

Charnock Bates

The Country, Period and Fine Home Specialist



The Grange & The Coach House

Cliff Hill Lane, Warley, HX2 7SD





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Warley
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£999,000



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Summary

A stunning stone-built Grade II listed period residence set within established mature grounds, offering the unique proposition of purchasing the main detached home along with a 1-2 bed roomed detached stone build coach house.

Previous occupants of The Grange have included writer Dr Phyllis Bentley and Patrick Bronte, father of the writers Charlotte, Emily, and Anne Bronte, and of Branwell Bronte.

Of special interest to purchasers looking for multi-generational living, the main house provides well planned and attractively presented accommodation over two floors, briefly comprising; grand central entrance hall with period features including galleried landing, exposed stonework, beams and decorative timber staircase, entrance utility/cloaks, high specification traditional shaker style breakfast kitchen by Drew Forsyth, generous dining room and separate sitting room, WC/cloaks, study, half landing accessing laundry room, first floor galleried landing, principal bedroom with en-suite shower room, two further generous bedrooms, fourth bedroom/dressing room and two house bathrooms.

The detached coach house comprises; breakfast kitchen, sitting room with lift access to the first floor, ground floor office accessed externally, WC, side entrance vestibule, first floor landing, generous sitting room/bedroom, large shower room/laundry room and principal bedroom.

Externally the property sits within landscaped gardens bordered by mature trees, with cobbled courtyard area providing off-street parking for 2-3 cars at The Grange and a further 2-3 cars at The Coach House.

Location

Occupying a central position within the sought after village of Warley situated approximately two miles to the west of Halifax town centre. The village benefits from a popular public house 'The Maypole' and is conveniently positioned for local amenities in Halifax town centre and outlying suburbs. Access to local train stations at Sowerby Bridge and Halifax, along with access to the M62 motorway at junction 24, Ainley Top approximately seven miles away, means the northern business centres of Leeds and Manchester are accessible.



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General Information

The Grange

Dating from around 1630, The Grange has been sympathetically improved by the current owners to create a lovely period home that retains many original period features, including decorative exposed stonework, mullion windows, exposed beams and structural roof joists, impressive stone fireplace in the dining room with the former village Vicars initial engraved to the side.

The main home provides spacious accommodation ideally suited to family purchasers, that briefly comprises entrance vestibule/utility with generous storage and integral appliances including, Bosch grill/oven and two fridges.

The breakfast kitchen by Drew Forsyth boasts an extensive range of light grey shaker style fitted units, including larder pantry cupboard, large central island with underlying base drawers with contrasting quartz worksurfaces and upstands along with undermounted Belfast style sink, black five oven Aga.



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Leading from the breakfast kitchen into the central dining room having eight light mullions to the front elevation, beamed ceiling and stone fireplace with stove, storage shelving into the alcove and access through into the main lounge.

A spacious lounge with exposed stone surmounted arched entrance door leading out to the garden, nine light mullions, open fireplace with solid fuel burning grate, exposed beams, and internal door through to the entrance hall.

With access from the rear of the property the grand central entrance hall boasts a wealth of period features including carved timber staircase leading to a half-landing and galleried landing, along with feature windows, stone flooring and under stair wine store, separate cloaks/WC.

Completing the ground floor accommodation is a home office/snug and boiler room.









Accessed from the half-landing is a useful laundry room with fitted units and plumbing for washing machine and dryer. The galleried landing with pitched ceiling and exposed beams and trusses, decorative cross spindles, library/seating area and large eaves storage along with cylinder cupboard.

The principal bedroom is filled with natural light from the dual aspect mullion windows and benefits from an en-suite shower room with modern three-piece suite including double shower having hand shower and rainfall shower.

Two further large double bedrooms and the fourth bedroom that could be a double is currently used as a dressing room, having fitted wardrobes to both walls. House bathroom to either end of the landing, each benefit from a three-piece suite including freestanding bath, wash hand basin and WC.







The Coach House

Converted by the current owners, The Coach House offers ideal accommodation for housing extended family members and was converted with accessibility in mind, providing flexible and accessible accommodation with lift access between the ground and first floor.

