



The Old Pottery Farm, 19 Pepper Hill, Halifax, HX3 7TH Asking Price £495,000

Offered to the market with NO ONWARD SALE CHAIN is this characterful STONE BUILT EXTENDED FIVE BEDROOM SEMI-DETACHED PROPERTY 'Old Pottery Farm' located in a rural setting in Shelf, Halifax - HX3. With far-reaching panoramic views, versatile and spacious living accommodation throughout, and within close proximity to local schools and commuters links, we expect this property to appeal to family buyers seeking a home in the area.

Internally comprising: entrance porch, open-plan dining kitchen, utility room with kitchenette, three separate reception rooms including sun/family room with french doors, ground floor WC, five good-sized bedrooms including master w/ en-suite, house bathroom.

Externally the property has a lawned garden to the front, and a flagged patio garden to the rear enjoying great views. The field to the rear of the property is owned by the current vendor, please ask for more details if you are interested in a potential purchase of this.

GROUND FLOOR

Dining Kitchen



The hub of this family home, spacious open-plan dining kitchen with accompanying utility/kitchenette and WC, with stairs down to the storage cellar.

The kitchen is fitted with a wide range of shaker style units with granite worktops and upstands, and hard-wood flooring throughout.

Appliances - Esse multi-fuel stove with extractor, dishwasher, sink with drainer and mixer tap (utility room accommodating white goods and american fridge/freezer).

Centred around an island with further units, and ample space for a family dining table with chairs.

Utility Room



Utility room leading off the kitchen with accompanying WC and access through to the sun/family room and garden.

The utility has hard-wood flooring and offers a range of fitted units with complementary worktops.

Fitted with an halogen induction hob with oven, sink with drainer and mixer tap, and an inset american-style fridge/freezer with surround units.

With space, power/plumbing supply for white goods and housing the worcester-bosch boiler and cylinder.

Living Room



Living room sitting centrally to the ground floor with access from the entrance hallway, and to the snug and utility room.

With a central inglenook stone fireplace with stone hearth, exposed ceiling beams, and a under-stairs storage cupboard.

Sun/Family Room



Reception room leading off the utility room to the rear of the property with great views and french doors to the garden.

With hard-wood flooring throughout, ceiling spotlights, fitted media framing and internal blinds, a versatile space for this family home.

Snug



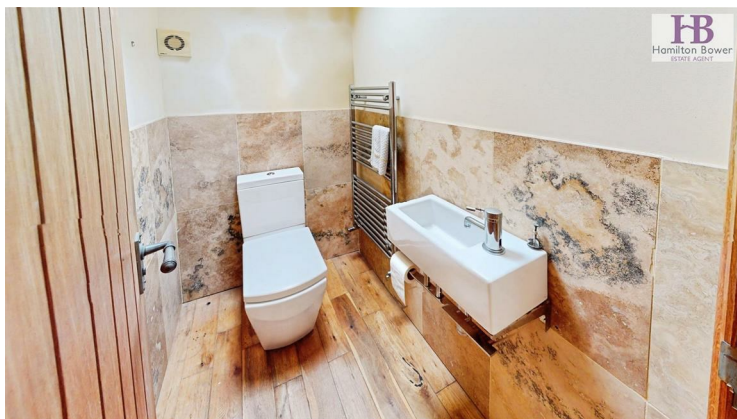
Third reception room, snug leading off the living room with a spiral staircase to the home office, exposed ceiling beams and a dual-aspect view.

Lower Ground Office



Home office to the lower ground floor with spiral staircase leading from the snug, and an external access point to the front. With exposed ceiling beams, hard-wood flooring, and an accompanying store room.

