



Upper Willow Hall West Willowfield, Halifax, HX2 7LN

Asking Price £925,000

- : Superb & Spacious Period Grade 11 listed Family Home
- : Over 4410 Square Foot Of Living Accommodation
- : Superb Period Features inc Original timbers & Inglenook Fireplaces
- : Double Garage
- : A Stunning Historical Family Home
- : A Wealth Of Charm & Character
- : Highly Desirable Residential Location
- : Large South Facing Landscaped Garden
- : Adjacent Barn/Garage Property With Indoor Parking For 3 Vehicles
- : Viewing Essential

Upper Willow Hall West , Halifax HX2 7LN

This stunning historical stone built grade 11 listed property dating from 1610 provides a beautiful period family home situated in one of Calderdale's premier residential locations. This 17th Century mansion was extensively extended in the 19th Century to provide the spacious five bedroomed residence we have today.

With an overall floor space of more than 400 square meters (4410 square feet) this spacious family home briefly comprises of an Entrance Hall, Breakfast Kitchen, Utility Room, 3 large Reception Rooms Downstairs Cloakroom, Study, Billiards Room, Five Bedrooms (master en suite), Family Bathroom, Double Detached Garage, Beautiful South Facing landscaped Garden and Adjacent Barn / Garage.

The property is situated in this highly desirable and sought after residential location providing excellent access to the local amenities of Willowfield, as well as providing easy access to Halifax & Sowerby Bridge and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds.

The property has a wealth of quality fixtures and fittings and many superb period features enhancing the charm and character of this delightful period property from the beamed ceilings to the oak panelling to the inglenook and period fireplaces this stunning property has to be viewed to be fully appreciated.

Very rarely does an opportunity arise to purchase such a spacious historical family home and as such an early appointment to view is absolutely essential.



Council Tax Band: F



ENTRANCE PORCH

The large front entrance door opens into the entrance porch, which features exposed original stonework to three walls, a matching polished stone flagged floor, and beams to the ceiling. A doorway leads through to the

ENTRANCE HALL

The entrance hall has a polished stone flagged floor, picture rail, matching dado rail and two radiators. Stone mullioned window to the front elevation and a further stone mullioned window with stained glass and leaded lights to the side elevation. Stained glass wood panelled rear entrance door opens onto the south facing garden.

From the entrance hall a door opens into the

BREAKFAST KITCHEN

19'1" x 19'1"

A spacious and highly attractive breakfast kitchen with two stone inglenook fireplaces, one incorporating a solid fuel stove set on a matching stone hearth the other incorporating a gas fired Aga. The kitchen is fitted with a range of handcrafted solid wood wall and base units incorporating granite work surfaces, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated double oven, integrated microwave, gas hob, fridge and larder with fitted shelves providing superb storage facilities. The free standing Welsh style dresser is included. The charm and character of this room is enhanced by the beamed ceiling together with stone mullioned windows to the side and front elevations. The stone mullioned window to the side elevation incorporates a window seat. This attractive kitchen has a central island and is tiled around the work surfaces with a complementing colour scheme to the remaining walls. One double radiator.

From the kitchen a door opens to the

SITTING ROOM

14'10" x 19'8"

This attractive reception room has a period feature marble fireplace to the chimney breast with a coal effect living flame gas fire on a matching hearth. Cornice to ceiling with ornate plasterwork, sash cord double glazed windows to the front elevation with original wood shutters enjoying an attractive garden outlook, one radiator, one TV point and a fitted carpet.

From the sitting room door opens to the

DINING ROOM

14'10" x 19'8"

The dining room has two sash cord windows to the rear elevation, again taking full advantage of the attractive garden outlook this room provides, together with period wood shutters. Feature Adam style fire surround to the chimney breast with open grate fire, cornice to ceiling with matching centre rose, and one radiator.

From the dining room door opens to the

DRAWING ROOM

26'6" x 26'11" into bay window

This stunning drawing room has mullioned leaded windows to the front elevation, a further leaded and stained glass window to the side elevation, and a large bay window to the rear elevation with leaded and stained glass panels providing this room with its light and spacious aspect, and double doors opening onto the south facing garden. Feature minster style stone fireplace incorporating solid fuel stove on a matching hearth. The charm and character of this spacious room is enhanced by the mahogany panelling, beams to the ceiling, and bookcases with cupboard space beneath. Three radiators.

The three reception rooms can all be accessed from the rear hall. From the drawing room door opens to a

DOWNSTAIRS CLOAKROOM

Fitted with a pedestal wash basin, one radiator, and leaded and stained glass window to the rear elevation.

From the cloakroom door to a

SEPARATE WC

With separate WC and leaded and stained glass window to the side elevation.

