

Charnock Bates

The Country, Period and Fine Home Specialist



Ashday Hall

Ashday Lane, Southowram, HX3 9TR





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Southowram
HX3 9TR

OIEO £1,650,000



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Summary Description

Set within approximately 8.5 acres of mature landscaped gardens, grazing land and woodland, this impressive 18th century, Grade II listed Manor House provides generous accommodation boasting six bedrooms with multiple reception rooms making it an excellent proposal for the growing family, those seeking a home that is ideal for regular entertaining, or those looking to accommodate extended family. Nestled in an idyllic setting on the edge of the village of Southowram, yet benefiting from convenient access to Halifax Town Centre and a range of local amenities.

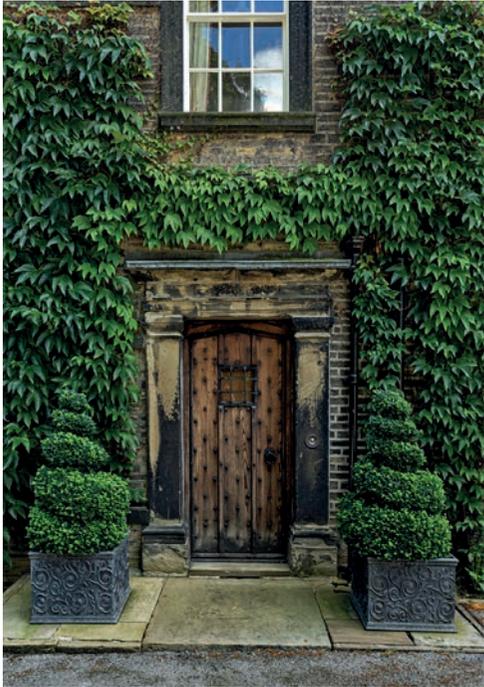
Internally the accommodation briefly comprises; grand entrance hall, entrance foyer, WC, drawing room, dining room, breakfast kitchen, inner hallway, sitting room, billiard room, WC/cloak room, boot room, utility room and garage to the ground floor. Landing, six bedrooms, with the principal bedroom enjoying an ensuite bathroom and dressing room, shower room, office, galleried landing, hobby room, laundry room and house bathroom to the first floor.

Externally electric gates hung from stone pillars provide access into the substantial driveway leading to ample parking. The main expanse of the private, formal gardens enjoy stunning far reaching views whilst offering numerous areas of special interest throughout. A pathway from the garden leads to an orchard of apple trees, tennis court, approximately 6 acres of grazing land and woodland and multiple outbuildings offering a host of development opportunities, subject to obtaining the necessary planning consents.

Location

Southowram is a semi-rural location a short drive from Halifax and Brighouse town centres. Within Southowram there are local shops, primary school, cricket club, public houses, a farm shop and sports grounds. Halifax town centre has a number of supermarkets, public houses, bars and restaurants, library, hairdressers and all other usual facilities. Benefiting from excellent access to the M62 motorway network with Junction 25 being approximately 4.2 miles from the property. Brighouse and Halifax train stations provide great commuter links having regular services regionally with connecting services to the national rail network.





General Information

Access is gained into the grand entrance hall via the stone Tudor style doorway with solid oak door. With stone flooring, external timber door to the rear elevation, decorative ceiling coving, cloaks cupboard and open staircase with ornate cast iron balustrades with timber handrail leading to the first-floor accommodation.

Leading through to the substantial drawing room featuring a curved bay window to the rear enjoying extensive views across the formal gardens and tiered terracing, decorative ceiling cornicing and mouldings, open fire set within a marble effect surround providing an ideal place to relax.





The dining room enjoys a curved bay window to the rear, feature wall panelling with shelf unit and log effect gas fire set within a stone surround.

A door leads through to the breakfast kitchen boasting a range of fitted wall, drawer and base units with central breakfast island with Corian & Granite worksurfaces, two undermounted Villroy & Boch sinks with mixer taps and Amtico planked flooring. Integral appliances include Liebherr fridge, freezer and wine fridge, Miele dishwasher, Bosch microwave and 3 oven AGA with two hot plates and an AGA 2 electric oven module with 4 ring gas hob. Timber and glazed double doors to the rear lead out onto the gardens creating an ideal space for summer evenings entertaining family and friends.





Positioned across the inner hallway is the WC and entrance foyer with a sash window to the front elevation, alcove storage cupboard and coal effect gas fire set within an ornate surround.

Steps off an inner hallway provide access into the open plan sitting/billiard room having dual aspect to the front and rear elevations, feature wall panelling and coal effect gas fire, set within a magnificent stone surround.

An enclosed staircase off the sitting room leads to a second downstairs WC. The boot room can be accessed both internally off the billiard room or externally via a timber panelled door and boasts stone flooring and Severn stove.

