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DINSDALE
CHARTERED SURVEYORS & ESTATE AGENTS



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Hill End Farm

Halifax Road | Briercliffe | BB10 3QL





Hill End Farm Halifax Road Briercliffe BB10 3QL

Price: £595,000
Part Exchange Considered

Substantial detached barn in an attractive rural setting with outstanding views.

Occupying a backwater position off Halifax Road, the property adjoins open fields and yet is conveniently placed for the surrounding towns and the motorway access point.

Comprehensively refurbished by the present owners, the property incorporates many of the original character features together with high quality fixtures and fittings throughout.

Hill End Farm is surrounded by landscaped gardens and also includes a paddock and woodland at the side - extending in total to approximately 2.73 acres or thereabouts.

Gas fired central heating. Double glazed windows. A security system is installed.

Offering six bedrooms and four reception rooms, the property offers unusually spacious accommodation particularly suitable for a family comprising :-

Accommodation comprising;

Reception Hallway

Hardwood double glazed entrance door with side windows, stone flagged floor, double panel central heating radiator, traditional ceiling rose.

Inner Hallway

Half glazed entrance door from reception hallway, double panel central heating radiators, two uPVC double glazed windows to front elevation, stone flagged floor, returned timber staircase leading to first floor accommodation, understairs storage.

Cloaks

Low level WC, bracket wash hand basin, timber laminate floor, half ceramic tiled wall, low voltage spotlighting to ceiling.

Snug Room

Sealed unit UPVC double glazed windows to front and gable elevations, single panel central heating radiator, feature stone surrounds to windows with timber lintels. Feature exposed stonework.

Sitting Room

Sealed UPVC double glazed window to rear elevation, sealed unit double glazed patio doors to gable elevation to patio area with magnificent open views, single panel central heating radiator. Multi fuel stove in recessed stone surround with raised stone hearth and timber mantle. Feature beamed ceiling, feature twin archways with exposed stonework.

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County Register

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Particulars of Sale

Breakfast Kitchen

Stone flagged floor. Range of quality fitted pine base and wall units with complimentary black marble work surfaces, stainless steel sink unit with mixer tap, UPVC double glazed window to rear elevation, sealed unit double glazed hardwood stable door to rear elevation. Single panel central heating radiator, low voltage spot lighting to ceiling. Appliances include :- range cooker with five gas hobs and double electric oven, integrated fridge, freezer and dishwasher.

Dining Room

Superb open dining room, separate seating area, exposed stonework, double panel central heating radiator, recessed ceiling spotlights and two wall light points, hardwood timber double glazed rear entrance door with side windows and courtesy flagged area.

Bar Room

Stone flagged floor double panel central heating radiator, recessed ceiling spotlights, sealed unit hardwood double glazed window to rear elevation. Doorway leading to;

Utility Room

Timber effect laminate floor, fitted base units, single drainer stainless steel sink unit, plumbed for automatic washing machine and dryer, sealed unit UPVC double glazed window. Boiler supplying central heating and domestic hot water. Double panel central heating radiator. Door leading to :-

Garage

Large double tandem garage with hardwood electrically operated up and over door, rear personal door. Timber staircase leading to first floor storage room which could easily be converted into additional accommodation with the necessary planning and building consents.

First Floor

Staircase

Return staircase leading to first floor accommodation with traditional timber balustrade.

Landing

Large open landing area with seating area and two single panel central heating radiators, access to loft areas, ceiling rose.

Bedroom One (Rear)

Hardwood double glazed window to the rear elevation and original semi-circular window to original stone barn arch. Double panel central heating radiator, coved ceiling, low voltage spotlighting to ceiling.

Dressing Room

Coved ceiling, low voltage spotlighting to ceiling.

En-Suite

Shower room containing shower cubicle with traditional chromed shower fitment, antique style high level WC, traditional "Heritage" wash hand basin, three ceramic tiled walls, traditional exposed stone walls to front elevation, sealed unit UPVC double glazed window, coved ceiling, low voltage spotlighting, radiator chromed towel rail.