From the drawing room door opens into the

REAR HALL

18'0" x 4'11"

With two windows to the front elevation and a solid oak entrance door.

From the front entrance hall a door opens to the

STUDY

19'7" x 10'7"

With sash cord window to the rear elevation enjoying an attractive garden outlook, period cast iron fireplace to the chimney breast with marble inset and hearth and a coal effect living flame gas fire, cornice to ceiling with matching centre rose and picture rail, one double radiator, fitted carpet, and interlocking doors opening into the lounge.

From the entrance hall door opens to stairs leading down to the suite of

CELLARS

There is a barrelled main cellar with stone flagged table and window to the rear elevation. A further barrelled cellar houses the ATAG central heating boiler and has a double glazed window to the rear elevation, fitted shelves and stone flagged floor providing excellent storage facilities. There is also a coal cellar and a further small keep cellar which is presently used as a wine cellar

From the entrance hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

This galleried landing has a built-in ornate cupboards providing useful storage facilities and Velux double glazed skylight window.

From the landing door opens to

BEDROOM 5

9'3" x 9'2"

This bedroom is presently used as a small study and has a stone mullioned window to the front elevation, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the landing double doors open to the

BILLIARD ROOM

26'3" x 18'9"

This superb billiard room has feature timbers and beams to the ceiling, leaded stained glass windows to the side elevation, further window to the front elevation, oak panelling, one radiator and a strengthened solid oak floor. The full size billiard table is included

From the billiards room door opens to the

MASTER BEDROOM

18'3" x 15'3"

This spacious master bedroom has two sash cord windows to the front elevation enjoying a delightful outlook over the south facing garden and is fitted with bespoke fitted bedroom furniture incorporating wardrobes and fitted drawers. Two radiators and a

fitted carpet.

Access from the master bedroom leads to the

EN SUITE BATHROOM

15'10" x 15'2"

This spacious en suite is fitted with a white five piece suite incorporating Victorian style roll top standalone bath with external mixer shower tap, pedestal wash basin, low flush W/C, bidet and walk-in shower cubicle with rainfall and handheld shower units. The en suite has a sash cord window to the rear elevation overlooking the south facing garden, together with a period cast iron fireplace with tiled inset to the chimney breast. The en suite can also be accessed via the galleried landing.

From the billiard room door opens to the

LANDING AREA

With stone mullioned windows to the front elevation, two double radiators and a fitted carpet.

From the landing door opens into

BEDROOM TWO

14'7" x 16'0"

This second double bedroom has two sash cord windows to the front elevation again overlooking the idyllic south facing garden. Cornice to ceiling with matching centre rose and picture rail. To either side of the chimney breast there are built-in wardrobes. Two double radiators and a fitted carpet.

From the landing door opens to

BEDROOM THREE

13'4" x 15'11"

With sash cord window to the front elevation overlooking the garden, cornice to ceiling, built-in wardrobes with bridging units and fitted drawers, matching picture rail, one double radiator and fitted carpet.

from the landing door to

BEDROOM FOUR

13'1" x 12'11"

This fourth double bedroom has a sash cord window to the front elevation with an attractive garden outlook, cornice to ceiling with matching centre rose and picture rail, one double radiator and fitted carpet.

From the landing door opens to the

FAMILY BATHROOM

The bathroom is fitted with a modern white five piece suite incorporating pedestal wash basin, low flush W/C, bidet, paneled bath with Victorian style mixer shower tap, and walk-in shower cubicle with rainfall shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. Leaded window to the side elevation, extractor fan and one double radiator.

GENERAL

The property is constructed of stone and surmounted by a stone slate roof. It has the benefit of all mains services, gas, water and electricity, and also benefits from gas central heating. The property is Freehold and is in Council Tax Band F

