

Charnock Bates

The Country, Period and Fine Home Specialist



Cromwells Mount  
Newlands Road, Warley, HX2 7RG





# Cromwells Mount

Newlands Road  
Warley  
HX2 7RG

OIEO £600,000



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## Summary Description

Situated in the sought after semi-rural location of Warley, Cromwells Mount has been fully renovated throughout by the current owners creating an exceptional family home. Boasting an open plan living kitchen, four spacious double bedrooms and generous gardens enjoying far reaching views, this home deserves an early inspection to be truly appreciated.

Internally the property briefly comprises; entrance hall, open plan living kitchen, dining hall, conservatory, lounge with study, utility and WC to the ground floor. The first floor comprises four bedrooms, the principal bedroom has an ensuite bathroom and dressing room, bedroom 2 has an ensuite shower room and there is a house bathroom.

Externally the property boasts a tarmac driveway, generous gardens with an adjacent area of woodland of approximately 0.6 hectares which is accessed separately.

## Location

Warley Village (locally known as Warley Town) is a sought-after semi-rural location having access to Halifax Town Centre, Sowerby Bridge and the tourist location of Hebden Bridge. There are a variety of amenities and rail networks accessing the cities of Leeds, Manchester, Bradford and a direct train line to London from Halifax. Within the village, which is walking distance from Cromwell's Mount there are two popular public houses and a primary school as well as two cricket clubs and a rugby club. There are further amenities nearby the village to include a post office, hairdressers, petrol station, sports grounds and schools. Access to both Manchester International Airport and Leeds Bradford airport.



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## General Information

A timber and glazed entrance door provides access into the entrance hall with solid oak parquet flooring, decorative wall panelling, period column radiator and storage cupboard.

The heart of this home is the fantastic open plan living kitchen boasting an extensive range of bespoke hand painted fitted wall, drawer and base units with contrasting Iroko solid wood worksurface with undermounted ceramic sink and Insinkerator boiling hot water tap. Integral appliances include twin Bosch electric ovens, AEG electric induction hob with mirrored splashback, overhead extractor hood, Meile dishwasher, fridge/freezer and microwave. An attractive feature of the kitchen is the large central island with cashmere white granite worksurface and integrated wine cooler. With solid oak parquet flooring, decorative ceiling coving, three period column radiators, newly installed Upvc double glazed sash windows to the front elevation along with an external door leading out to the gardens.





Double glazed doors lead through to the dining hall with solid oak parquet flooring, decorative wall panelling and an open staircase with two understairs storage cupboards. Positioned off the dining hall is the hardwood conservatory with patio doors leading onto an attractive terrace and the gardens beyond creating an ideal space for summer evenings entertaining family and friends whilst enjoying views across the surrounding countryside.



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Leading through to the well presented lounge with newly installed Upvc double glazed sash windows to the front and side elevation, feature wall panelling and newly installed multifuel stove set within a stone hearth providing an ideal place to relax.

Two steps lead up to the study area offering an excellent space ideal to create a separate workspace perfect for those looking to work from home. A door off the office area provides access to the cellar providing ample storage space.

Moving across to the utility room having fitted base units with contrasting granite worksurfaces, metro tiled splashbacks, plumbing for a washing machine, space for a dryer, chrome ladder heated rail, vinyl flooring, inset ceiling spotlights and external entrance door. Completing the ground floor accommodation is the downstairs WC having a two piece suite comprising low flush WC, wash hand basin with mixer tap set into a vanity unit with useful storage, metro tiled splashbacks and vinyl flooring.





An open staircase from the dining hall leads to the first floor landing providing access to four spacious bedrooms, airing cupboard with hot water cylinder and useful storage space and house bathroom having a four piece suite comprising; low flush WC, wash hand basin, panelled bath with traditional style mixer tap and shower attachment, tiled flooring and splashbacks, newly installed Upvc double glazed frosted sash windows to the side elevation, decorative ceiling coving, chrome ladder heated towel rail and boiler cupboard, again with useful storage space.

The second bedroom boasts an ensuite shower room with a three piece suite comprising; sliding glass door shower with rainfall shower head attachment and separate hand held shower attachment, low flush WC, wash hand basin with mixer tap, tiled flooring and splashbacks, chrome ladder heated towel rail and inset ceiling spotlights.

Both bedrooms three and four benefit from fitted wardrobe space and newly installed Upvc double glazed sash windows to the front elevation enjoying far reaching south facing views across the neighbouring fields.





