

Charnock Bates

The Country, Period and Fine Home Specialist



Stod Fold Farm  
Ogden, HX2 8XL









# Stod Fold Farm

Ogden  
HX2 8XL





## Summary Description

A unique opportunity to purchase this modern detached bungalow enjoying a semi-rural setting in the sought-after location of Ogden. The property benefits from a two-bedroom annex which is currently used as a holiday let providing an adaptable space for extended family or those looking to generate income from providing short stay accommodation. The accommodation can easily be converted back to one dwelling should the new owner wish to do so.

Internally the accommodation briefly comprises; entrance hall, dining kitchen, cloaks, WC, utility, lounge, sitting room/bedroom, principal bedroom, ensuite shower room, bathroom, inner hallway and two further bedrooms with the second bedroom also enjoying an ensuite shower room.

Access is gained into the gated driveway which extends to the rear elevation with garage providing ample off-road parking. Boasting a generous expanse of lawned gardens with paved patio and hot tub/BBQ area.

An additional area of grazing land is available subject to separate negotiation totalling approximately one acre.

## Location

Ogden is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park is a stunning 34-acre reservoir with various woodland walks. Halifax Golf Club is also situated within Ogden. Just a short drive away there are local shops, various schools which include the North Halifax Grammar School. There are also many pubs and restaurants within the area.



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## General Information

Neighbouring the property is a former kennels/cattery and stables/indoor school. Our vendors have advised they are currently in the process of submitting planning for change of use to residential development of a small complex of new tasteful detached homes. Meanwhile the former kennels remain under their control and will only be used for personal storage/stabling.

Access is gained into the spacious entrance hall with double doors leading through to the well-presented lounge the focal point being the wood burning stove set within an exposed brick hearth. Enjoying a bay window to the front and patio doors to the side elevation leading onto the gardens ideal for summer evenings entertaining family and friends.

Boasting an extensive range of wall, drawer and base units to the dining kitchen with breakfast island, Granite worksurfaces, undermounted ceramic butler sink with mixer tap, space for a freestanding American style fridge/freezer and dual aspect windows. The integral appliances include a dishwasher and Leisure electric oven with five ring hob, tiled splashbacks and overhead extractor hood.









Moving across to the dining room providing an adaptable room which would be utilised as an additional reception room or as a fourth double bedroom. The principal bedroom enjoys dual aspect windows enjoying views across the garden and ensuite shower room.

Having a three piece suite comprising; walk in rainfall shower with glass screen, low flush WC, wash hand basin with underneath storage, tiled splashbacks and flooring with underfloor heating, chrome ladder heated towel rail and frosted window to the rear elevation. An inner hallway with its own external entrance door provides access to two further double bedrooms and ensuite shower room offering privacy from the main accommodation.



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Moving across to the sitting room providing an adaptable room which would be utilised as an additional reception room or as a fourth double bedroom.

The principal bedroom enjoys dual aspect windows enjoying views across the garden and ensuite shower room. Having a three piece suite comprising; walk in rainfall shower with glass screen, low flush WC, wash hand basin with underneath storage, tiled splashbacks and flooring with underfloor heating, chrome ladder heated towel rail and frosted window to the rear elevation.

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## Externals

Access is gained into the gated driveway which extends to the rear elevation with garage providing ample off-road parking. Enjoying a generous expanse of manicured lawned gardens bordered by mature shrubs, trees and flower beds with raised paved patio seating area providing an ideal area for entertaining, barbequing and al-fresco dining whilst enjoying views across the neighbouring countryside. The gardens also incorporate a BBQ area with wood-fired hot tub.

An additional area of grazing land is available subject to separate negotiation totalling approximately one acre.

## Services

We understand that the property benefits from mains water and electricity. Drainage is serviced via a pumping station. Our vendor has advised an Airsource heat pump is in situ however it does require some maintenance to become fully functional. 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.







## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## Local Authority

Calderdale MBC: Band F

## Wayleaves, Easements, Rights of Way

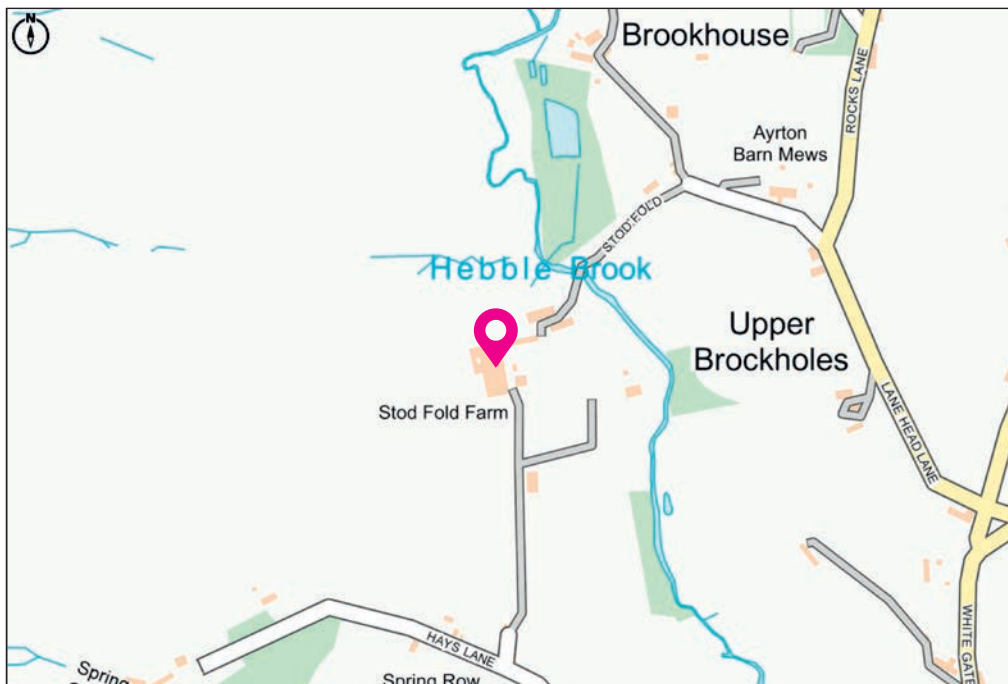
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Tenure

Freehold







## Directions

From Halifax town centre proceed along the A629 Halifax/Keighley Road for approximately 4 miles until reaching Field Head Lane of your left hand side. Continue on Field Head Lane then take a left turn onto Whitegate. Continue on Whitegate taking a right turn onto Mill Lane, then another right turn onto Hays Lane. Proceed on Hays Lane for a short distance until taking a right turn onto Stod Fold. Proceed straight forward until reaching Stod Fold Farm driveway as indicated by a plaque on the driveway entrance.

## EPC Rating

EER: Current tbc – Potential tbc

## Local Information

### Nearest Stations

Halifax	4.4 miles
Sowerby Bridge	5.7 miles
Brighouse	8.5 miles

### Nearest Schools

Bradshaw Primary School	1.3 miles
North Halifax Grammar School	1.5 miles
Trinity Academy Halifax	2.0 miles

### Motorway Network

Junction 26, M62	10.7 miles
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# Floor Plans





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Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
charnockbates.co.uk

250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk