

Charnock Bates



# HOUSE AND BARN DEVELOPMENT

## Halifax

**HOUSE AND BARN DEVELOPMENT OPPORTUNITY.** This property has planning permission to renovate and extend the existing house to a 5 bedroom property and to convert the barn into a six bedroom property. This is a perfect project for a developer or self builder. The planning application number is 24/00343/FUL and this can be accessed on the Calderdale Planning Portal where all the legal documents and drawings can be viewed.

It's an extremely rare opportunity to purchase this detached home nestled within a peaceful tranquil setting yet remaining ideally situated for local amenities within Halifax town centre which is a short drive away. Set within approximately 0.74 acres offering prospective purchasers the opportunity to create a truly one-off family home and a high-end barn conversion.

Currently, Internally the accommodation briefly comprises; entrance porch, kitchen, conservatory, hallway, bathroom, WC, lounge, front entrance hall and sitting room/bedroom three to the ground floor. Landing and two bedrooms to the first floor with the principal enjoying an ensuite bathroom.

**Tenure:** Freehold

**Local Authority:** Calderdale MBC Band C

### Location

A semi-rural location on the outskirts of Boothtown which is located only a short distance from Halifax town centre. Benefiting from a variety of high street stores and train station providing regular services regionally with connecting services to the national rail network. Queensbury is also located nearby, being most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office. Shibden Valley is located a short distance away boasting a network of walking routes and bridleways ideal for outdoor leisure and equestrian

pursuits. Nearby Shibden Hall is a Grade II listed Historic House made world famous by the recent Gentleman Jack television series.

### General Information

Currently, access is gained into the entrance porch leading through to the kitchen enjoying a range of timber fitted wall, drawer and base units with contrasting worksurfaces, inset stainless steel sink, two plate AGA and plumbing for a washing machine/dishwasher. Double doors provide access into the conservatory with a door leading onto the gardens ideal for summer evenings entertaining family and friends. The inner hallway provides access to the ground floor three piece suite bathroom, WC, sitting room/bedroom three and lounge with a gas stove, bay window to the front elevation and double doors to the rear. The sitting room provides an adaptable space which could be utilised as an additional bedroom or home office. The property can also be accessed via the front entrance vestibule.

The first-floor landing provides access to two further bedrooms with the principal bedroom enjoying bespoke fitted wardrobe, dressing table and drawer storage space. The principal bedroom also benefits from an ensuite bathroom enjoying a three-piece suite. Both bedrooms benefit from eaves storage.

The barn can be accessed from the driveway and gardens, being open to the rafters with exposed beams and power and lighting, forming an excellent proposal to convert into further living accommodation or to create a self-contained holiday let for investment purposes utilising the approved planning consents.

### Externals

Access is gained into the property directly off Howcans Lane into the driveway providing off road parking. The property is set within a generous expanse of gardens which surround the property totalling approximately 0.74 acres. Comprising of lawns with box hedging, pond and vegetable plots bordered by mature shrubs and trees providing the perfect space for relaxing, barbequing and al-fresco dining whilst enjoying the idyllic setting. There is also a pond displaying all kinds of wildlife.



### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

☎ 01422 380100

### RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

☎ 01422 823777

### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

☎ 01484 903000

### LONDON

21 Park Lane, Mayfair, W1K 7AG