Finished to a high specification throughout, this stone built detached property boasts a separate office accessed externally that could be incorporated into the living accommodation subject to obtaining any relevant planning consents.

The main accommodation comprises a well-planned kitchen with an extensive range of light grey shaker style fitted wall, base, and drawer units with granite worksurfaces and splashbacks, integral double Bosch oven/grill, integral dishwasher, and fridge/freezer. Muntin windows to the front and side elevations provide a wealth of natural light and access leads through into the sitting room.

Having uPVC bi-fold doors to the front elevation, inset ceiling spotlights and doorway leading through into the lift access. Accessed from the front of the property a separate home office has uPVC doors to the front elevation.



Completing the accommodation in the ground floor, a side entrance vestibule having staircase leading to the first-floor landing and giving access to the ground floor WC/cloaks.

The first-floor benefits from a large, pitched ceiling room, currently the main lounge but could also be used as a generous double bedroom with exposed beams and three large muntin windows to the side elevation. A centrally positioned laundry/shower room comprises a four-piece suite including double walk-in shower with rainfall, body jets and handheld shower, WC and two separate wash hand basins along with plumbing for washing machine and dryer and enjoying a sectional circular feature window.

The principal bedroom boasts a pitched ceiling with exposed beams and skylight, along with an extensive range of fitted wardrobes and drawers running the entire length of the external wall, along with bedside cabinets.





Externals

Access is gained directly off Cliffe Hill Lane leading into a cobbled courtyard area with parking for 2-3 cars at the main house, leading up to a further stone flagged forecourt at The Coach House providing additional parking for 2-3 cars. To the side of the main cobble courtyard is a detached stone-built WC, raised flowerbeds leading up to The Coach House to the side of which is a south-facing lawn with dwarf stone walling and flagged terrace with raised gravelled area and part stone/timber framed greenhouse.

The main house enjoys generous landscaped gardens with a southerly aspect, incorporating a central lawn with circular box hedging bordered by mature trees, established hedging and flowerbeds, with raised lawn and stone flagged terrace ideal for summer evenings and alfresco dining. A stone outhouse is plumbed and provides useful storage.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale, other fixtures and fittings may be available by separate negotiation.

