



Laneside Cottage Wainstalls Lane, Halifax, HX2 7TR
£425,000

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Brimming with charm and original character, this delightful 1750s stone-built semi-detached cottage enjoys a peaceful rural setting, with spectacular, far-reaching views down the Luddenden valley from all front-facing rooms. Rich in period features, the property boasts exposed stone walls, ceiling beams, and a stunning stone fireplace in the lounge. The quirky upside-down layout offers three spacious double bedrooms, a beautifully appointed bathroom, and a separate WC to the lower floor. Upstairs, a characterful cottage-style breakfast kitchen sits alongside a cosy lounge and a separate dining room with French doors opening out to a charming side garden. Across the quiet lane to the front lies a generous quarter-acre parcel of sloping land, offering endless potential and a perfect vantage point to enjoy the breath-taking countryside. Two off-road parking spaces complete this unique and idyllic country home.





GROUND FLOOR:

Enter the property through a timber external door into:-

Entrance Porch

With a single glazed window to the side, stone flagged floor and stable style door accessing the dining kitchen.

Breakfast Kitchen

11'9" x 14'3" max (3.58m x 4.34m max)

A spacious family dining kitchen, fitted with a comprehensive range of matching wall and base units with wood block work surfaces and Belfast style sink with side drainer and mixer tap. There is a Smeg cooker and an American style fridge freezer, space for a washing machine and there is also a built-in microwave. The kitchen also has under-cupboard lighting, inset ceiling spotlights, timber flooring, central heating radiator and uPVC windows set within stone mullions to the side. A stable door gives access to the entrance porch.

Lounge

13'5" x 12'6" min / 15'9" max (4.09m x 3.81m min / 4.80m max)

Featuring uPVC windows within stone mullions and window seat beneath. There are exposed ceiling beams, picture rail décor, a central heating radiator and a stunning exposed stone open fireplace. A staircase from the lounge gives access to the lower ground floor and a further door provides access to stairs which lead up to the first floor.

Dining Room

14'2" x 10'4" (4.32m x 3.15m)

A light and spacious reception room, having a uPVC mullion window which provides views over the valley. There are also uPVC French doors which give direct access to the garden, picture rail décor and a central heating radiator.

LOWER GROUND FLOOR:

Hallway

Fitted with a central heating radiator and exposed ceiling beam.



Master Bedroom

13'2" x 9'4" (4.01m x 2.84m)

Fitted with a central heating radiator. This good sized double bedroom also has uPVC double glazed windows with stone mullion surrounds, which provide far reaching views.

Bedroom 2

10'2" x 10'3" max (3.10m x 3.12m max)

With a uPVC window, central heating radiator and exposed beam to the ceiling.

Bedroom 3

7'3" max x 15'10" max (2.21m max x 4.83m max)

This good sized third bedroom, has 2 uPVC double glazed windows and a central heating radiator.

Separate WC

Being part tiled to the walls and tiled to the floor. This room is furnished with a 2 piece white suite comprising of a low flush WC and a wall mounted wash hand basin. There are also inset ceiling spotlights and extractor.

Quality pottery designed by Villeroy Boch and fittings by Hansgrohe.

Bathroom

Offering wet room style shower, with thermostatic shower, under floor heating, a bath and a ceramic wash hand basin with mixer tap. There are inset ceiling spotlights, chrome ladder style heated towel rail, extractor fan, full tiling to both the walls and floor, and exposed stonework. Quality pottery designed by Villeroy Boch and fittings by Hansgrohe.

FIRST FLOOR:

Attic Room

12'5" x 13'5" to the eaves (3.78m x 4.09m to the eaves)

Accessed via a central staircase with balustrade. This room is fitted with a central heating radiator and access to a WC.

WC

Furnished with a 2 piece white suite comprising of a low flush WC and wall mounted wash hand basin. There is also a central heating radiator and port hole style window.

OUTSIDE:

To the side of the property there is an enclosed garden area which comprises of a lawn and stone paved seating area, with a variety of well stocked flowerbed and shrub borders. Across the lane there is a hardstanding area which provides off road parking for 2 cars. The property is also offered for sale with a plot of sloping land to the front, extending to approximately 1/4 of an acre.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via Pellon Lane, continue through Pellon and follow this road which then becomes Moor End Road and then Mount Tabor Road. Continue for approximately 3 miles and at the junction with the Crossroads Inn, bear left into Wainstalls Lane. Continue down the hill for approximately 1/4 mile, where the subject property can be found on the right hand side (google maps marks its position on Saltonstall Lane).

