

Charnock Bates

The Country, Period and Fine Home Specialist



South Peat Pitts Lodge

Blind Lane, Ogden, HX2 9NR





# South Peat Pitts Lodge

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Ogden  
HX2 9NR



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## Summary

South Peats Pitts Lodge is a fantastic three-bedroom family home enjoying a semi-rural setting in the sought-after location of Ogden and enjoys far-reaching views across open countryside.

Benefitting from multiple reception rooms and three double bedrooms, the property would be of particular interest to those looking for a characterful and cosy family home. Internally the accommodation briefly comprises; dining kitchen, lounge, conservatory, garage, and an occasional room that could be utilised as either a gym, home office or a children's playroom. Two double bedrooms, house bathroom and principal double bedroom enjoying an ensuite shower room complete the internal accommodation.

Gates provide access into a generous driveway leading to an integral garage. Externally the property boasts approximately 3.7 acres of grazing land positioned directly behind the property, whilst to the front, is an enclosed lawned garden and patio/terrace area.

## Location

Ogden is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park incorporates a reservoir and nature reserve, popular with walker and outdoor enthusiasts. Halifax Golf Club is also located within Ogden. The area is convenient for a variety of local shops, numerous junior and secondary schools, including North Halifax Grammar School. A range of public houses and restaurants within the vicinity include the popular Moorlands Inn, only a short distance away.

## General Information

Access into the property is via the entrance porch, with exposed stonework and internal access into the dining kitchen.

This well-presented space enjoys a range of cream wall, drawer, and base units with contrasting granite worksurfaces and splashbacks. Boasting a large butler sink set below a window overlooking the garden area, a five ring Kensington gas hob, electric oven, extractor, integral dishwasher and washing machine.

A Yorkshire Stone flagged floor further compliments the property, whilst an additional window to the front elevation floods the room with natural light. An enclosed staircase leads to the first floor.



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A door leads through into the lounge which in turn gives access to the remaining ground floor accommodation. Benefitting from a gas coal effect fire with a decorative stone surround, patio door lead to the front elevation whilst access to the rear leads into the large conservatory, overlooking and leading out to the land which accompanies the property.

Following through from the lounge into an occasional room which could be adapted to tailor individual need, whether as a home office, playroom or further reception room.

With a door leading to a second entrance vestibule giving this room its own access from the front external elevation. An integral garage with skylights and an up and over door completes the ground floor of the property.

Internally South Peats Pitts Lodge is finished to a high standard complimented by traditional features, including solid wood doors, exposed stonework, and exposed beams to the ceilings in all first-floor rooms.











The first-floor landing enjoys an overlook over the adjoining land.

The spacious principal bedroom boasts exposed beams and a beautiful arched window for a touch of uniqueness. With the addition of an en-suite shower room including a four-piece Heritage suite incorporating a WC, wash hand basin, bidet, and an angled shower cubical with a wall mounted shower. Panelling throughout compliments the overall aesthetic of the property.



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With two further double bedrooms, both benefitting from tiled shower cubicles and wash hand basins, a separate WC completes the first floor of the property.

## Externals

Having driveway to the front elevation providing parking for three cars, a lawn and a patio that runs to the front and continues to the side and around the rear of the property. To the rear the land extends to approximately 3.7 acres of grazing, part of which has been fenced off to create an enclosed garden. With further patio where a greenhouse sits to compliment an existing allotment created by the current owners of the property.

The land can be accessed directly from the property or via gated access on Cow Hill Gate Lane. Currently used as a hay meadow, the land has been continuously maintained to a high standard and should be of interest to those with equestrian needs.

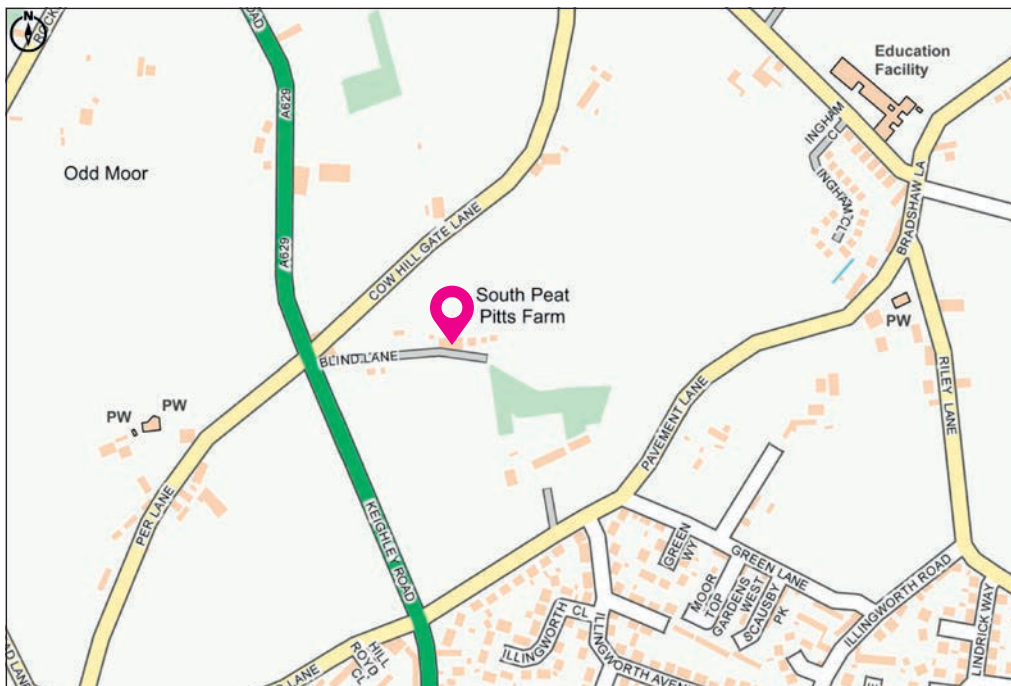
## Fixtures and Fittings

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

## Local Authority

Calderdale, Band E.





