

Charnock Bates

The Country, Period and Fine Home Specialist



Hollins House
Church Lane, Southowram, HX3 9TD





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Southowram
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OIEO £500,000



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Summary Description

Dating back to 1863 this Victorian semi-detached home benefits from an adjoining annex currently let on a standard AST rental agreement at a monthly rent of £550. Sympathetically restored by the current owners over the last 20 years this unique home retains a wealth of original features both internally and externally whilst offering contemporary living in areas such as the recently updated kitchen where an industrial design style creates a characterful central hub of this family home. Two generous reception rooms to the ground floor complete an ideal layout for family living, whilst three good sized double bedrooms to the first floor enjoy varying aspects over the surrounding gardens.

A stunning house bathroom boasts a modern five piece suite with feature fittings including a walk-in double shower and centrally positioned free-standing bath, along with dual freestanding basins. Providing prospective owners the opportunity to create additional living space is a large boarded attic used by the current owners as office, gym and storage but offering the possibility of a wide range of uses including additional bedroom space to create 4/5 bedrooms in the main house. Externally a gravelled driveway leads directly from Church Lane and provides off street parking with the possibility of creating additional parking areas. To the front and side elevations private gardens and terracing make for ideal entertaining and family areas.

Location

The property is located in the village of Southowram, occupying a hillside position to the east of Halifax and on the south side of Shibden Valley. The village has a mix of Victorian and historic buildings and architecture, along with many newer housing developments constructed since the 1960's. Southowram is conveniently placed for a range of local amenities within the village along with wider amenities being roughly equidistant from Brighouse and Halifax. Boasting excellent commuter links via road and rail, with regular train services running from both Brighouse and Halifax stations, connecting the main northern business centres, whilst junctions 24 and 25 of the M62 give access to the motorway network.



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General Information

Situated on the outskirts of Southowram village Hollins House is an imposing Victorian property having gardens to two sides and providing generous off-street parking, positioned off Church Lane and abutting agricultural and grazing land to the north.

Providing a perfect blend of traditional architecture and modern design Hollins House provides a rare opportunity for prospective purchasers to own a period home re-designed with modern family requirements in mind. Rear access directly from the off-street parking area at the rear of the property where the owners have created a glass façade with aluminium framed floor to ceiling sliding doors from the dining kitchen and separate external access leading into an entrance vestibule, having stone-flagged flooring, vertical anthracite corner radiator and feature exposed stonework along with access to the ground floor shower room.

Having a three piece suite with walk-in shower with fixed floor mounted glass screen, low flush WC and feature timber plinth supporting an oval wash hand basin with wall mounted mixer tap, patterned tiled flooring and feature exposed original stone window. Leading from the entrance vestibule a fully glazed frameless internal door leads through to the stunning dining kitchen. Recently renovated by the current owners along a modern industrial design theme, this generously proportioned section of the house provides a range of fitted self-close base cupboards and drawers and central island finished in stone veneer having contrasting composite worksurfaces with copper and grey hues, undermounted sink with mono-bloc mixer tap, integral double Bosch ovens with one having self-clean function, inset AEG induction hob with wok burner and ceiling mounted extraction, Bosch dishwasher, integral wine cooler and space for a free-standing American style fridge freezer. Additional features of the dining kitchen include, exposed stonework and columns along with exposed brickwork to the dining area, walnut door furniture and skirtings and vertical anthracite corner radiators. Access from the dining kitchen to the cellar which is split into two separate areas.

The main front entrance hall provides access from the front elevation garden side of the home and boasts period tiled flooring, Victorian skirting and door furniture, decorative ceiling cornicing and period arch, double glazed timber arch windows to the front elevations and four panel entrance door. Off the main entrance hall is a useful large pantry having stone-flagged floor and storage shelving. Accessed from the hall the lounge benefits from a dual aspect with timber sash windows to the front and side elevations, along with Eco fuel fire with black granite fire surround with period pewter inset. The second reception is used by the current owner as a family cinema room, having timber sash window to the side and decorative timber fire surround and mantel.



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Moving to the first floor landing having double featured arched windows to the rear elevation exposed floorboards and period spindle balustrade, newel and handrail along with staircase leading to the attic. Directly accessed from the first floor landing are three good sized double bedrooms that have retained features including timber sash windows, with the master bedroom having dual aspect, period decorative fireplaces, exposed floor boards, ceiling cornicing and exposed stonework to feature walls. Also accessed from the landing a generous house bathroom creates an opulent space having his and her free standing basins with mono-bloc mixer taps, low flush WC with concealed cistern, double walk-in shower with rain head and separate hand shower, free-standing bath and designer circular chrome heated towel rail. Additionally the main bathroom benefits from bamboo flooring, period decorative fire surround, recessed display/storage shelving with clear glass tops and splash backs, exposed stonework and timber sash arch window to the rear elevation.

