

Charnock Bates

The Country, Period and Fine Home Specialist



Sutcliffe Wood Farm
Wood Bottom Lane, Brighouse, HD6 2QW

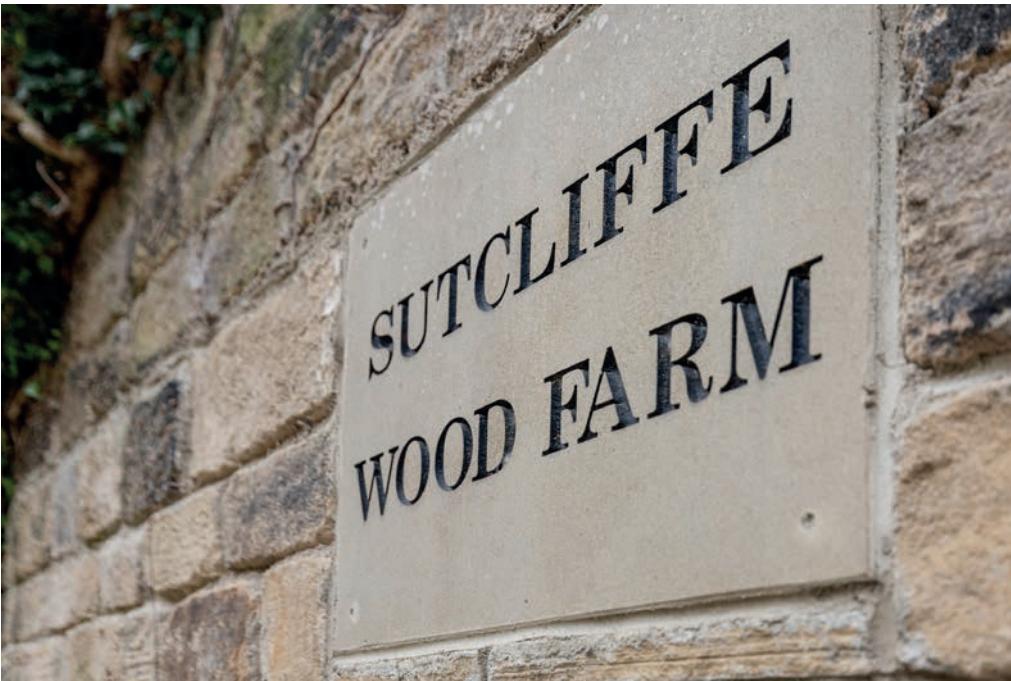




Sutcliffe Wood Farm

Wood Bottom Lane
Brighouse
HD6 2QW

OIRO £1,225,000



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Summary Description

Set within this idyllic rural location, enjoying panoramic views over the Red Beck Valley and dating back to the 16th century with the main farmhouse built in 1713 for James Lister, Sutcliffe Wood Farm offers traditional farmhouse living that oozes character and charm to create a perfect family home. With the benefit of approximately 16.5 acres of grazing land, 7 stables with food store and tack room.

The main house provides spacious four bedroomeed accommodation over two floors having entrance lobby with utility and WC off, open plan living kitchen, sitting room with lower level dining room, lounge, galleried landing, principal bedroom with lower level dressing room, two further double bedrooms with Jack and Jill bathroom, fourth double bedroom and generous house bathroom. Linking from the main house the self-contained annex boasts an open plan living kitchen, study area, bathroom and double bedroom.

Location

Occupying a stunning rural hillside position yet only a short drive from local amenities available in nearby Brighouse, including a number of supermarket chains and independent retailers. Local schools include Brighouse High School, Hipperholme Grammar and Lightcliffe Academy and the area boasts excellent commuter links with regular train services running from Brighouse and Halifax stations along with access to the M62 motorway network. The area is ideal for those with outdoor interests including keen walkers, cyclists and those with equestrian interests having numerous footpath and bridleways running through Red Beck Valley, Sunny Vale and Shibden Valley.



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General Information

Providing well planned and attractively presented accommodation throughout the property retains a wealth of original features and boasts historical links to the Lister family, with the original farmhouse having been constructed for James Lister around 1713 to form part of the Shibden Hall Estate. Subsequent years have seen the property extended from its original footprint, including the conversion by the existing owner of garaging to create a fantastic self-contained one bedroom annex, ideal for accommodating extended family, or potential to provide an additional income from offering short term overnight accommodation.