Local Authority

Calderdale MBC: Band G

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

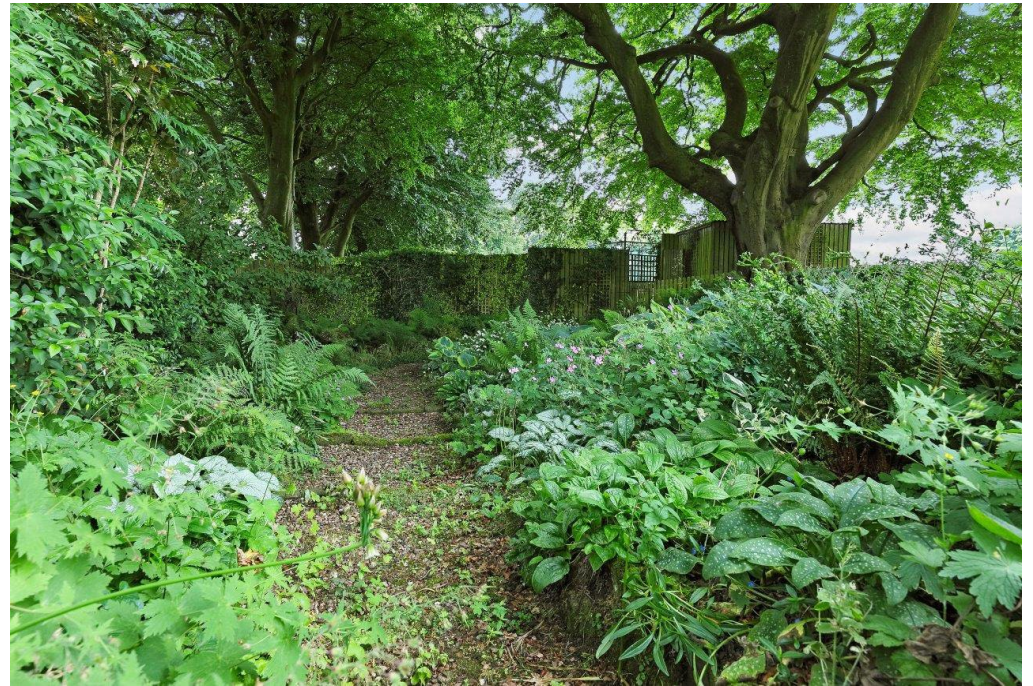
Services

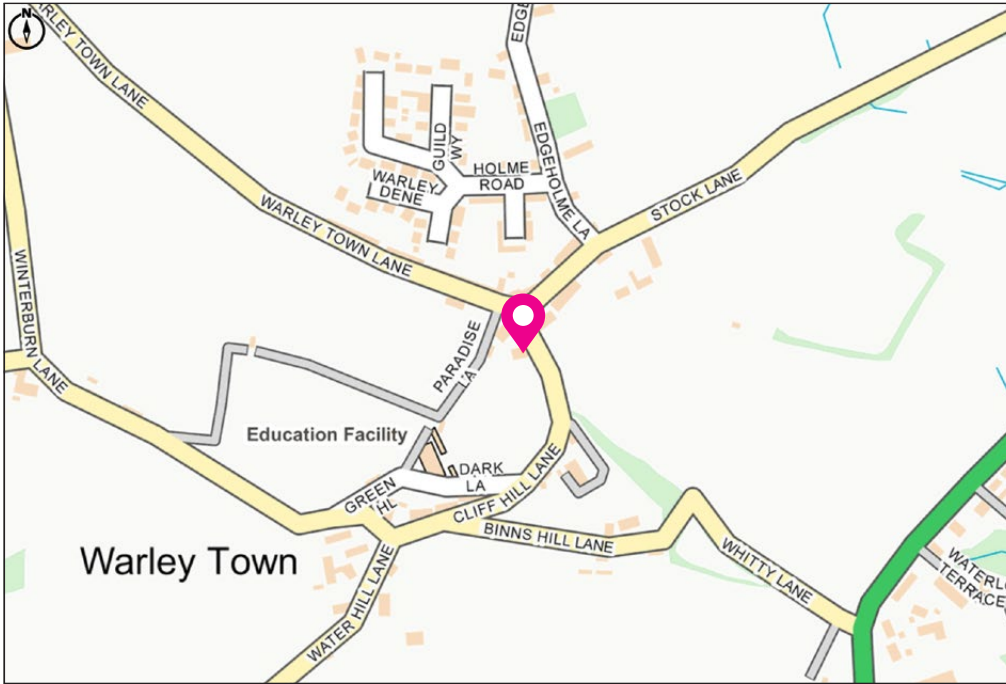
We understand that The Grange and The Coach House benefit from all mains services, with exception of mains gas that isn't currently connected to The Coach House but is connected to The Grange. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order. The Grange is on a standard water supply, whilst The Coach House is metered.

Tenure

Freehold.







Directions

From Halifax Town centre proceed along the A58 King Cross Street, upon reaching the King Cross traffic lights stay in the right hand lane and proceed along the A646 Burnley Road towards Hebden Bridge. Passing through Willowfield as the road bends to the left turn right up Windle Royd Lane and at the top turn left into Stock Lane. Continue along Stock Lane and into Warley Village bearing left at the Maypole Inn and into Cliffe Hill lane where the entrance to the property can be found on the right.