Completing the ground floor accommodation is the hall with pantry and enclosed staircase leading to the cellars, utility room and double garage. The spacious cellar provides an adaptable space, currently utilised as a home gym and benefits from floor to ceiling mirrored wall, power and lighting.



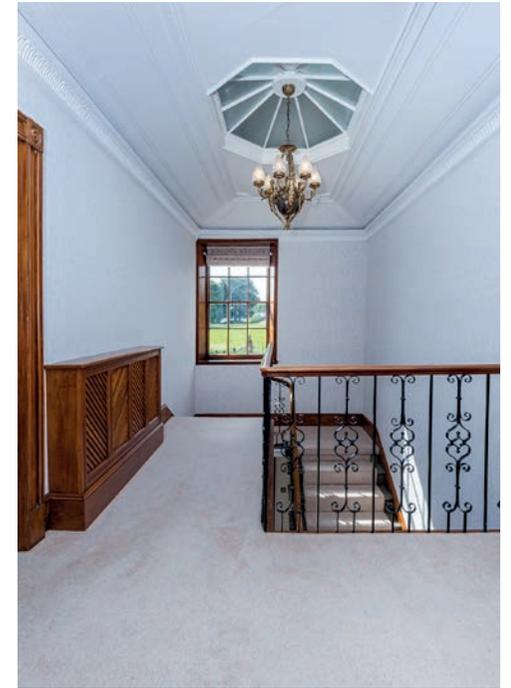




To the first floor, the generously proportioned principal bedroom enjoys a curved bay window to the rear elevation providing an elevated view across the gardens and beyond, decorative ceiling cornicing and coal effect gas fire, set within a marble effect surround. An adjoining dressing room/ensuite bathroom benefits from fitted wardrobes, corner bath with shower attachment, dressing table with his and hers inset hand wash basins, wall and base cupboards and separate WC.



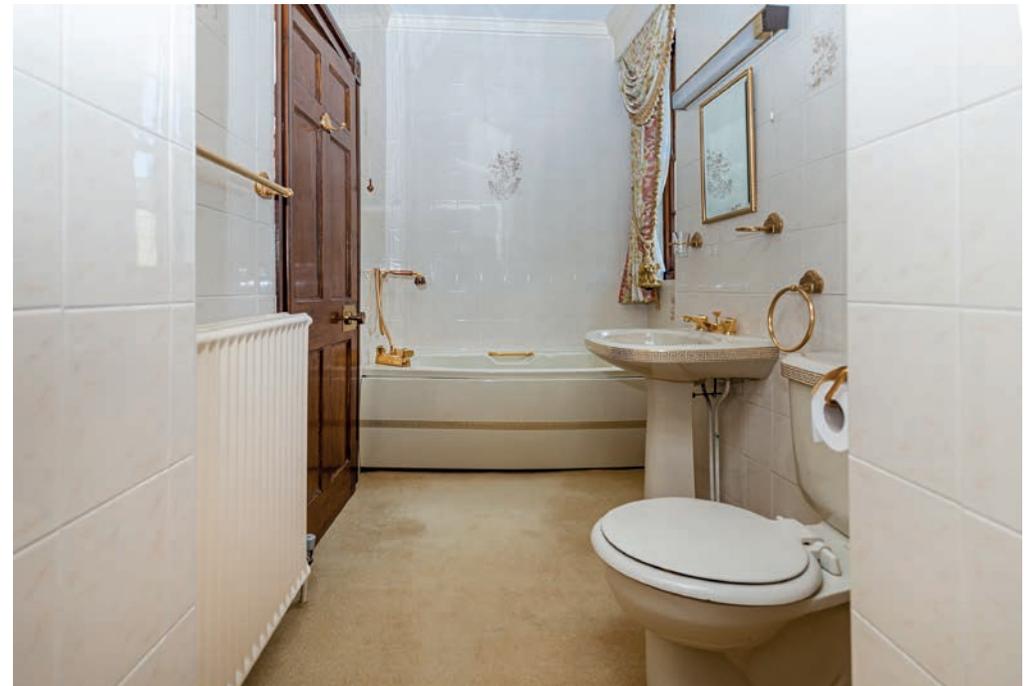
Principal Bedroom View





Having a three-piece suite to the first floor shower room comprising; bidet, WC, shower cubicle, dressing table with inset wash hand basin with storage beneath, sash window to the front elevation and tiled walls.

Moving across to the wonderful second bedroom having a sash window to the front elevation, decorative ceiling corning, coal effect gas fire, set within a timber surround and jack and jill ensuite.





The home office offers an ideal working environment overlooking the rear gardens. Having a curved bay window to the rear elevation and bespoke timber desk with fitted cupboard and shelving units.