## Wayleaves, Easements and Rights of Way

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

## Services

We understand that the property benefits from all mains services except drainage which is via a 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 proceed along the A629 Halifax/Keighley Road for approximately 4 miles until reaching Blind Lane on your right-hand side. Continue along Blind Lane until reaching South Peats Pitts Lodge on your left-hand side as indicated by our Charnock Bates board.

For satellite navigation please use: **HX2 9NR**



## Local Information

### Nearest Stations

Halifax	4.4 miles
Sowerby Bridge	5.7 miles

### Nearest Schools

Bradshaw Primary School	1.2 miles
North Halifax Grammar School	1.6 miles
Trinity Academy Halifax	2.1 miles

### Motorway Network

Junction 24, M62	9.5 miles
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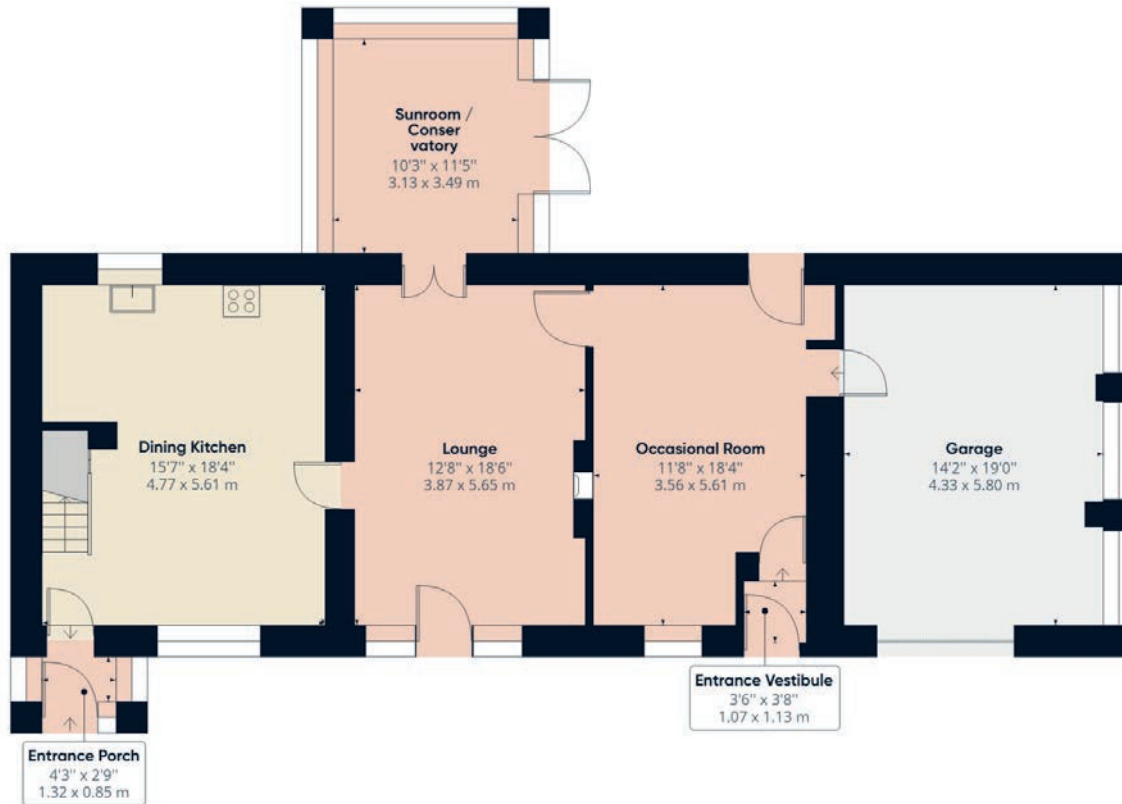
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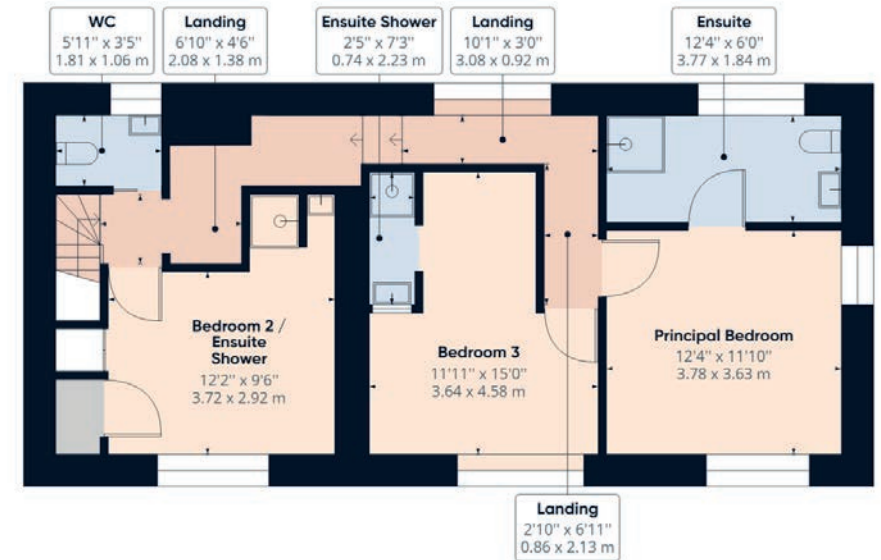
For illustration purposes only

# Floor Plans

## Ground Floor



## First Floor



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