

Charnock Bates

The Country, Period and Fine Home Specialist



Shaw Well

Soyland, Sowerby Bridge, HX6 4ND





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Sowerby Bridge
HX6 4ND

Offers Over: £1,000,000



charnockbates.co.uk





Summary Description

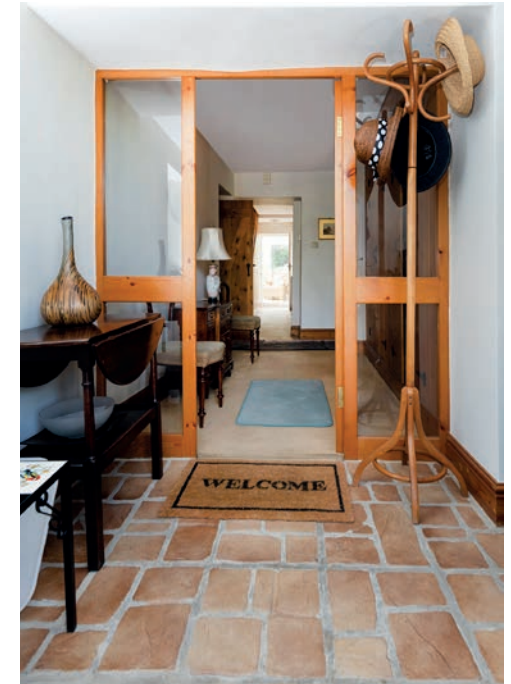
Nestled within the highly sought-after picturesque village location of Soyland is this exceptional, detached, character residence having been in the same family ownership since the late 1970s. Set within a peaceful tranquil setting whilst being ideally situated for local amenities within Ripponden Village including the doctors surgery, both primary and secondary schools along with excellent access to the M62 motorway network.

Having well-planned accommodation set out over three floors forming an excellent proposal for those looking for a truly one-off family home. Externally the property enjoys a stunning expanse of private well-manicured gardens, pitch and putt course and woodland area totalling approximately 1.3 acres enjoying an elevated position with exceptional far-reaching views across the valley. Benefiting from ample parking including a substantial driveway with turning circle leading to the four-car garage.

Internally the accommodation comprises; entrance porch, hallway, lounge, breakfast kitchen, utility, dining room, sun room and integral garage to the ground floor. Landing, two house bathrooms and seven bedrooms to the first floor. Home office and generous store to the second floor.

Location

Shaw Well is located in Soyland, which is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester and with good local schools surrounding the area. The nearby centre of Ripponden benefits from many fine restaurants, bars, health centre, pharmacy, library and shops yet still remains close to superb open countryside. Accessible to both Leeds Bradford Airport and Manchester International Airport. There are excellent schools locally.





General Information

Access is gained into the entrance porch via the arched timber panelled entrance door. Leading through to the entrance hall with generous storage cupboards and open solid wood staircase with understairs storage cupboard.

The heart of this home is the fantastic open plan lounge with exposed beams, feature arched shelving, dual aspect windows, decorative ceiling coving and open fire set within a marble hearth and decorative surround providing an ideal place to sit and relax.

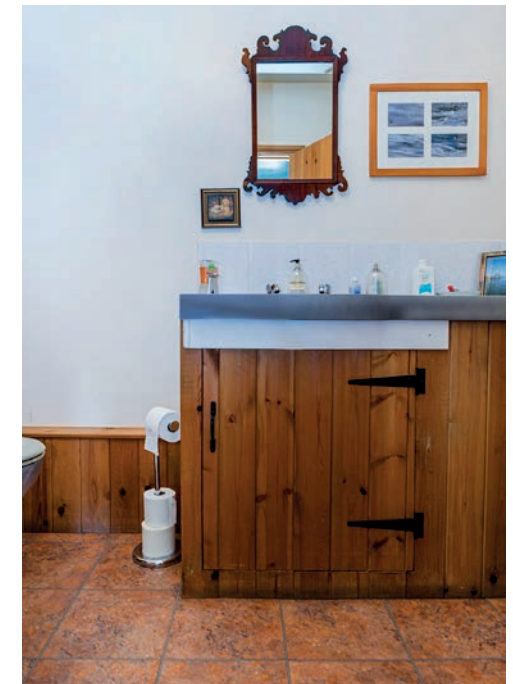


Boasting an extensive range of fitted wall, drawer and base units to the kitchen with contrasting Granite effect worksurfaces, inset stainless steel sink with mixer tap, breakfast bar, tiled flooring and splashbacks, window to the front elevation, electric Rangemaster with six ring hob and plumbing for a dishwasher.

