



# Blackwall Barn

## Blackwall Lane | Friendly

Blackwall Barn is a superb, detached, Grade II Listed barn which offers well planned living accommodation making the most of the available space whilst retaining many period features such as stone flagged floors and exposed beams throughout. Available with no upward vendor chain and with potential to create a self-contained annex within the property.

Briefly comprising: Master bedroom with mezzanine level and en suite shower room, 3 further bedrooms, family bathroom, kitchen with breakfast area, dining room, lounge, sitting room/bedroom 5, utility room and WC.

Externally: Single garage, off road parking for three cars, enclosed rear garden with decked area and a patio area to the side.

### GROUND FLOOR

- Entrance Hall
- Kitchen
- Breakfast Area
- Dining Room
- Lounge
- Sitting Room/Bedroom 5
- Utility Room
- WC

### FIRST FLOOR

- Master Bedroom with Mezzanine Level
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

### DISTANCES

- Leeds approx. 24 miles.
- Manchester approx. 27 miles.



## LOCATION

The property is located in a sought after residential location, having easy access to the centres of Sowerby Bridge, Ripponden and Halifax all of which offer a variety of fine eateries, bars and shops. Train stations in nearby Sowerby Bridge and Halifax provide access to the cities of Leeds, Manchester, Bradford and Halifax, with a direct train service to London available. Both Manchester International Airport and Leeds Bradford Airport are accessible.

## GENERAL INFORMATION

The entrance hall is accessed via a decorative stained glass door and surrounding windows and has stone flagged flooring. The split level, spindle balustrade staircase leads to the first floor and there is ample storage provided by built-in under stairs cupboards.

The well-proportioned kitchen benefits from an extensive range of Oak fitted base, drawer and eye level units incorporating decorative glazed display cabinets, plate rack and display shelves with under unit lighting. The integrated appliances include: 'Stoves' oven and hob, 'Bosch' fridge, 'AEG' freezer and 'AEG' dishwasher. In addition, there are tiled splash-backs, a Velux window and exposed timber beams to the ceiling, stone flagged flooring and a log burner stove with stone surround to the breakfast area.

The dining room is accessed off the kitchen and provides an external door to the rear garden.

Located off the entrance hall is the lounge, with a gas fire, built in cupboard and window overlooking the rear garden.

Stairs lead down to the utility room which has a sink, a range of fitted cupboards, plumbing for a washing machine and space for a dryer. This room also houses the Worcester Bosch boiler and the gas and electric meters. There is a stable door leading to the front elevation.

Accessed off the utility room is the WC and sitting room which has windows to the side and rear elevations. There is potential to convert this downstairs area to a self-contained annex.

The master bedroom benefits from a mezzanine level with fitted wardrobes and under eaves storage. There is an en suite shower room comprising of a double cubicle with 'Mira' power shower, a wash hand basin, W.C. and a heated towel rail.

Bedroom four is adjacent the master bedroom and has a built in over stairs cupboard.

Bedrooms three and four are located up the stairs with both having exposed beams and Velux windows allowing plenty of natural light.

There is a spacious family bathroom with a central feature cast iron, roll top bath set on claw feet with antique style shower attachment. In addition, there is a separate shower cubicle, wash hand basin, WC, Velux window and timber flooring.

The property benefits from gas central heating throughout.

## EXTERNALS

Externally the property benefits from an enclosed rear lawned garden with decked area, mature plants and shrubs and patio area to the side. There is a single garage with up and over door, power and lighting, and off road parking for three cars.

## 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 MBC

The property falls within the catchment area for Warley Town Junior and infant school.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

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 all mains services. Please note that any of the services have not 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 with vacant possession upon completion.

## DIRECTIONS TO

From Halifax town centre proceed along the A58 Aachen Way towards King Cross traffic lights, following signs for Burnley Road. Proceed along Burnley Road until taking a right turn onto Blackwall Lane. Take the third driveway entrance on your left onto a cobbled driveway, where you will find Blackwall Barn straight ahead on your right-hand side.

For Satellite Navigation - HX6 2TZ

## IMPORTANT NOTICE

CHARNOCK BATES for themselves and for vendors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, metric and imperial dimensions are approximate, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Charnock Bates associates has any authority to make or give any representation or warrant whatever in relation to this property.
- (iv) these particulars do not form part of any offer or contact and must not be relied upon.

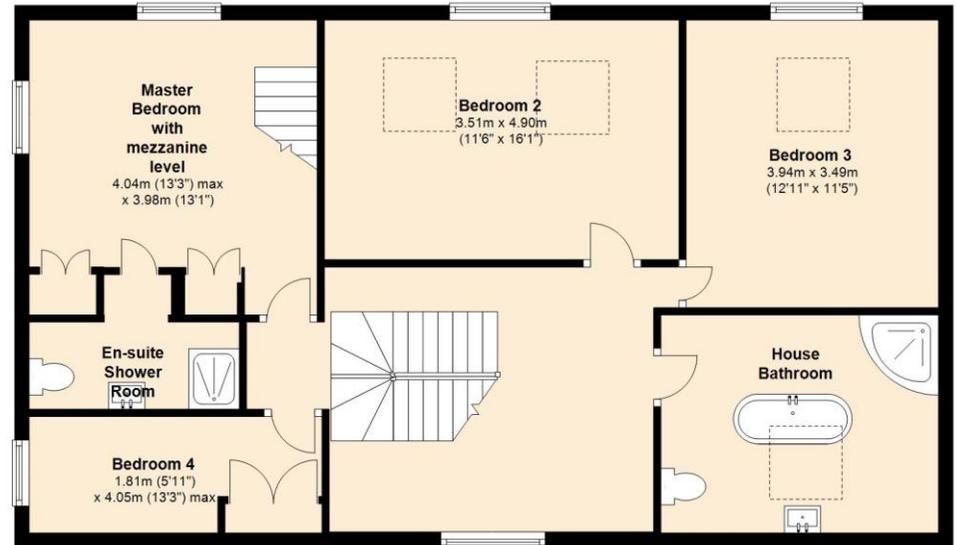




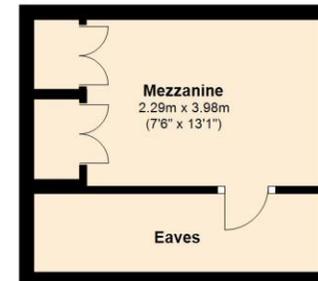
**Ground Floor**



**First Floor**



**Mezzanine**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other features are approximate only and cannot be regarded as being a representation either by the seller or agent. Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

**Blackwall Barn, Blackwall Lane**



### **HALIFAX**

Property House, Lister Lane, Halifax HX1 5AX  
t 01422 380100

### **RIPPONDEN**

250 Halifax Road, Ripponden HX6 4BG  
t 01422 823777

### **HUDDERSFIELD**

Oak House, New North Road, Huddersfield HD1 5LG  
t 01484 903000