Bedroom Two (Front)

Sealed unit UPVC double glazed window to front and gable elevation. Quality built in limed timber effect wardrobes, cupboards, dressing areas. Single panel central heating radiator, exposed stonework.

Bedroom Three (Gable Elevation)

UPVC double glazed window to gable with magnificent long distance views, single panel central heating radiator, recessed ceiling spotlights, exposed stonework.

Bedroom Four (Rear)

Sealed unit UPVC double glazed windows to rear and gable again with long distance rural views, single panel central heating radiator, exposed stonework.

Bedroom Five (Rear)

Sealed unit UPVC double glazed window to rear elevation, single panel central heating radiator, built in wardrobes.

Bedroom Six/Office (Rear)

Hardwood double glazed window to rear elevation and window to original stone barn arch. Double panel central heating radiator, low voltage spotlighting to ceiling.

House Bathroom

Containing four-piece suite comprising of timber panelled bath with antique style chromed shower and mixer tap, low level WC, pedestal wash hand basin, shower cubicle with chrome traditional style shower fitment. Half ceramic tiled walls, exposed stonework, coving, low voltage spotlighting to ceiling. Double panel central heating radiator, airing cupboard with pressurised water system.

House Bathroom Two

Containing three-piece suite comprising fully tiled bath with shower fitment over, bracket wash hand basin, low level WC. Fully ceramic tiled walls, low voltage spotlighting to ceiling, double panel central heating radiator, timber laminate floor, UPVC double glazed window to front elevation.

External

The property is approached along a metalled driveway with access via a five bar gate to a large gravelled driveway at the side which provides ample turning / parking space.

Flagged area to the front of the property with raised shrub border. Rear / side gardens laid mainly to lawn with shrub borders. Extensive Indian stone patio area immediately adjoining the side / rear of the property which commands un-obstructed views over the surrounding countryside. Paddock and woodland area.

Services

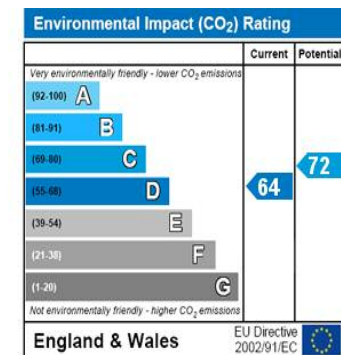
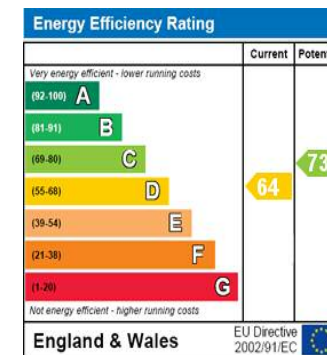
Mains electricity, mains water, mains gas, mains sewers.