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

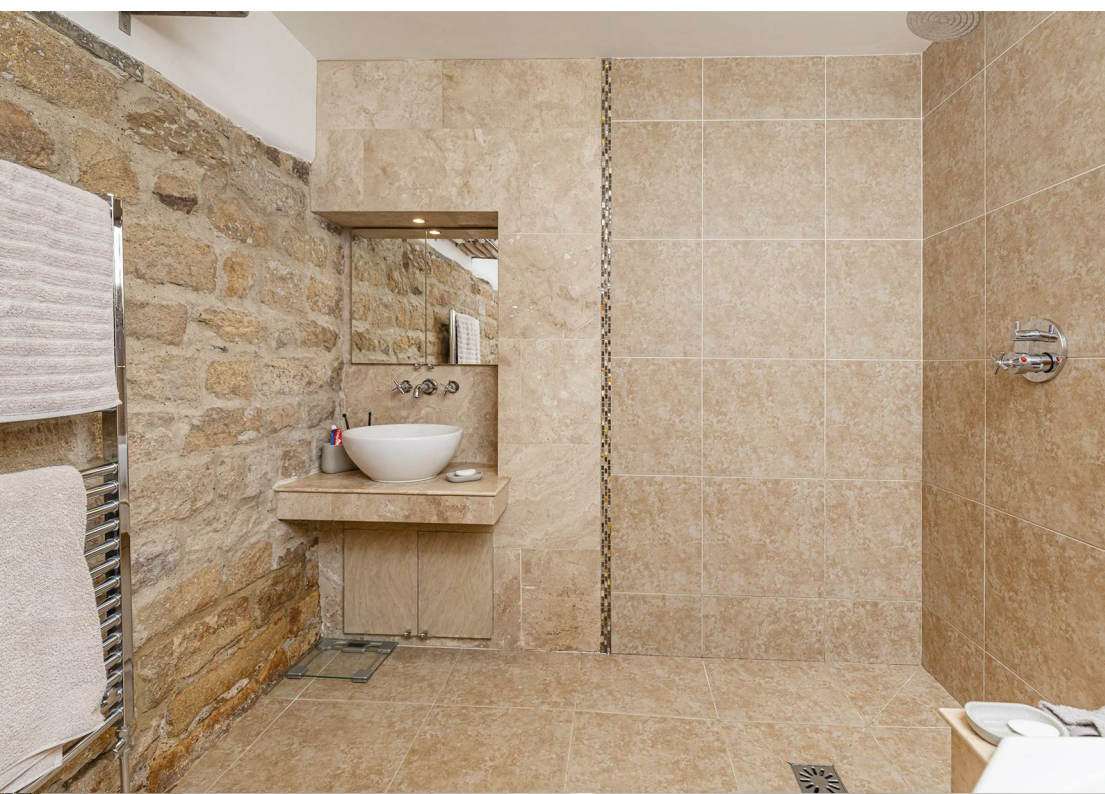
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

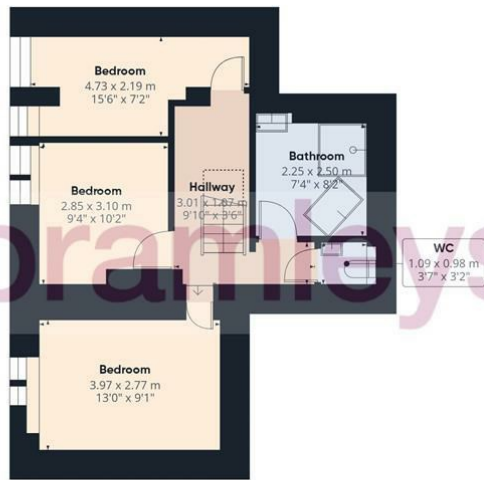
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VIEWINGS:

Please call our office to book a viewing on 01484 530361.



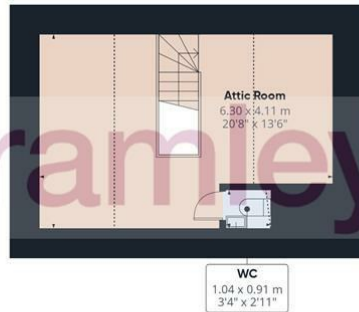




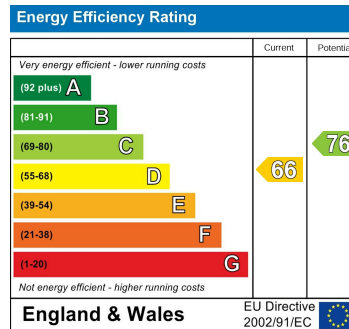
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

113 m²

1217 ft²

Reduced headroom

13 m²

140 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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