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Completing the first floor accommodation is the principal bedroom boasting an exceptional dressing room with fitted open wardrobe space and generous ensuite bathroom having a four piece suite comprising; wall hung vanity unit with wash hand basin with mixer tap and storage drawers, freestanding oval bath, low flush WC, large sliding door shower with rainfall shower head attachment and separate hand held shower attachment, three storage cupboards, inset ceiling spotlights, feature wall panelling and newly installed Upvc double glazed sash window to the front elevation.

## Externals

The tarmacadam driveway with established shrubs leads directly from Newlands Road providing ample parking space. A gate leads to the house and gardens which are very private and south facing. There is an outbuilding adjoining the house. There are several areas of gardens providing ample places to sit and relax with steps leading down to a sheltered lawned area surrounded by established shrubs, trees and plants. There is a delightful terrace providing an ideal place for outdoor dining overlooking the stunning views over the Calder Valley and beyond to Saddleworth Moor. Access can also be gained into the gardens via a wrought iron gate off Newlands Road with steps leading down to the gardens.

## 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

## 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.

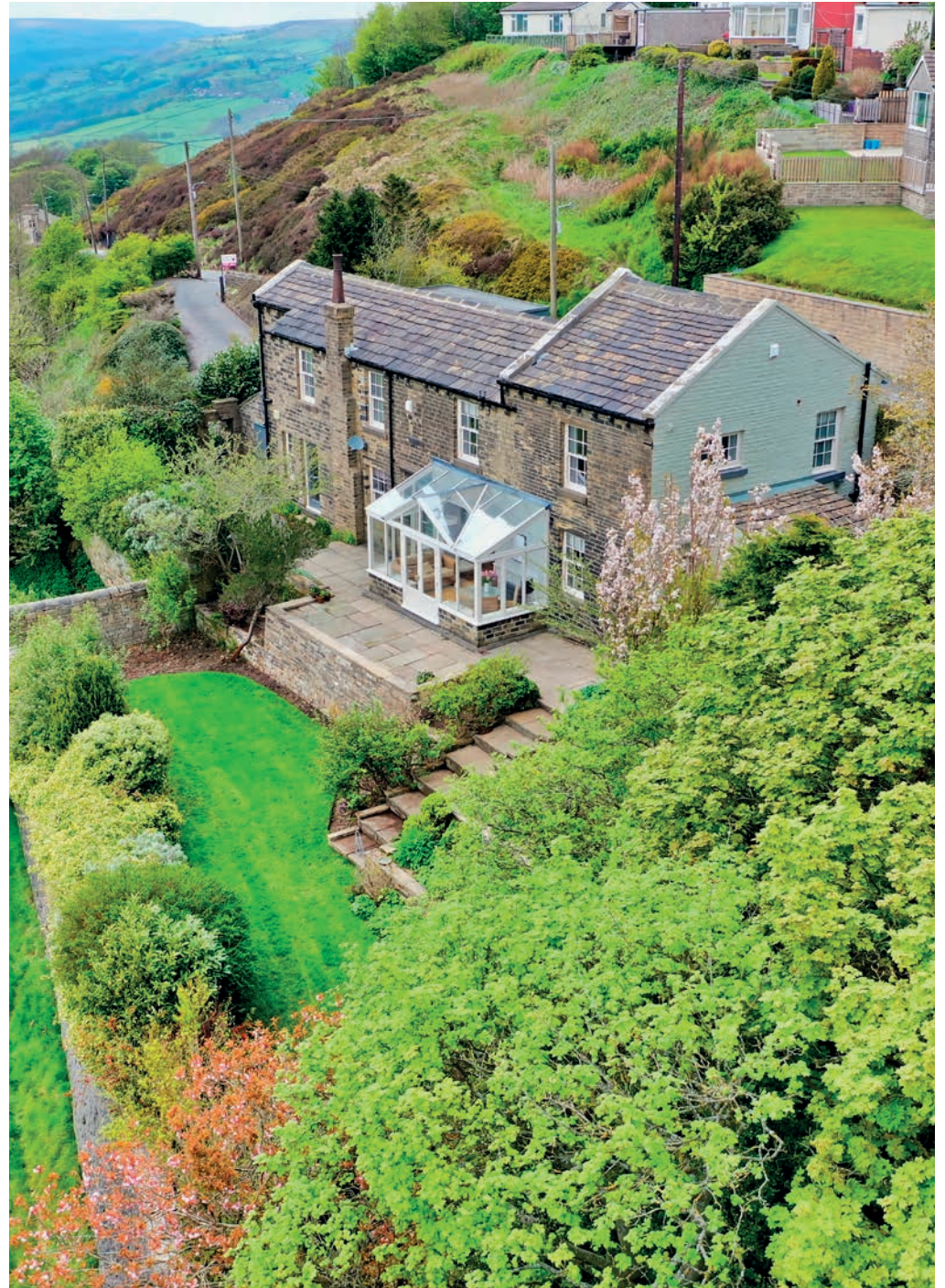