Offering adaptable living accommodation perfectly suited to a growing family, internally comprising; entrance lobby/hallway having stone flagged flooring, exposed beams, access to the utility room and WC along with open doorway leading through into the breakfast room. The utility provides a range of fitted wall and base cupboards and drawers with inset stainless steel sink unit and plumbing for an automatic washing machine. Leading from the main hallway the breakfast room has a staircase leading to the first floor galleried landing, open to the kitchen via ashlar stone columns with matching lintel and decorative Oak plinth with downlighting over semi-circle oak dining table, raised gas stove surmounted by a stone Inglenook style fire surround, double glazed timber mullion windows to the side elevation along with two Velux skylight windows, exposed trusses and steps leading down to the kitchen.



The main kitchen offers an extensive range of fitted wall and base cupboards and drawers in solid oak having contrasting Corian worksurfaces and upstands incorporating an undermounted double resin sink with mono-bloc mixer tap, central island housing a two ring Neff induction hob, Neff microwave and integral Neff heated plate drawer, recessed brushed stainless steel Sub Zero 650 fridge with freezer drawer, integral dishwasher and black, oil fired AGA recessed into chimney breast. The kitchen also boasts, beamed ceilings, inset ceiling spotlights and vinyl flooring along with 3 and 2 light mullion windows to the rear.

Accessed directly from the kitchen are the adjoining split level garden and dining rooms which provide an ideal space from where to enjoy the established gardens and far reaching views. The garden room benefits from floor to ceiling timber framed double glazed units running from the corner and along two elevations and incorporating four external doors opening out on to the flagged terraced area. A floor mounted electric stove with stone hearth, oak flooring and internal partition with display shelving and stairs to the side leading down to the lower level dining area with double glazed windows to two elevations offering dual aspect views.





To the opposite side of the main kitchen the family lounge provides a cosy retreat with double door multi fuel stove with stone hearth, surround and mantel. Also having exposed beams and 2 light mullion to the front elevation along with 4 light mullion to the rear elevation, external access leading out to the rear terrace.

Moving on to the galleried landing within the main farmhouse, being split level with inset ceiling spotlights, recessed display, loft access hatch.





The principal bedroom occupies a corner position with double glazed timber mullion window running from the corner of the room and along the two elevations and providing a stunning outlook across the valley along with panelled glazed timber framed door with Juliette balcony helping to create an exceptionally light and airy bedroom that also benefits from a lower level dressing room with fitted wardrobes running along both sides of the room providing extensive wardrobe space incorporating fitted drawers along with timber framed double glazed window to the side elevation and two Velux skylights.

The second bedroom having 3 light mullion window to the rear elevation with open views that can be fully enjoyed from the fitted window seat with underlying radiator, fitted oak wardrobes, drawers and open shelving, period stone fireplace with date stone dated 1713. Door through to Jack and Jill bathroom shared with bedroom three, having a three piece suite incorporating low flush WC, pedestal wash hand basin and panelled bath with overlying shower attachment, heated towel rail, partially tiled walls and inset ceiling spotlights. Bedroom three is another good sized double bedroom having a range of fitted oak bedroom furniture including wardrobes, open shelving and double desk/dressing table with three sets of drawers. Large 4 lights mullions to the rear elevation provide stunning open views.

Completing the first floor accommodation is the fourth double bedroom having 2 light mullion to the side elevation with window seat and house bathroom that boasts a five piece suite comprising; large double sided sunken bath with corner mounted taps, bidet, low flush WC, walk-in corner shower and corner vanity unit, partially tongue and groove panelled walls, beamed ceiling and oak effect engineered grey flooring, 2 light mullion to the side elevation.







An open doorway for the lounge gives access through to the annex, having light open plan living kitchen with six Velux skylights within a pitched ceiling having exposed beams and trusses, 2 light mullion to the rear elevation and French doors giving access to the rear decked terrace and enjoying views across the valley. A range of fitted shaker style wall and base cupboards and drawers having brushed stainless steel handles and contrasting Granite worksurfaces and upstands incorporating a 1½ bowl stainless steel sink unit with mono-bloc mixer tap, integral fan assisted cooker with four ring halogen hob and overlying filter hood, integral microwave, integral dishwasher and open doorway through to the inner study/dressing area.

