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**Forest Hill Road, Sowood
Halifax,**

**Offers in the region of
£1,200,000**

MARTIN THORNTON PLATINUM

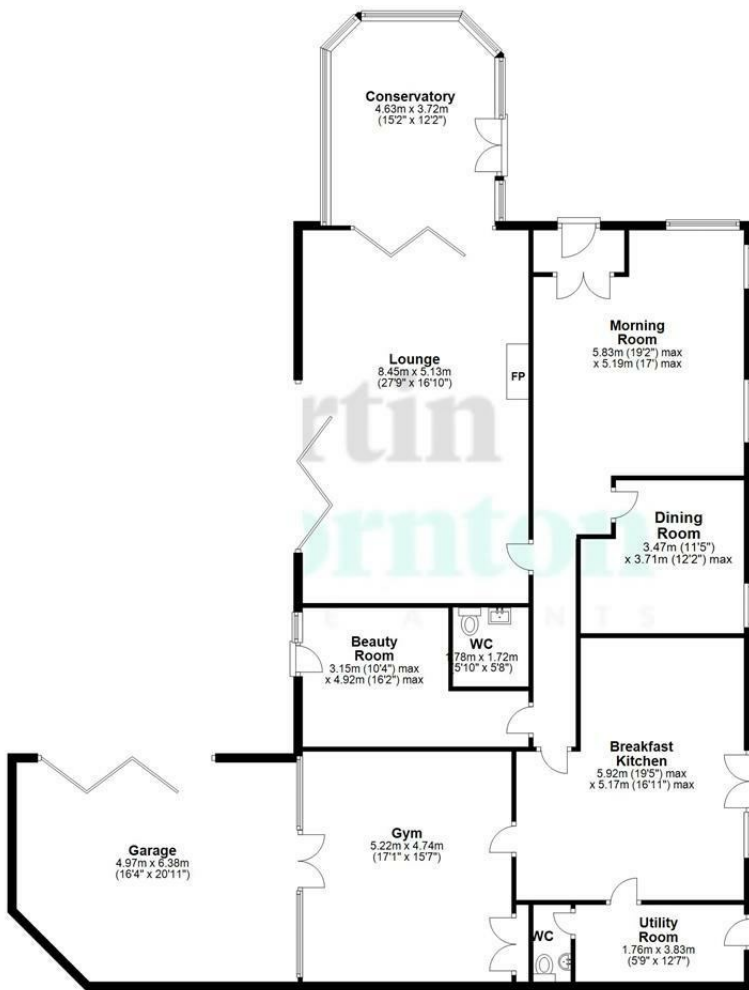
A superb detached six-bedroom family home with a bespoke high specification interior throughout, standing in approximately 3.5 acres with views down the valley. Enjoying a semi-rural setting yet conveniently placed for local amenities and motorway networks. A stunning family home, both in terms of position and presentation. The property offers a vast amount of accommodation comprising hallway, family room with stove and white oak staircase, large living room with multi-fuel stove, separate dining room, large breakfast kitchen, adjoining utility, study/home office, two downstairs toilets, gym/fitness room and an adjoining large workshop/display garage which could easily become additional entertaining space or a cinema room, etc. On the first floor are six double bedrooms, three of which have en suites, the master with its own bespoke dressing room, and a high specification family bathroom. The property has gas-fired central heating, a security system with CCTV and aluminium double glazing. Externally, the property is approached by a long driveway with electric gates, offering parking for numerous vehicles as well as having a separate detached garage block with a terrace above. The property stands within approx. 3.5 acres incorporating formal gardens and fields. There are various seating areas and a superb terrace above the garage block, with a built-in barbecue and cantilever 4x4 parasol. Viewing is an absolute must.

**Forest Hill Road, Sowood
Halifax,**
Floorplan



Ground Floor

Approx. 218.9 sq. metres (2355.8 sq. feet)



First Floor

Approx. 182.6 sq. metres (1965.3 sq. feet)



Total area: approx. 401.4 sq. metres (4321.1 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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Entrance Hallway

An open entrance porch gives shelter from the elements and an external door with a double glazed panel gives access into the hall. There is an inset matwell within the oak flooring and the hallway provides useful shoe and coat storage. Of particular note is the detailed oak joinery, a feature which can be found throughout the property. Double doors lead into the family room.

Morning Room



This room certainly has the wow factor and enjoys a dual aspect with side and front double-glazed windows from which to enjoy the open views across neighbouring fields. The room itself is presented to a very high standard with an attention to detail rarely found. There is a stone fire surround with a raised marble hearth, housing an ABX wood burning stove. A beautiful white oak staircase with motion-sensor LED lighting beneath the treads leads up to the first floor landing. There is an oak hand rail and glazed panels. The room has high quality flooring and this continues throughout towards the kitchen at the far end. There are ceiling speakers for the Sonos system, and these can be found throughout many of the rooms. The room has detailed oak joinery, two radiators and opens into an inner hallway area.

Inner Hallway

The hallway has various wall light points, a further radiator and a continuation of the flooring. On the right, an oak internal door with a glazed panel leads to the living room.