A door leads through to the utility having a fitted base unit with worksurface and inset ceramic basin, vinyl tile effect flooring, window to the front elevation, plumbing for a washing machine, space for a dryer and free standing fridge/freezer.

To the rear of the utility is a shower room enjoying a three-piece suite comprising; shower cubicle, WC and wash hand basin with underneath storage.

The four car garage can be accessed both internally or externally via the two electric up and over doors, coal store, boiler cupboard, window to the rear elevation and water and power point providing an adaptable space allowing the potential to adapt into further accommodation/annex subject to obtaining the necessary planning consents.







Double doors off the kitchen lead through to the spacious dining room with a bay window and doors to the rear leading through to the delightful sun room with patio doors leading onto the rear garden creating an excellent space for summer evenings entertaining with family and friends.

An open staircase off the entrance hall leads to the first floor landing with window to the rear elevation and storage cupboard housing the hot water cylinder.





Moving across to the principal bedroom with exposed beams, bespoke fitted wardrobe space and vanity unit with inset wash hand basin and dual aspect windows providing far reaching views across the neighbouring countryside and beyond.





Having a four piece suite to the bathroom comprising; corner spa bath with shower attachment, bidet, WC, vanity unit with his and hers sink with underneath storage, heated towel rail, tiled splashbacks, inset ceiling spotlights and window to the front elevation.

Also accessed off the first floor landing are six further double bedrooms all being of a generously proportioned size enjoying views across the gardens.





An inner landing provides access to an additional bathroom having a four piece suite comprising; folding door shower cubicle, timber panelled bath, wash hand basin with underneath cupboard storage, WC, inset ceiling spotlights, window to the rear elevation, tiled splashbacks and heated towel rail.





An enclosed staircase leads to the impressive home office with eaves cupboard storage and three velux skylight windows creating an ideal space for those looking to work from home. A door leads through to further spacious storage room.

Externals

Access is gained into the private resin driveway with turning circle leading to the four car garage providing ample off road parking. The well-manicured gardens provide numerous areas of interest throughout including a pitch and putt course, generous expanse of formal lawn, paved terrace to the rear and woodland area bordered by mature trees, shrubs and well established flowerbeds creating an ideal area for entertaining, barbequing and al-fresco dining whilst taking in the picturesque countryside setting where wildlife such as deer, fox, badgers, and most types of birds deer can be seen. Additionally, the grounds include a timber summer house with power points ideal to create a separate workspace perfect for those looking to work from home. Being set within approximately 1.3 acres, this substantial plot offers an excellent proposal for a detached dwelling to be built within the grounds subject to obtaining the necessary consents.

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 – 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, oil central heating and drainage 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







Directions

From Halifax Town Centre take the King A58 Rochdale Road to Sowerby Bridge and Ripponden and proceed through Sowerby Bridge towards Ripponden. Take a right onto Oak Hill towards Mill Bank. Continue through Lower Mill Bank and up the hill on Foxen Lane. At the top of the hill, bear right continuing on Foxen Lane, the property can be found almost immediately on the right hand side dropping down onto a sweeping driveway.

