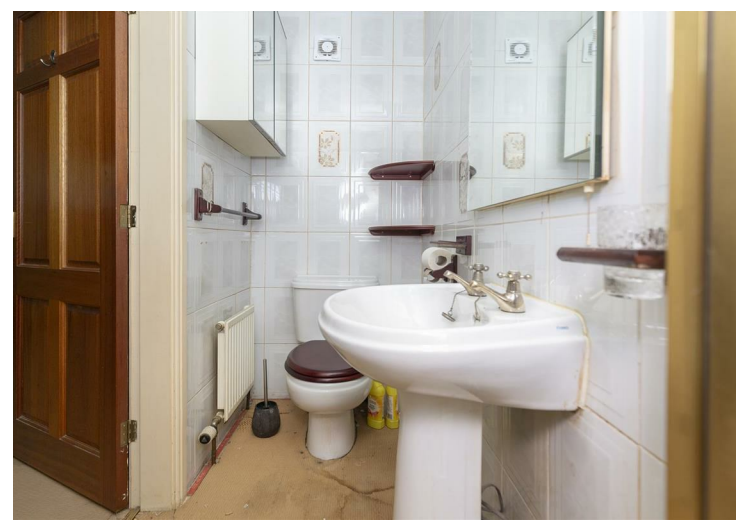
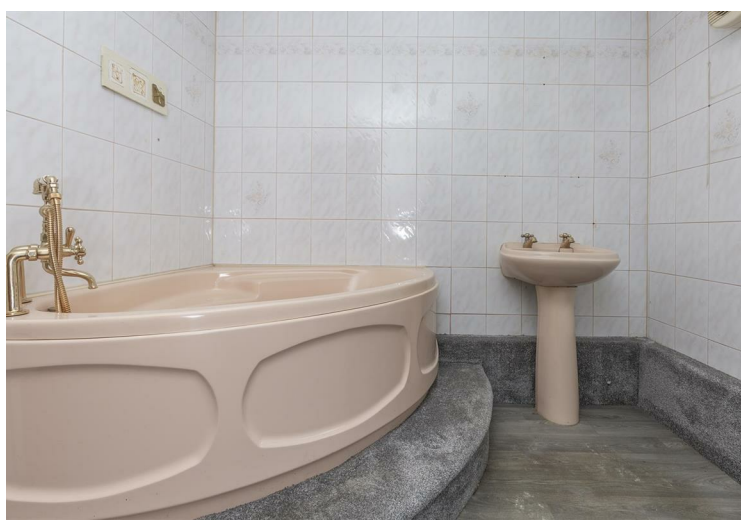
### MORTGAGES:

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.

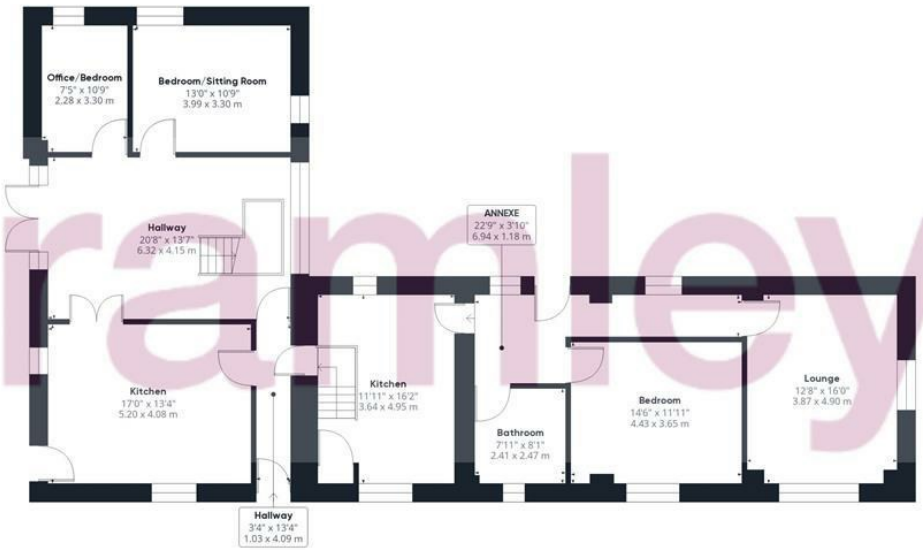
### ONLINE CONVEYANCING SERVICES:

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.





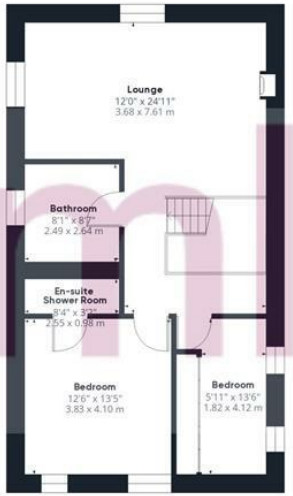
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Floor 0

Approximate total area<sup>®</sup>  
2290.55 ft<sup>2</sup>  
212.8 m<sup>2</sup>

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Floor 1

(1) Excluding balconies and terraces

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

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>			
(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			
		49	73
England & Wales		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:

- 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.
- 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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