Living Room



This superbly proportioned principal reception room has a stone fireplace with a stone-flagged hearth and fender. Set back to the chimney breast with exposed brickwork is a Jenux multi-fuel stove. At one end is a bespoke unit designed for a recessed flat screen TV, along with a glazed shelf for a soundbar and illuminated glazed display shelving. There is oak flooring throughout, quadruple bi-fold doors and glazed double doors with matching panels on either side that lead through to the conservatory. The room has two radiators.

Conservatory



This most versatile space is currently used as a games room. It is particularly light and bright with double glazed windows to three elevations along with French doors to the side. There is a high angled roof, oak internal joinery and a radiator.

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Dining Room



This good sized formal dining room has oak flooring and a double glazed window providing a superb view down the valley. There are various wall light points and a radiator.

Breakfast Kitchen



This is a superbly appointed sociable open-plan eating and entertaining space. The room has an array of units to high and low levels with under-unit lighting and granite working surfaces. Patio doors give access out to the side seating area. There is a high-level aluminium window which incorporates a granite sill. The central island unit has a sunken one-and-a-half bowl stainless steel sink with a grooved adjoining draining area and mixer tap. There is an instant hot water tap and chilled water supply. The granite worktop creates a breakfast bar area, and there is also an integrated wine cooler along with space for a dishwasher.

There is a Neff range cooker with the usual ovens and 6 ring gas hob, with a Neff canopy style filter hood above. There is a Neff coffee machine and a combination microwave oven, along with housing for an American style fridge freezer with water supply beneath. The LED lighting within the base unit plinths has motion sensors. There is provision for a wall mounted TV. The angled ceiling incorporates a Velux window and the room has floor tiling and a radiator. An oak door leads into the utility.

Utility



There is a continuation of the floor tiling and granite worktops, along with a circular stainless steel sink with single drainer. There is space for appliances such as a tumble dryer, and there is plumbing for an automatic washer. The angled ceiling incorporates a Velux window, there is oak internal joinery and a radiator. A door leads into the downstairs WC.

Downstairs WC

There is a wall mounted hand basin with a splashback and a low-level WC. There is a continuation of the floor tiling, ceiling LED lighting, wall mounted coat hooks and a radiator.

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Gym



From the breakfast kitchen, an oak door with a glazed panel leads into the gym. This room is a most versatile space and could be used as a cinema room, etc., if required. It has oak flooring and wall mirrors, along with a large storage cupboard housing the Ideal Logic Max condensing boiler. Also included is the four person infrared sauna. Oak timber and glazed doors lead through to the workshop/display garage.

Workshop/Display Garage

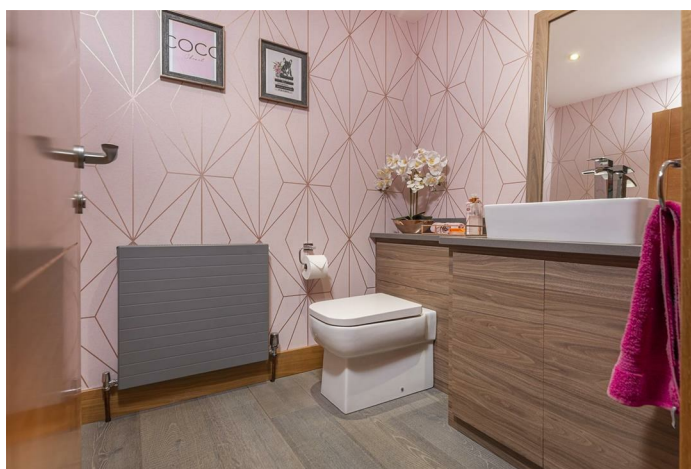
This space is particularly flexible in nature and adjoins the gym. Buyers may decide to create a larger open-plan fitness room, move the gym into this room, and create a cinema room where the gym is now located. This area would also make a fabulous display garage, for example for a classic car or sports car. It has four glazed bi-fold doors, power and lighting, as well as a water supply.

Office/Study



This versatile room has the advantage of having its own external door. It could be perfect as a treatment room or kids gaming room, etc. It has ceiling speakers for the Sonos system, ceiling downlighting and a radiator.

Guest WC



This room is presented to a very high standard and has a bespoke design. There is a silestone work surface with a rectangular trough style hand basin and mixer tap. The low-level WC has a concealed cistern. There is a matching silestone upstand and a continuation of the superb flooring from the family room and inner hallway, along with an extractor fan, LED downlighting, oak internal joinery and a radiator.

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First Floor Landing



From the family room, the white oak staircase rises to the first floor landing. There is an oak handrail with glazed panels, oak internal joinery, various wall light points, and a drop-down ladder providing access to a large, useful storage space within the loft area. There is also a radiator.