EXTERNAL DETAILS

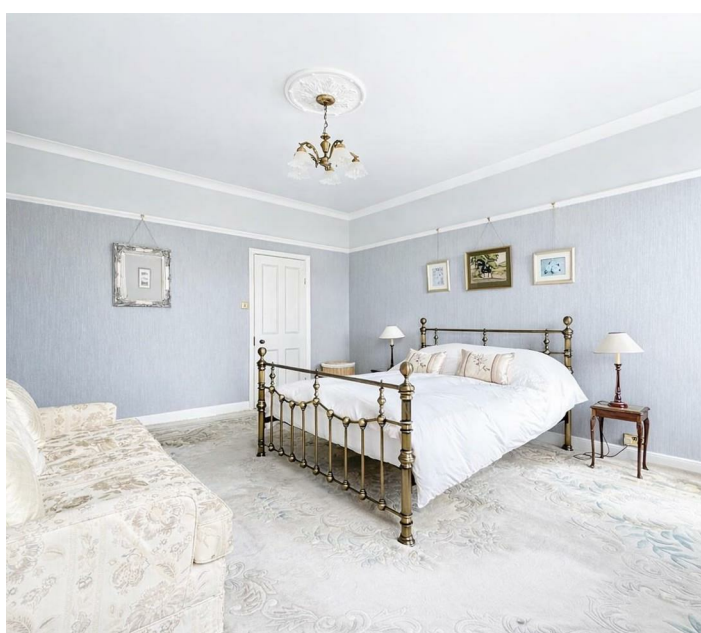
To the front of the property there is a gravelled circular driveway with mature plants and shrubs, together with a double garage (6.10m x 6.22m) with electric up and over doors, power and light. To the rear of the property, which can be accessed either via the cobbled area or directly from the house, there is a delightful south facing landscaped garden with a stone flagged patio area large manicured lawn, mature plants, trees and shrubs. To the side of the property there is a flagged area providing further off-road parking, with double gates leading to a cobbled driveway which in turn leads to the barn style garage.

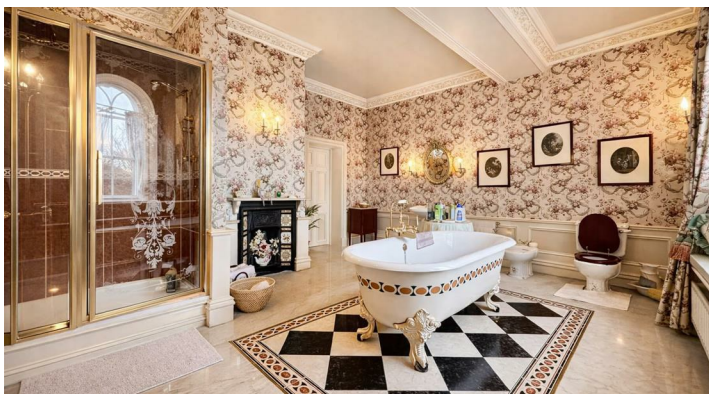
NB The garden has no development potential as the present owners intend to leave restricted covenants.

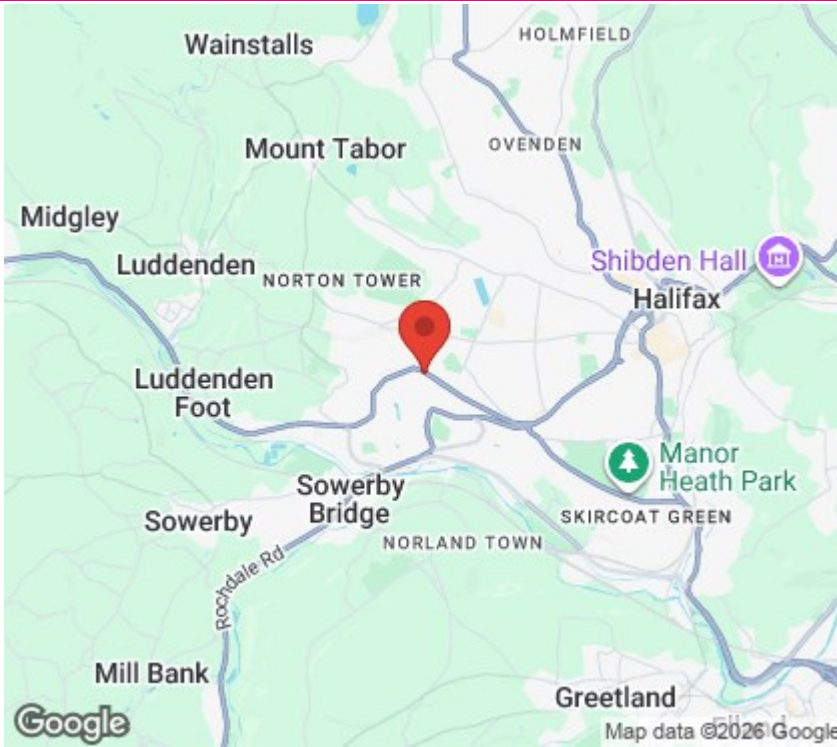
STONE BUILT BARN STYLE GARAGE

17'0" x 37'9"

With electric up and over door, power and light, windows to the front and side elevations, and side entrance door. A staircase leads to the first floor (5.15m x 7.06m) With windows to the front and side elevations. The barn could be developed into living accommodation subject to obtaining the relevant planning consents. The barn is a grade 11 listed building.







Directions

SAT NAV HX2 7LN

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