The study/dressing area has external access to the rear leading out onto the decked terrace area and enjoys an open aspect with vaulted ceiling and access to the bathroom. Having a four piece suite comprising; floating WC with concealed cistern, sunken bath with tiled surround and centrally mounted mixer tap and wall mounted controls, floating wash hand basin and corner shower with shower attachment, pitched ceiling, tiled flooring and wall along with inset ceiling spotlights. The double bedroom in the annex offers direct access through French doors out on to the decked terrace enjoying open views and also boasts a bank of fitted wardrobes with overlying cupboards.









Externals

Leading from Wood Bottom Lane access leads into a flagged off-street parking area providing access to the main entrance and giving parking for 4/5 cars and is bordered by well stocked mature shrub and tree borders that run along the boundary along Wood Bottom Lane. To the opposite side of the property the South facing flagged terracing runs along the rear of the property and provides an ideal private space for entertaining or simply enjoying the open countryside views that can be enjoyed from numerous vantage points throughout the gardens. A generous decked terrace also runs across the rear of the annex and again provides a private retreat for the occupants of the annex from which to enjoy the setting and wind away the hours.

Steps down from the decked terrace give access to a generous lower level enclosed area that is laid to lawn and bordered by mature shrubs and trees. Accessed from the garden room the stone flagged terrace runs around the side of the property and incorporates an ornamental pond with water feature and inset flowerbeds and shrub boarders. The flagged terracing leads onto a lawn garden extending around the property and adjoining Wood Bottom Lane to the North of the plot, whilst the lawn extends out to a larger paddock area to the west.





SUTCLIFFE
WOOD FARM



The adjoining land extends to approximately 16.5 acres of grazing/paddock with a total of 7 stables access by a separate driveway from Wood Bottom Lane which leads to a gated access, beyond which is a tarmacadam courtyard area with the stables blocks to either side with the left side housing 5 stables and the right having the remaining two along with an attached feed store and tack room. The vehicular access continues through and into the adjoining fields.



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Fixtures and Fittings

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

Local Authority

Calderdale MBC, Band F

Wayleaves, Easements, Rights of Way

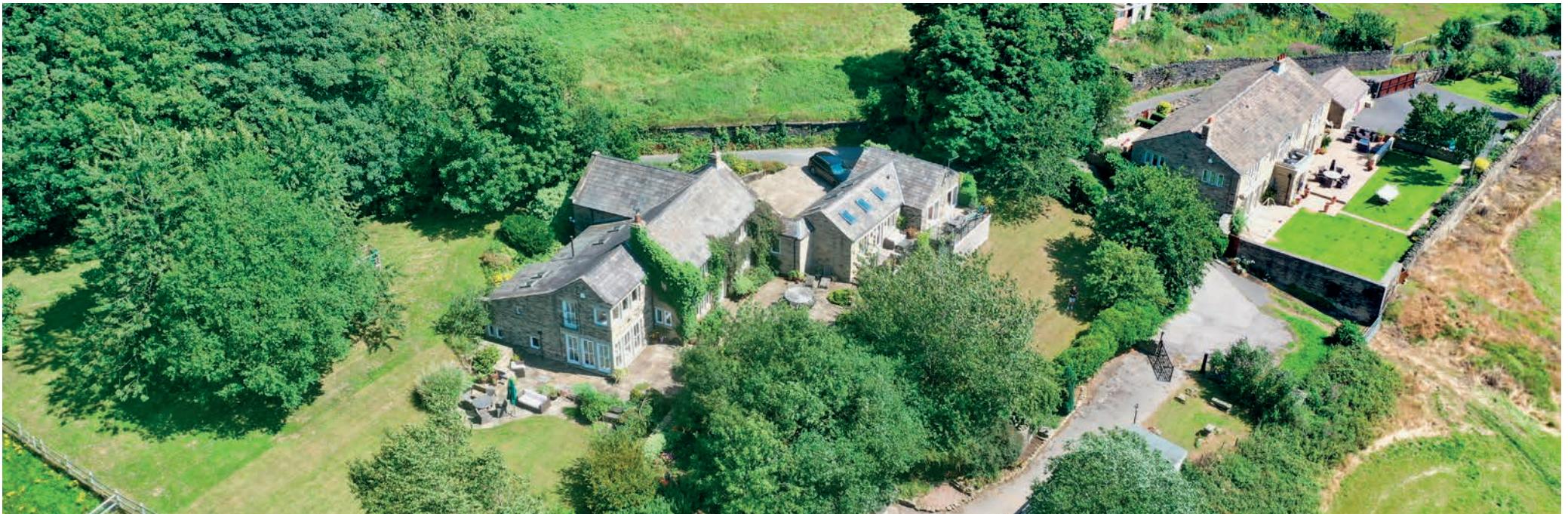
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from mains electric, water and sewage and LPG gas.