For satellite navigation: **HX2 7SD**

Local Information

Nearest Stations

Sowerby Bridge	1.5 miles
Halifax	2.9 miles

Local Schools

Crossley Heath	2.1 miles
Gleddings Preparatory School	2.4 miles

Motorway Network

Junction 24, M62	6.8 miles
Junction 29, M1	19.8 miles

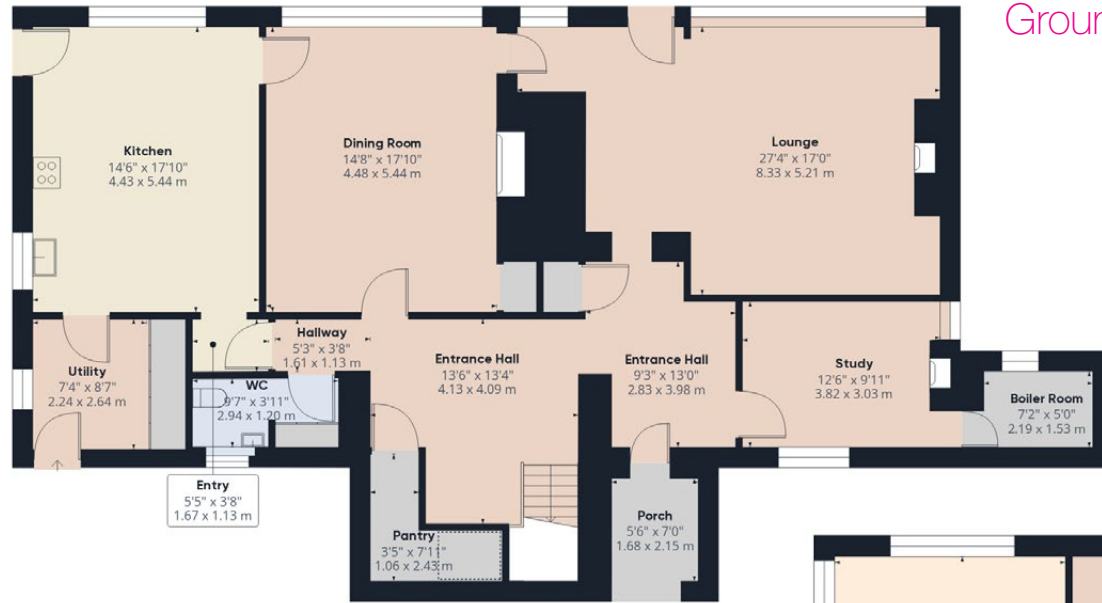


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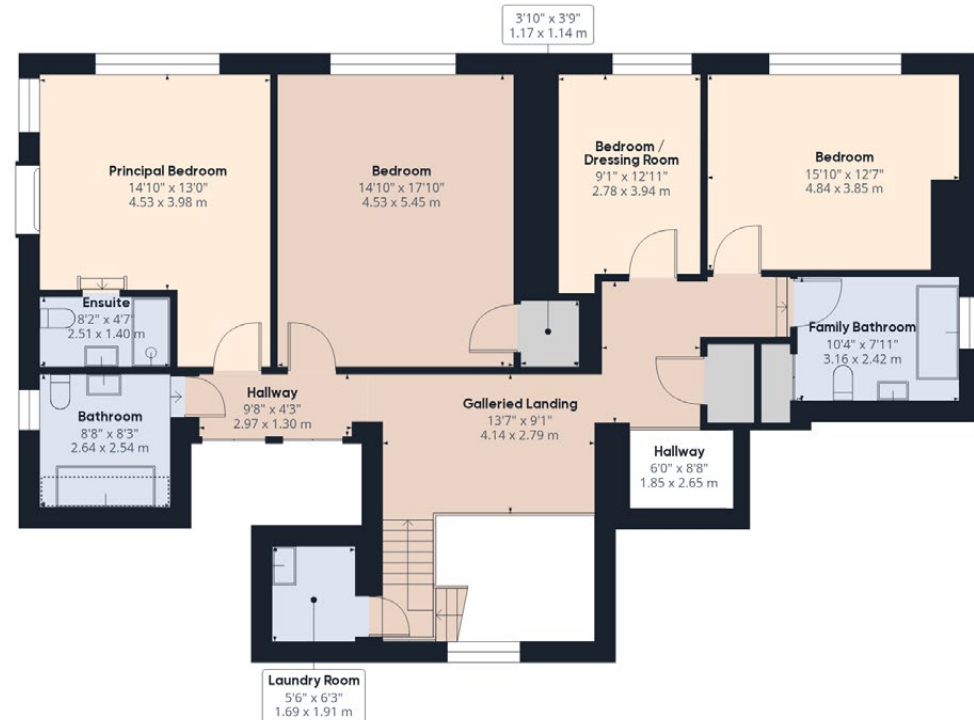
Floor Plans: The Grange

Approximate floor area = 2,970.52 sqft (275.97m²)



Ground Floor

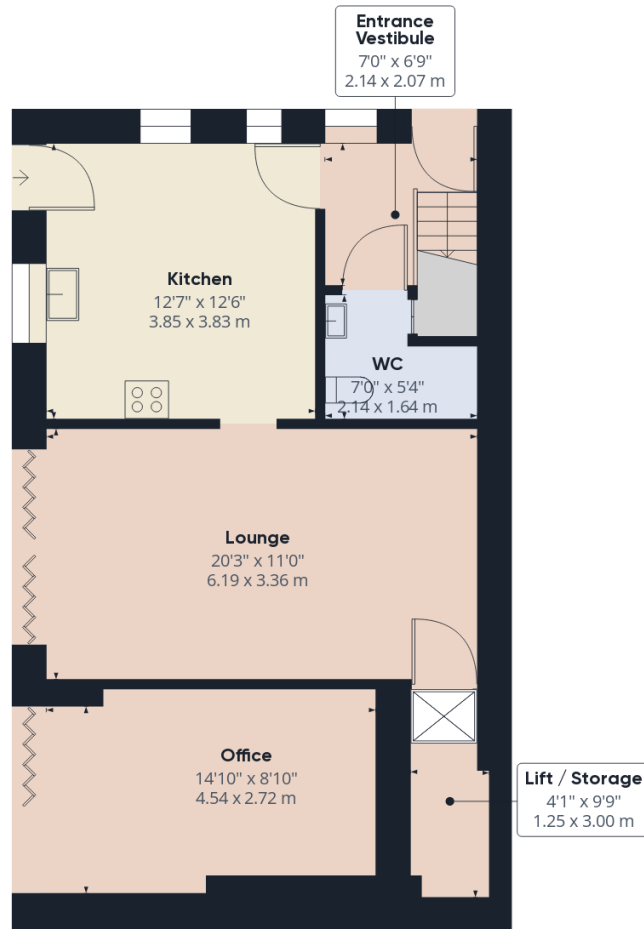
First Floor



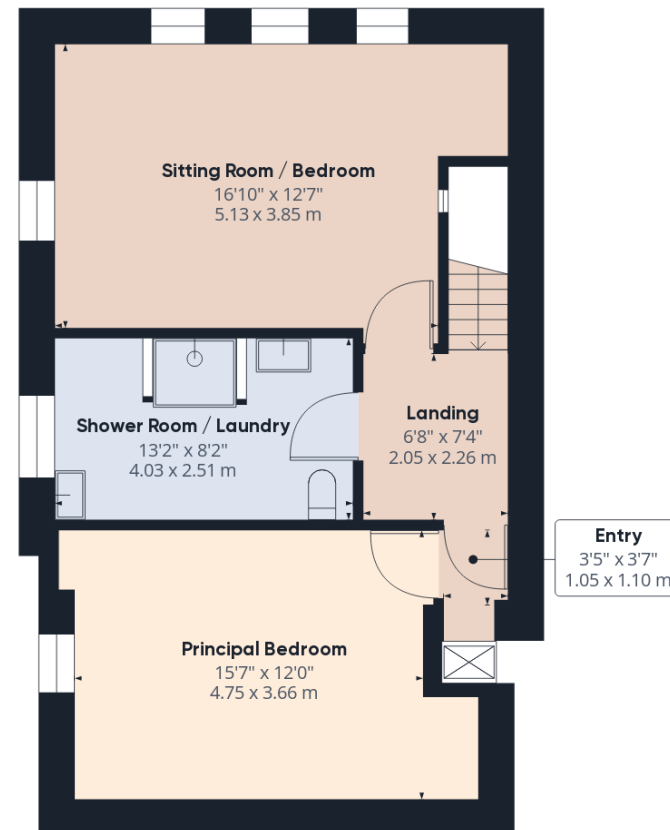
Floor Plans: The Coach House

Approximate floor area = 1,131.86 sqft (105.15m²)

Ground Floor



First Floor



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