Tenure

Freehold with a vacant possession upon completion

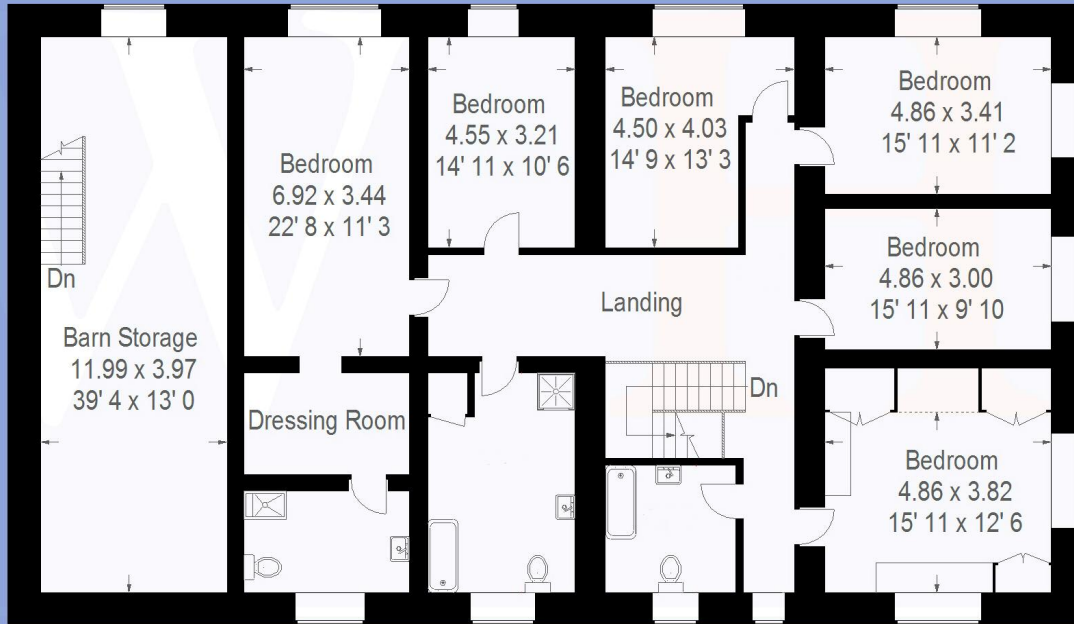
Council Tax Band F

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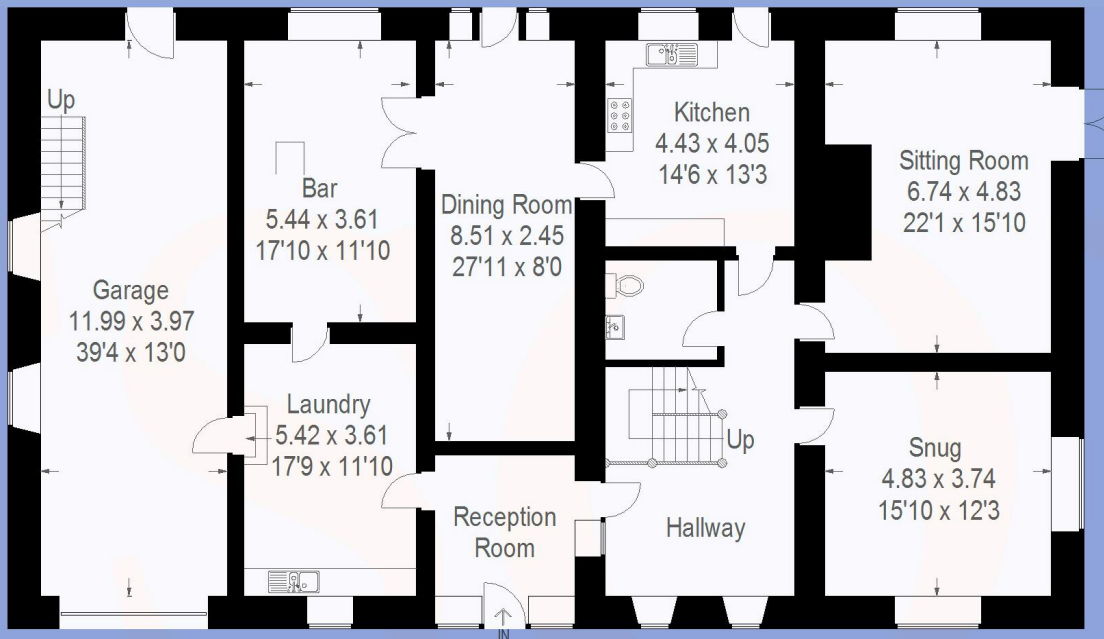


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Approximate Gross Internal Area (Including Garage) :-
523 sq m / 5629 sq ft



First Floor



Ground Floor

 = Reduced headroom below 1.5 mt / 5'0

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. MSW Hewetsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







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