## Services

We understand that the property benefits from all mains services except drainage which 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 proceed along the A58 King Cross Road and at the King Cross traffic lights stay in the right hand lane and proceed along the A646 Burnley Road. Continue along Burnley Road staying in the left lane and continue straight on for about a mile. As you approach a bend to the left turn right onto Windle Royd Lane. Turn left at the top and continue straight on through the village going round a right hand bend. Continue on this road, round a bend to the right and after the bus stop turn right onto Newlands Road, signposted Halifax. Continue up the hill until reaching Cromwells Mount on your right hand side as indicated by a Charnock Bates board.

## EPC Rating

EER: Current TBA – Potential TBA

## Local Information

### Nearest Station

Sowerby Bridge	2.2 miles
Halifax	2.8 miles

### Nearest Schools

Warley Town Primary School	0.8 miles
The Crossley Heath Grammar School	2.1 miles
Ryburn Valley High School	2.9 miles

### Motorway Network

Junction 24, M62	7.2 miles
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## Additional Information

Please note there is a parcel of land adjoining the property which is available by separate negotiation which currently has full planning permission for a four bedroom, three bathroom detached family home set over three floors with open plan living space and double height glazing to allow natural light in and to showcase the views. Set within established mature woodland and parking for two cars.

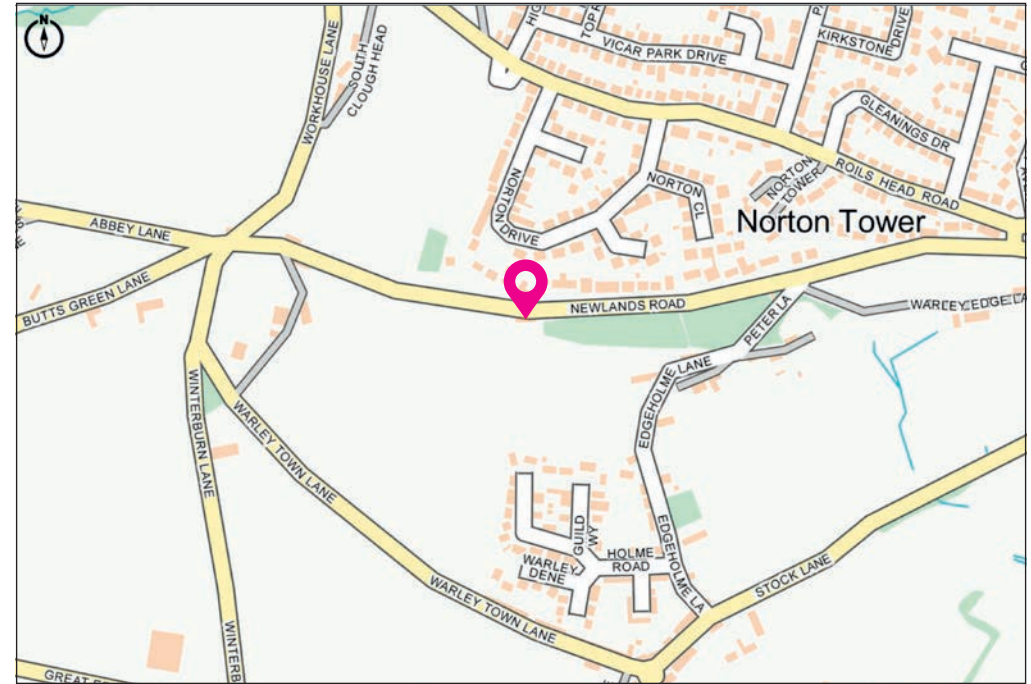
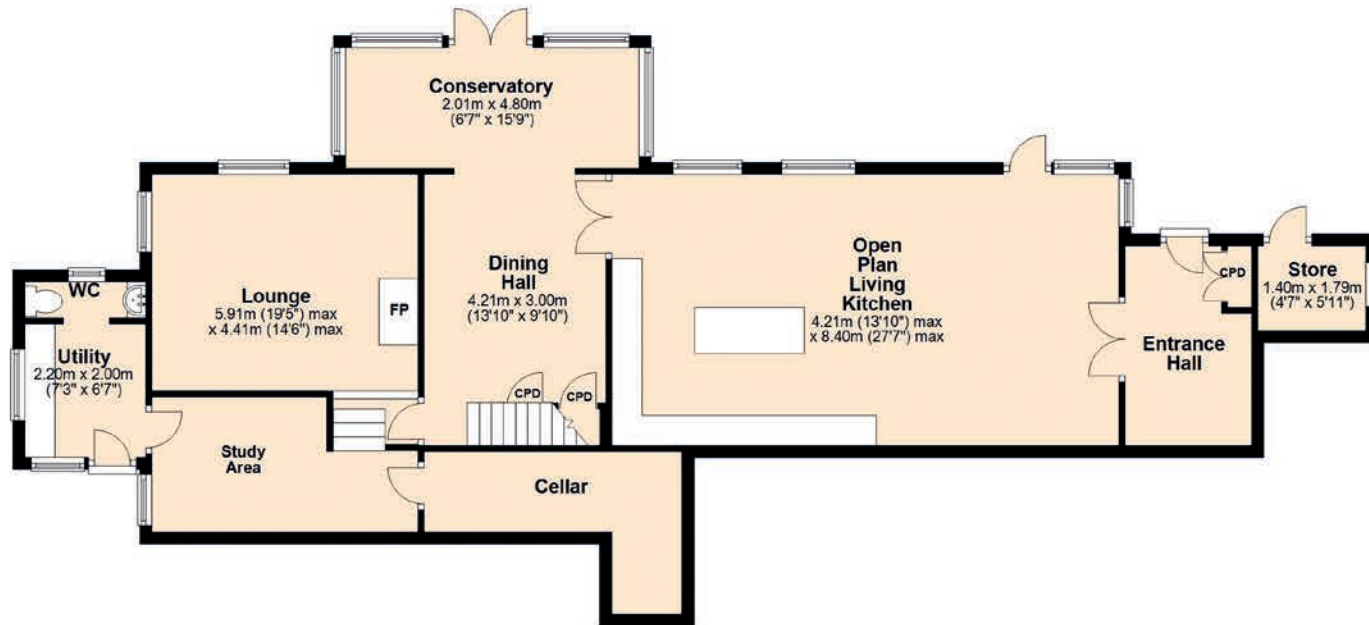