Tenure

Freehold



Directions

From Halifax Town Centre take the Leeds Road (A58) following signs for Bradford and Leeds. At Stump Cross traffic lights take the right fork and continue along the A58 Leeds Road towards Hipperholme, at the traffic lights stay in the right hand lane and turn right along the A644 Brighouse Road. Continue along Brighouse Road until reaching the Dusty Miller public house on the left then take the next turning right into Half House Lane, proceed along Half House Lane and take the sharp left turn into Wood Bottom Lane. Continue down the hill and Sutcliffe Wood Farm can be found on the right.

EPC Rating

EER Current 50 – Potential 71
EIR Current 45 – Potential 67

Local Information

Nearest Stations

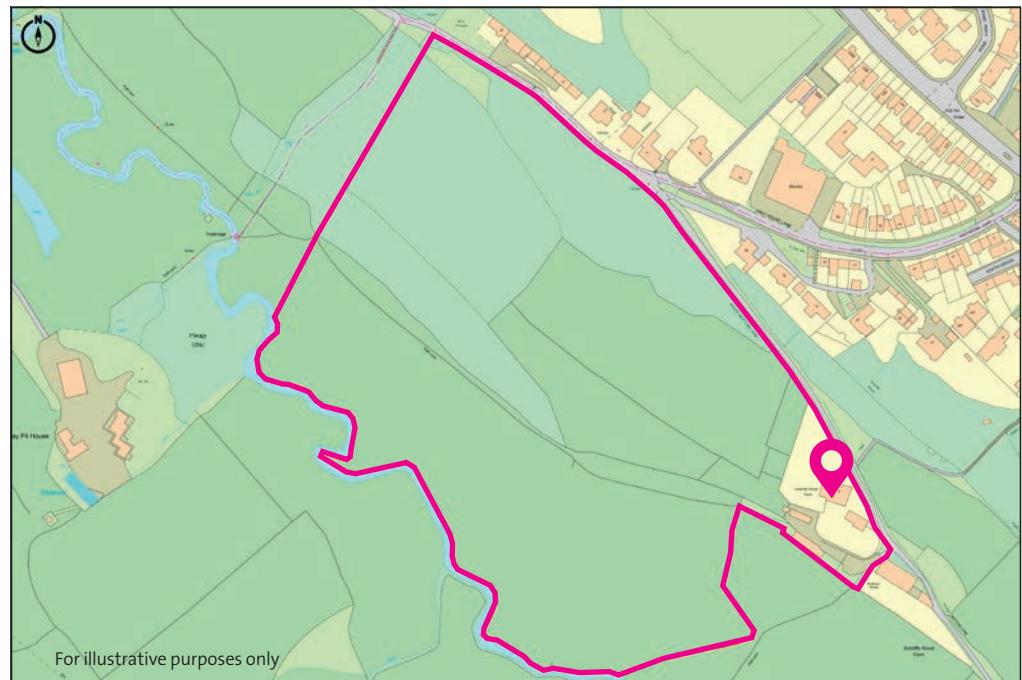
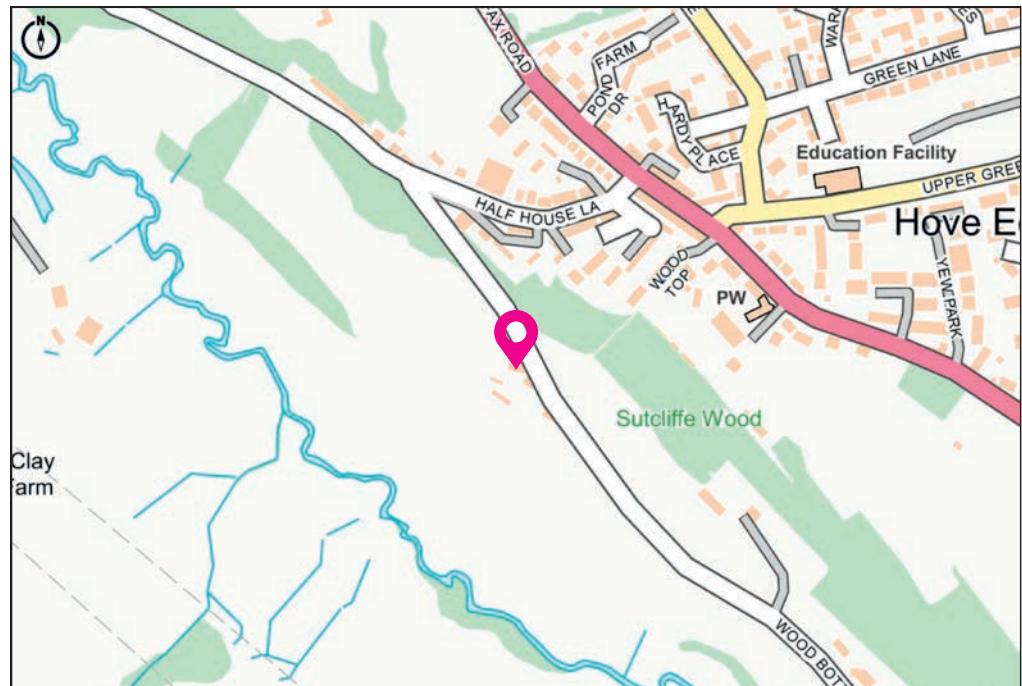
Brighouse	1.4 miles
Halifax	4.7 miles