Bedroom One



This double bedroom enjoys a dual aspect with a side double glazed window and a Juliette style balcony with double doors, taking full advantage of the open views across the countryside. There are ceiling speakers for the Sonos system and oak internal joinery. A mirrored wall incorporates a secret door that leads to a bespoke dressing room with sensor lighting. It has an extensive array of built-in furniture, including open wardrobes with hanging rails and storage above, drawers and display shoe shelving. There is an

illuminated central display unit with glazed shelving and a granite worktop with cupboards beneath. There is ceiling downlighting, ceiling speakers for the Sonos system, oak flooring and a double glazed window enjoying a superb view. There is also a radiator.

En Suite



The bespoke en suite has Silestone worktops and window sill. There are his and hers hand basins, a low-level WC with concealed cistern and mirror above, a dressing table with storage cupboards, a built-in illuminated mirror, cupboards for toiletries and shelving for towels. The walk-in shower has back-painted glass and an overhead waterfall style shower fitting. There is downlighting as well as LED ceiling lighting above the shower cubicle, floor tiling, down lighting in the ceiling and speakers for the Sonos system. An opaque double glazed window is on the side elevation.



Bedroom Two



The initial area in this bedroom serves as a dressing room, with built-in open wardrobes with hanging rails and low-level drawers. There are further built in drawers and open display shoe shelving. The area has oak flooring, downlighting and a Velux window. The bedroom itself is a superb double room with dark wood flooring, presented to a very high standard. There is a mirror-finished tiled wall with illuminated display alcoves, a Velux window within the angle roof and a large double glazed window overlooking the frontage. There is a radiator and an etched glazed door that leads into a high specification en suite.

En Suite

The en suite has a wet room style shower area with a glazed panel and an overhead waterfall style shower fitting. There is a low-level WC with concealed cistern and a composite worktop, along with a rectangular trough style hand basin with drawers below. The freestanding, double ended bath has a mixer tap and a hand held shower attachment. The bath itself stands on a slightly elevated dark wood plinth. There is fabulous floor and wall tiling, ceiling downlighting, an extractor and a Velux window.

Bedroom Three



This large double bedroom has oak flooring and detailed oak internal joinery and doors. There is a built-in quadruple wardrobe, ceiling speakers for the Sonos system and downlighting. Within the angled ceiling is a Velux window. There is provision for a wall-mounted TV, a large walk-in airing cupboard that houses the cylinder for the heating system and has useful shelving and a radiator.

En Suite



This has a three-piece suite comprising a shower cubicle with a glazed door and Mira independent shower, a pedestal wash hand basin and a low-level WC. The floor is tiled with matching skirting. There is downlighting, a radiator and an opaque double glazed window to the side elevation.

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Bedroom Four



This double bedroom is positioned at the front of the property, enjoying a dual aspect with double glazed windows to the front and side. There is plenty of room for fitted or freestanding furniture, provision for a wall-mounted TV and a radiator.

Bedroom Five



This large double bedroom has a double glazed window taking full advantage of the long distant views down the valley. This room could easily accommodate a vast amount of fitted or freestanding furniture. It has an air conditioning unit and a radiator. Buyers may decide to adjoin this large room to the existing master bedroom to create one fabulous master suite.

Bedroom Six



This large double room has a double glazed window to the side elevation. There is oak flooring and skirting, a ceiling speaker for the Sonos system and a radiator.

House Bathroom



This room certainly has the wow factor, being presented to a very high standard and oozing quality. There is electric underfloor heating, along with ceiling downlighting and LED lighting. There are illuminated display alcoves and a speaker for the Sonos system. At the far end is an oval Duravit hand basin with mixer tap, composite worktop and drawers beneath, with a matching splashback and display sill above. There is a Duravit wall-mounted WC with concealed cistern and a freestanding roll top bath with central floor mounted mixer tap and hand-held shower attachment. In addition, there is a large walk-in shower cubicle with glazed screens,

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overhead waterfall style shower fitting and a hand-held shower attachment. There is floor tiling with matching skirting with timber panelling to one wall, along with a large double glazed window and a wall mounted towel heater.

External Details



The garage block is approx. 10m x 6m and has two automatic up-and-over doors, power, lighting and heating. One of the doors has been removed and incorporates large glazed windows, along with a glazed door. This portion of the garage block is utilised more as a workshop area.

Within the perimeter walling, the property has its house name, and electric gates give access to the long, sweeping driveway. Where the tarmac driveway begins, there are twin five-bar gates that give access to the property's field. There is a further access point slightly further down, with a five-bar gate into the same field and a concrete driveway. On the opposite side, there is a lawned area with fencing and conifers, and the driveway continues to sweep around to the front of the house, where there is extensive parking for numerous vehicles. On the right is the stone built detached garage block. To the left of the garage block, steps lead up to a terrace with bespoke balustrading and weatherproof deck boarding. This is an ideal entertaining space from which to enjoy the view. There is LED lighting and a built-in barbecue. In front of the property is a level lawned area with a paved pathway, a dry stone perimeter wall, and a timber gate with lawn and pathway beyond, leading to a pleasant seating area that can be accessed from the breakfast kitchen. There is also a gate into the lower field. In total, the property stands within approx. 3.5 acres.

Garage Block

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Directions