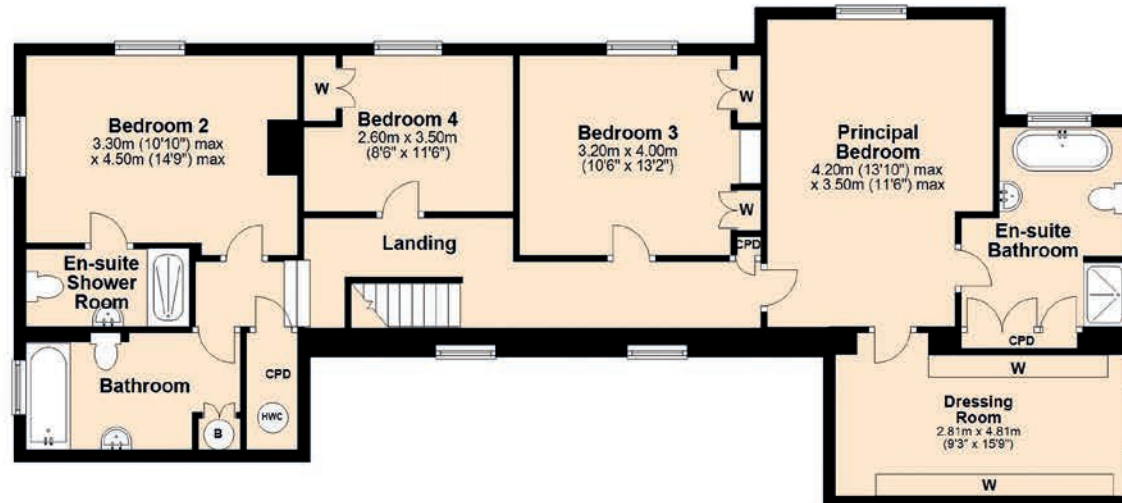
Image used for illustration purposes

# Floor Plans

Ground Floor



First Floor





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