For satellite navigation: **HX6 4ND**

What3words reference: **///ordering.latched.notifying**

EPC Rating

EER: Current 56 – Potential 78

Local Information

Nearest Stations

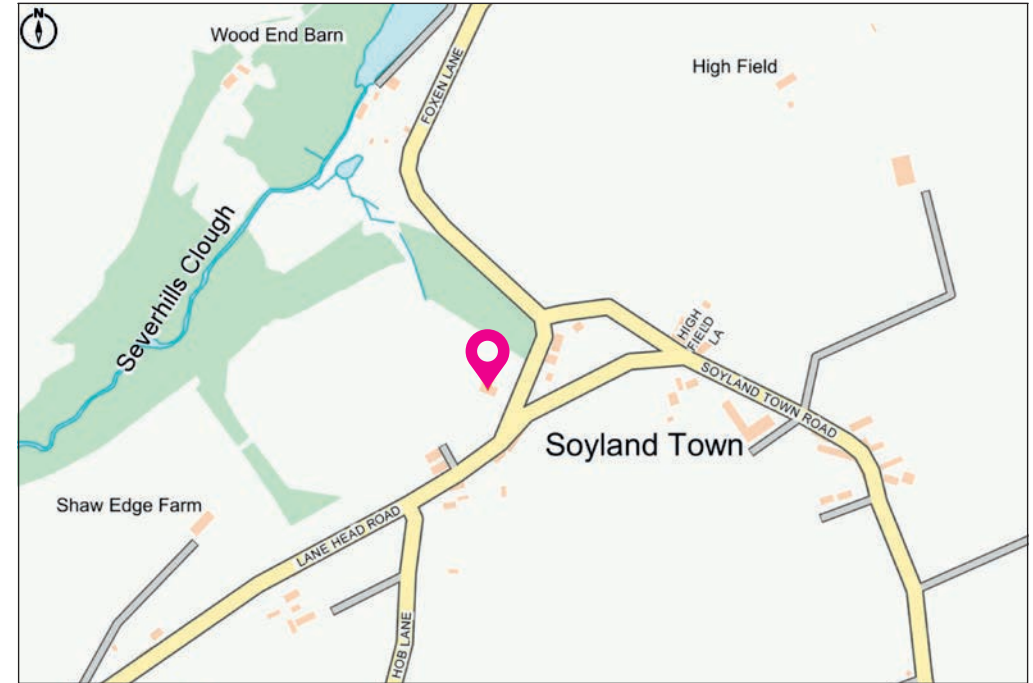
Sowerby Bridge	2.8 miles
Halifax	5.9 miles

Nearest Schools

Ripponden Primary School	0.9 miles
Rishworth School	1.9 miles
Ryburn Valley High School	2.3 miles

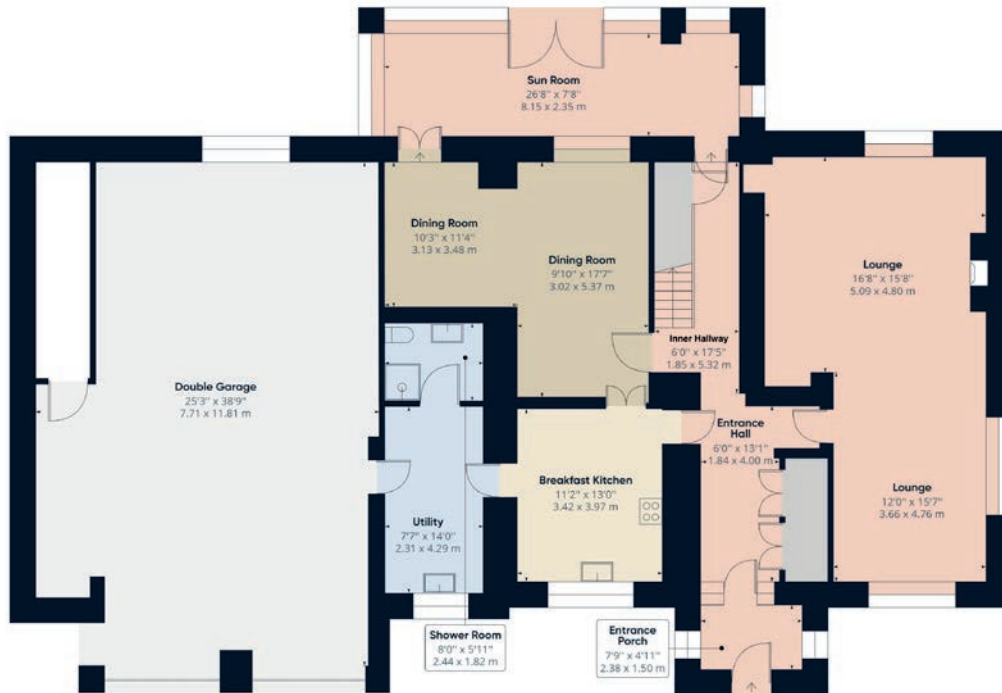
Motorway Network

Junction 23, M62	5.9 miles
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Floor Plans

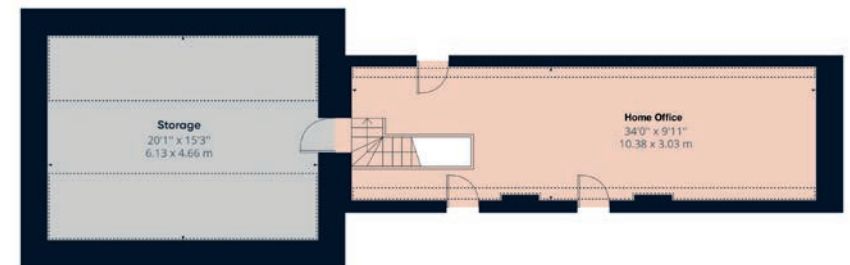
Ground Floor



First Floor



Second Floor





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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