Further development possibility exists in the current attic space, a substantial area that is utilised by the current owners as an office, gym and laundry room but gives purchasers the opportunity to reconfigure the existing staircase (subject to current building regulations) and create additional bedrooms, master bedroom suite, games room, home office or numerous other uses.

Annex

Attached to the main house is a separate annex, providing one bedroom self-contained accommodation that is currently let on a standard assured shorthold tenancy agreement at a rent of £550pcm. Prospective purchasers may benefit from the income generated or use the additional living space for guest accommodation or to house extended family.



Externals

Vehicular access leads directly from Church Lane into a gravelled driveway and off-street parking area providing parking for several cars, which could be enlarged if required to providing additional parking. The adjoining property also has vehicular and pedestrian rights of way across the driveway. To the side of the main house and annex is an enclosed garden area having central section laid to wood chip with raised flowerbed, shed and mature well stocked shrub and tree borders along with access through to the main front garden.

To the front elevation a private enclosed generous garden area which is mainly laid to lawn and bordered by mature conifer hedges to one side and mature established tree line to the opposite side, along with terrace area ideal for entertaining.





Fixtures and Fittings

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

Local Authority

Calderdale Band E.

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 the property benefits from all mains services, including water, electric and gas.

Tenure

Freehold.



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Directions

From Halifax town centre proceed towards the A58 over the flyover and turn right at the traffic lights following sign to Southowram. Proceed along Beacon Hill Road which turns into Law Lane. Continue along Law Lane to the end where you then turn left. Passing the Shoulder of Mutton Public House on the left, and proceeding straight along Cain Lane until it turns into Church Lane. Hollins House can be found on the left hand side just.

EPC Rating

EER Current 55 – Potential 81
EIR Current 44 – Potential 75

Local Information

Nearest Stations

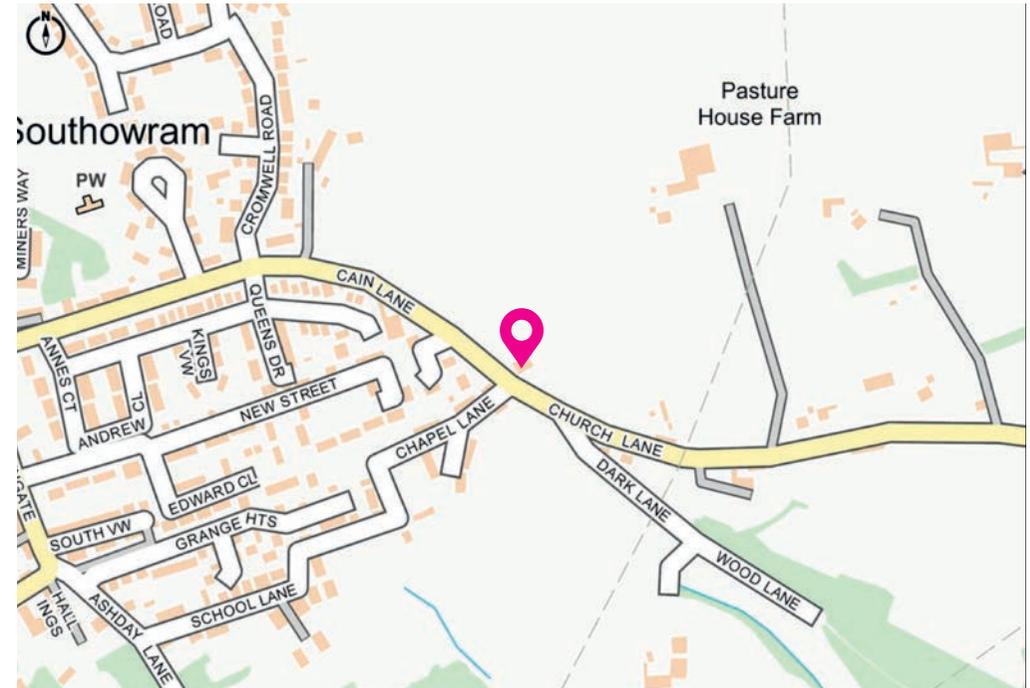
| | |
|-----------|-----------|
| Brighouse | 2.1 miles |
| Halifax | 2.4 miles |