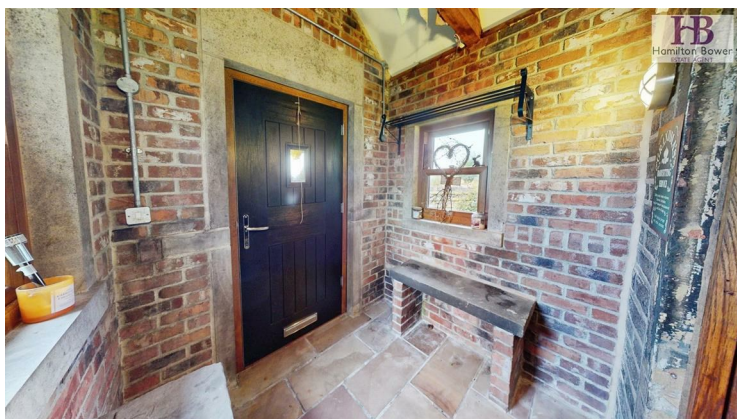
WC



Ground floor WC to the rear of the property sitting between the dining kitchen and utility room.

With a velux window, hard-wood flooring, wall-tiling and a matching two-piece suite - wc, wash basin and towel rail.

Entrance Porch



Entrance porch to the front of the property with dual-aspect windows to each side, with exposed stone work and ceiling beams.

Cellar

Storage cellar with access from the dining kitchen, offering ideal space for this family home.

FIRST FLOOR

Primary Bedroom



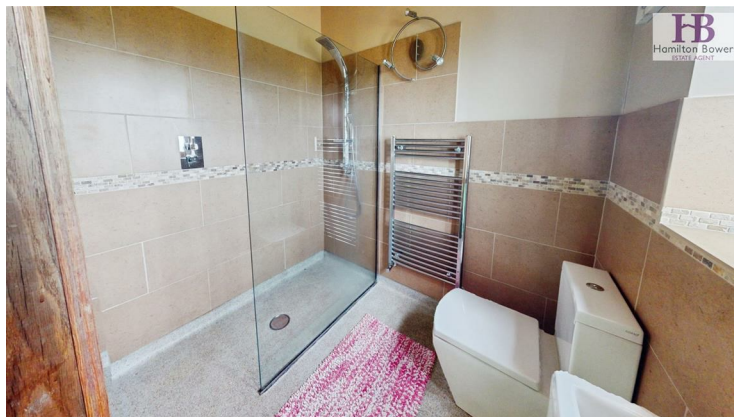
Generous primary bedroom with accompanying en-suite shower

room to the first floor.

Offering a dual-aspect view to the front of the rear, with the front being a Juliette balcony allowing an ideal spot for taking in the view.

With exposed ceiling beams, eaves storage, and ample room for a large bed with a dressing area.

En-Suite



Wet-room style en-suite shower room with wall-tiling and three-piece suite - walk-in shower, wc, wash basin and chrome towel rail.

Bedroom



Double bedroom to the front of the property with a central feature inglenook fireplace with exposed stone work and ceiling beams.

Bedroom



Good-sized double bedroom with dual-aspect view to the front and rear of the property.

With exposed ceiling beams and a mezzanine level offering versatile use as a potential sleeping area or home office.

Bedroom



A further double bedroom, with a view to the front elevation and the far-reaching views. With exposed ceiling beams and framework, and ample space for a large bed with wardrobes.

Bedroom



Final bedroom, with a view to the front of the property and offering space for a bed with wardrobes.

Bathroom



Well-presented contemporary house bathroom with exposed ceiling beams and skylight window. Fitted with wall-tiling and a four-piece suite - tub bath, walk-in shower, wc, wash basin and chrome towel rail.

EXTERNAL



Rear



Spacious flagstone patio to the rear of the property offering a far-reaching outlook with access from the sun/family room via french doors.

Offering an ideal space for outdoor seating in a private setting, with an outdoor tap and space for a barbecue area.

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Front



Well-presented gated garden to the front of the property, with central path leading to the entrance porch.

With a split lawn, mature plants/shrubs to the border, and fencing surround.

The property has a gated communal drive to the front offering off-street parking.

Views



Far-reaching panoramic views across the neighbouring farmland and valley to be taken in from all sides of the property.