Four further bedrooms are located on the first floor all benefiting from fitted wardrobe space providing ample storage. Located to the east wing of the property is the hobbies room and box/wardrobe room.





Externals

Access is gained into the property via electric gates hung from stone pillars opening into the substantial driveway leading to the double garage providing ample parking.

To the rear of the property is a stunning expanse of private formal gardens the majority being laid to lawn with feature water fountain, tiered well stocked terraced flower beds, hot tub area covered by an oak framed canopy and paved patio seating area creating an ideal area for entertaining, barbequing and al-fresco dining whilst enjoying views across the Calder Valley.

Located adjacent to the property are multiple stone-built outbuildings set out over two floors incorporating helicopter hanger and offering the potential purchaser the opportunity to develop to suit their individual requirements whether that should be for residential development of the buildings or conversion to create a unique equestrian facility subject to obtaining the necessary planning consents.

A pathway from the gardens leads to an orchard of apple trees with green house and potting shed, tennis court with an all-weather surface and approximately 6 acres of grazing land and woodland.









Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale MBC

Wayleaves, Easements, Rights of Way

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



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Services

We understand that the property benefits from all mains services except drainage which is via septic tank. 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.

Tenure

Freehold



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Directions

From Halifax town centre proceed towards the A58 over the flyover and turn right at the traffic lights following sign to Southowram. Proceed along Beacon Hill Road which turns into Law Lane. Continue along Law Lane to the end where you then take a right turn onto Towngate proceeding forward until taking a left turn onto Ashday Lane. Continue forward until reaching Ashday Hall on your right hand side.

For satellite navigation: **HX3 9TR**

Local Information

Nearest Stations

Brighouse	3.3 miles
Halifax	2.4 miles

Nearest Schools

Withinfields Primary School	0.9 miles
Brighouse High School	2.8 miles
Hipperholme Grammar	4.4 miles

Motorway Network

Junction 25 M62	4.2 miles
Junction 24 M62	6.1 miles



Image used for illustration purposes



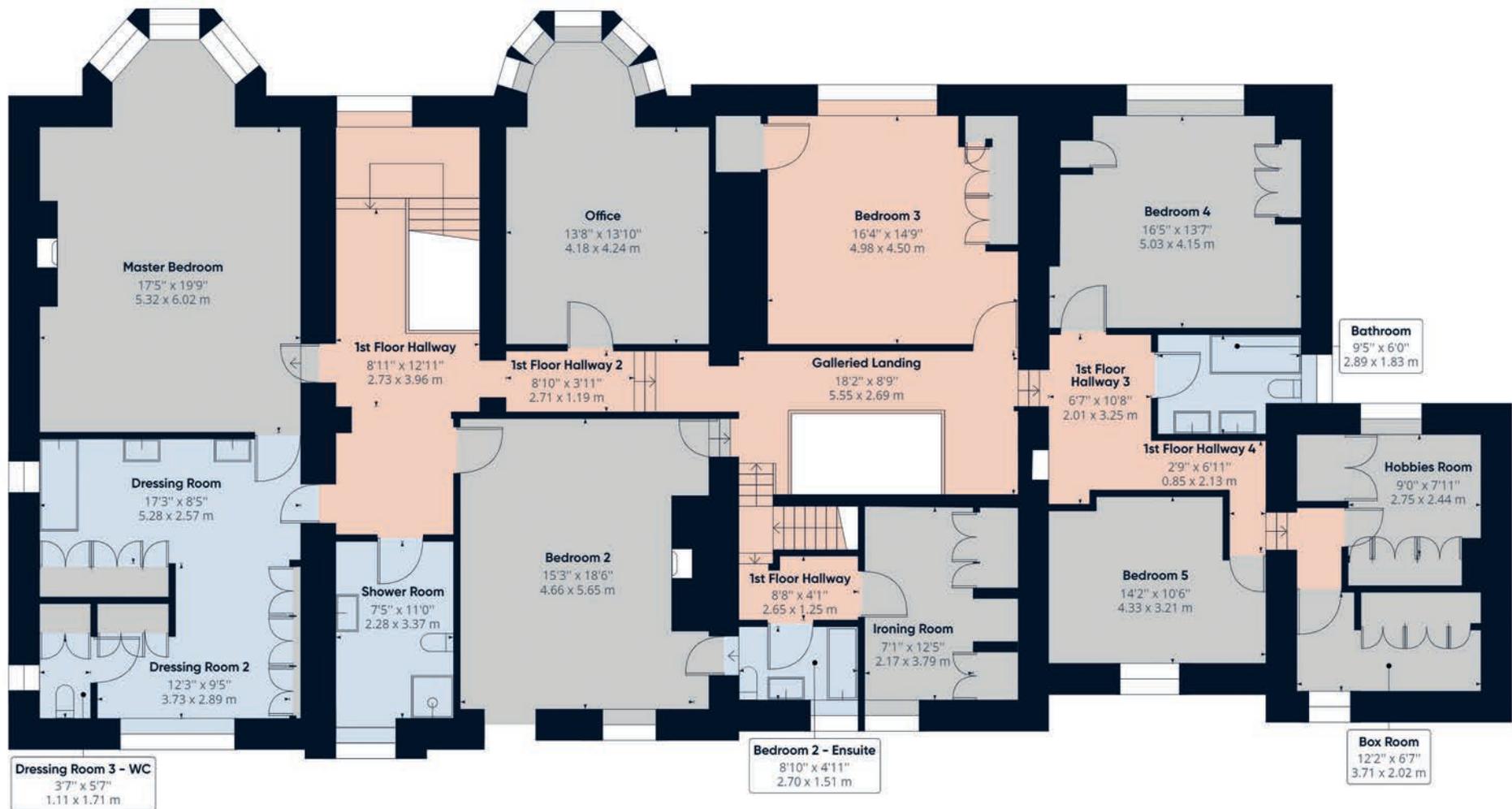
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Floor Plan: Ground Floor