Nearest Schools

| | |
|-----------------------------|-----------|
| Withinfields Primary School | 0.8 miles |
| Brighouse High School | 2.5 miles |
| Hipperholme Grammar | 3.9 miles |

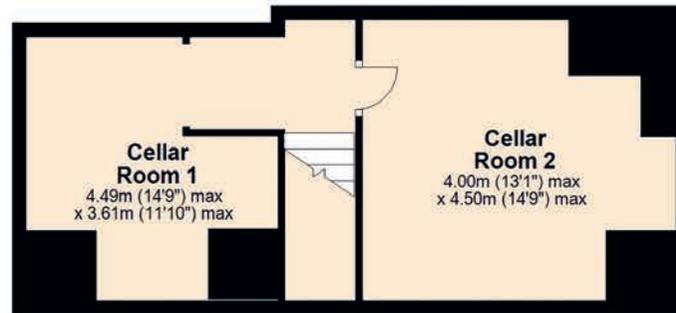
Motorway Network

| | |
|-----------------|-----------|
| Junction 25 M62 | 3.1 miles |
| Junction 24 M62 | 6.1 miles |

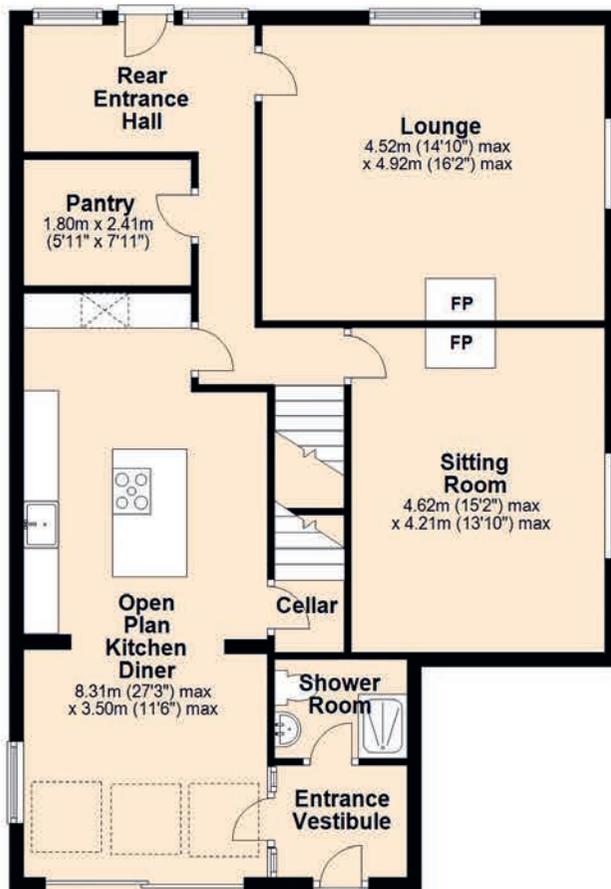


Floor Plans

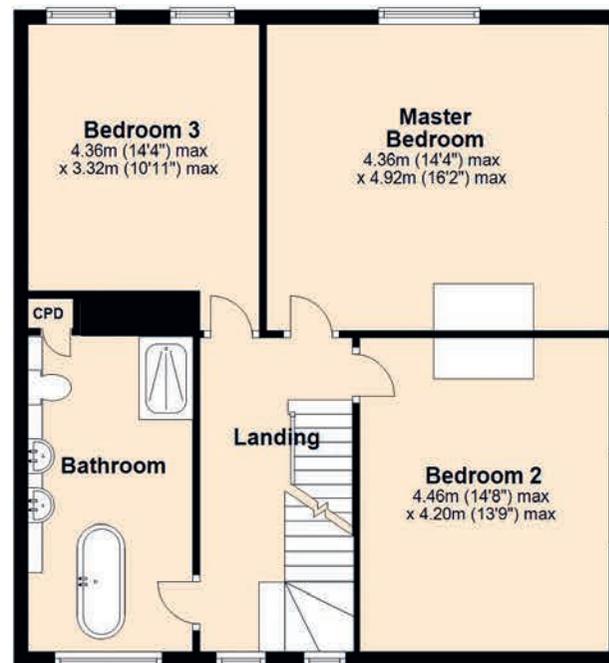
Cellar



Ground Floor



First Floor



Attic





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