Nearest Schools

Brighouse High School	0.6 miles
Hipperholme Grammar School	1.9 miles
Lightcliffe Academy	1.7 miles

Motorway Network

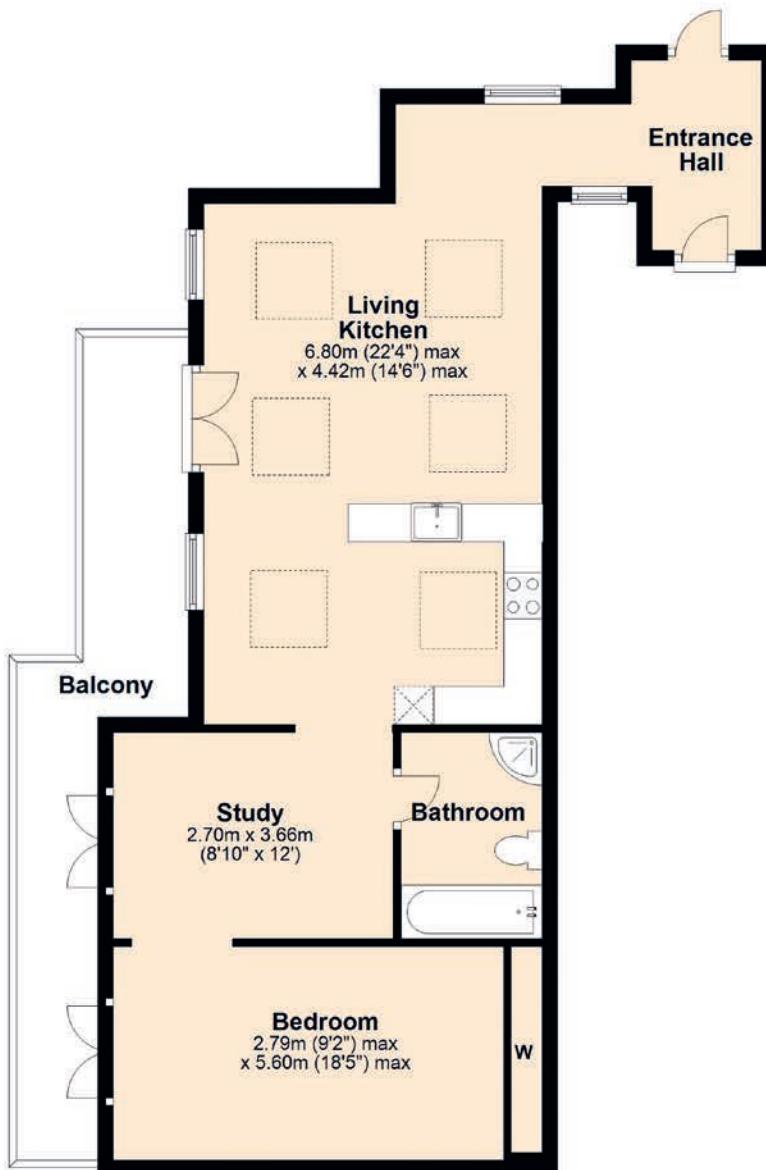
Junction 25, M62 Motorway	2.3 miles
Junction 26, M62 Motorway	4.4 miles



Floor Plans: Main House



Floor Plan: Annex



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