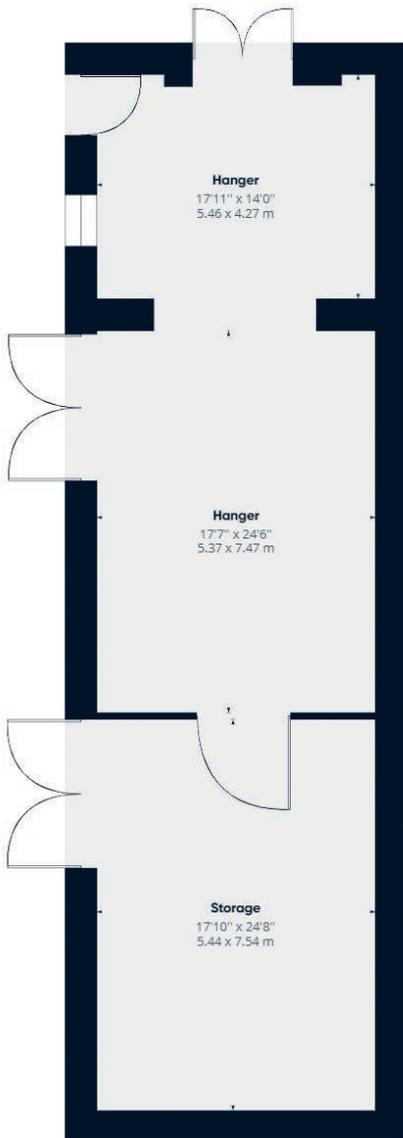
Floor Plan: First Floor



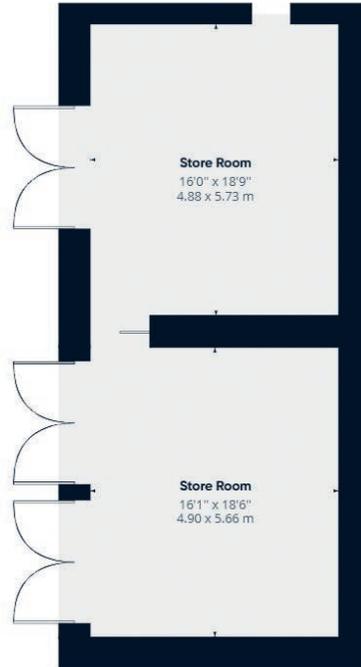
Floor Plans: Outbuildings

Outbuilding 1

Ground Floor

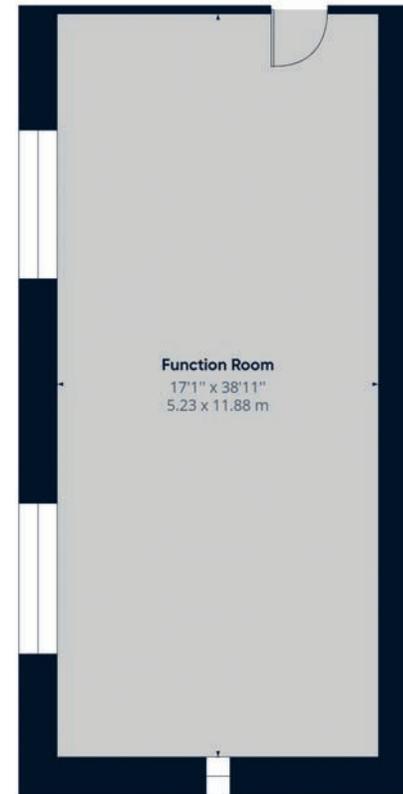


First Floor



Outbuilding 2

Ground Floor



First Floor





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