



9-11 Hougomont, Low Lane

Queensbury, BD13 1ND

£395,000 Freehold





Located on Low Lane in Queensbury, this stone-built detached home dates back to 1854 and was formerly two cottages. Currently boasting three reception rooms, three bedrooms and a four piece family bathroom, the characterful interior features exposed beams and stonework, with inglenook fireplaces and cast iron stoves, creating a warm and inviting atmosphere. Additionally, the property comes with lapsed planning permission for a single storey extension, and a stone-built garage / workshop which offers further development potential, subject to obtaining any necessary permissions.

With a spacious split level garden, gated parking, and stunning far-reaching rural views, this property is a wonderful opportunity for those seeking a peaceful retreat with the potential for expansion. Don't miss the chance to make this lovely house your new home.

Location

Set back from the A644 Brighouse and Denholme Road, Hougomont is accessed off Low Lane. The property is just a short walk from the award winning Robertshaws Farm Shop, and Queensbury high street is within easy reach with a wide variety of local amenities including a Co-op, a local bakery, supermarkets and shops. Halifax, Brighouse and Bradford are all easily accessible and there are highly regarded local schools.

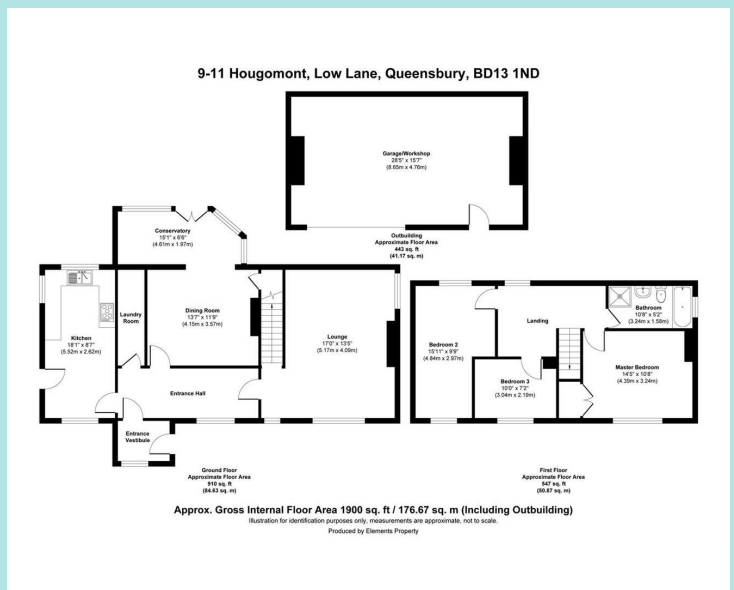
Accommodation

An entrance porch provides access into an inner entrance hallway with half height panelling to the walls. A useful laundry room provides plumbing for a washing machine and the adjacent kitchen enjoys windows to the three elevations, with an external door to the side garden, and an exposed stone wall. There are a range of base, wall and drawer units with complimentary worktops incorporating a 1 and ½ bowl sink with drainer and mixer tap over. With a dual fuel range cooker, extractor hood above, an integrated dishwasher and space for a fridge. The dining room boasts a Yorkshire stone flagged floor with electric underfloor heating, a cast iron multi-fuel stove set within an inglenook stone fireplace, exposed beams to the ceiling and a useful understairs storage cupboard. French doors lead into the conservatory which has double doors out to the rear garden. A spacious lounge enjoys dual aspect windows, exposed beams to the ceiling and a multi fuel cast iron stove set upon a stone hearth with stone surround.

An open staircase leads up to the first floor landing which provides useful fitted storage cupboards. The principle bedroom is a spacious double with far reaching views from a window to the front elevation and a fitted double cupboard. The adjacent house bathroom enjoys a WC and wash hand basin set within a vanity unit, shower cubicle with rainfall shower head and handheld attachment, and freestanding bath with stand taps. With a feature column radiator, part tiled walls and an illuminating mirror with bluetooth. There are two further bedrooms; a good sized single with a window to the front elevation and a second double bedroom with dual aspect windows allowing views over both the front and rear gardens.

Externally, a shared driveway leads to the detached stone built garage with electric roller shutter door. Internally this is open to a workshop area with a window and door to the garden. The gardens provide substantial lawned areas with a decked seating area, stone built pizza oven, mature hedging, plants and trees. Gates open to an area of hard standing which provides an off road parking space.

Planning Permission was Granted in 2022 for demolition of the existing conservatory and a single storey extension which would provide a ground floor bedroom and bathroom - Ref: 22/01661/HOU



Council tax band: E
EPC rating: F
Ground rent: N/A
Service charge: N/A

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