



“WARLEY CROFT” STOCK LANE, WARLEY

Situated in this highly desirable and much sought after semi-rural location, within the heart of Warley village, lies this unique three-bedroomed dormer bungalow providing spacious accommodation with stunning panoramic views. This south facing residence has large mature gardens, a paddock, and a detached double garage with a two bedroomed flat above. The main residence briefly comprises a spacious dining hall, sitting room, downstairs cloakroom, kitchen, breakfast room, master bedroom with en suite, and two further bedrooms on the first floor. This unique property provides a most spacious home set in this idyllic location providing excellent access to the local amenities of Warley as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds and also provides excellent development potential. Very rarely does the opportunity arise to purchase such a unique residence in this semi-rural location and as such an early appointment to view is essential in order to avoid disappointment.

Price Guide: 0/0 £650,000



The glass panelled front entrance door opens into the

DINING HALL 6.98m x 4.45m

With a double-glazed window to the front elevation enjoying superb panoramic views. A spindled open staircase leads to the first-floor accommodation, inset spotlight fittings to the ceiling, two double radiators and a fitted carpet.

From the Dining Hall a glass panelled door opens into the

SITTING ROOM 6.36m x 4.24m

This delightful room has a feature carved wood fireplace with marble inset and hearth incorporating a coal effect living flame gas fire. Double French doors with double glazed units and double-glazed windows to either side open on to the south facing flagged patio. There is an additional double-glazed window to the side elevation providing a light and spacious aspect, cornice to ceiling, one TV point, three double radiators and a fitted carpet.

From the Dining Hall a panelled door opens into the

KITCHEN 6.39m x 2.72m

The kitchen is fitted with a range of wall and base units incorporating matching granite work surfaces with a single drainer 1 ½ bowl sink unit with mixer tap, gas fired Aga, two ring gas hob, exposed brick work to the chimney breast, beams to ceiling with inset spotlight fittings, double glazed window to the rear elevation, plumbing for dishwasher, and a matching tiled floor. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Rear entrance door.

From the Kitchen two steps down lead to the

BREAKFAST ROOM 6.02m x 3.51m

With uPVC double glazed French doors opening onto the south facing flagged patio, with uPVC double glazed floor to ceiling windows to either side and two Velux double glazed skylight windows providing this room with a light and spacious aspect, and two double radiators.

From the Dining Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising pedestal wash basin and low flush WC. The cloakroom is partially tiled with complementing colour scheme and a matching tiled floor, window to the front elevation, and one single radiator.

From the Dining Hall a panelled door opens into the

MASTER BEDROOM 4.87m x 4.25m

This special double bedroom has triple glazed windows to the front and side elevations enjoying attractive rural views. There are built-in wardrobes, two double radiators and a fitted carpet.

From the Bedroom a doorway through to the

EN SUITE BATHROOM

With four-piece suite comprising hand wash basin in vanity unit, low flush WC, panelled bath with mixer taps and a walk-in shower with rainfall shower. This attractive en suite is fully tiled including the floor and has a uPVC double glazed window to the front elevation and inset spotlight fittings to the ceiling.

From the Dining Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With fitted carpet, door to under the eave's storage providing excellent storage facilities. From the Landing a glass panelled door opens into

BEDROOM TWO 4.48m x 4.16m

Velux double glazed skylight window, beams to ceiling and a fitted carpet.

DRESSING AREA 4.51m x 3.62m

With hanging rails,

From the Landing a glass panelled door opens to

BEDROOM THREE 4.22m x 2.57m

With uPVC double glazed window to the side elevation, Ideal combination boiler, sliding doors to under the eave's storage facilities and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of upvc double glazing and gas central heating. The property is Freehold, and is in Council Tax band F

EXTERNAL

To the rear of the property there is a tarmac drive leading to a further tarmac area providing off-road parking for several vehicles and leading to the brick built double garage which has a two bedroomeed flat above.

To one side of the property there is a large Tarmac area which continues to the front of the property where there are mature shrubs. There is a stone-built **WORKSHOP 4.14m x 4.13m** providing excellent storage facilities and benefitting from power and light.

To the front of the property there is a south facing formal garden incorporating a stone flagged terrace with steps down to a lawned garden with mature plants and shrubs and idyllic rural views. From the front garden there is access to an adjacent **PADDOCK** which is approximately 1.5–1.75 acres and being suitable for equestrian use.

TO VIEW

Please tel property@kemp&co on 01422 349222

DIRECTIONS

SAT NAV HX2 7RU

GARAGE ANNEX WITH FLAT ABOVE

DOUBLE GARAGE 7.04m x 4.55m

With two electrics up and over doors, power and light.

From the garage a door opens into a

UTILITY AREA

With white Belfast sink unit and door to

SEPARATE TOILET

With low flush WC.

From the Utility Area an open staircase leads to the

FIRST FLOOR LANDING

With Baxi combination boiler, window to the side elevation and doors to cylinder cupboard.

From the Landing a door opens to the

BATHROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath, windows to the front and side elevations, and one double radiator.

From the Landing a door opens into the

LIVING ROOM WITH SMALL KITCHEN AREA 4.77m x 4.90m max

LIVING ROOM

With window to the front elevation, one double radiator, one telephone point and a fitted carpet.

KITCHEN AREA

With sink unit with cupboards and drawers beneath, electric cooker point, and a window to the front elevation.

From the Living Room a door opens to

BEDROOM ONE 3.17m x 3.15m

With window to the front elevation, one single radiator, built-in wardrobes, and a fitted carpet.

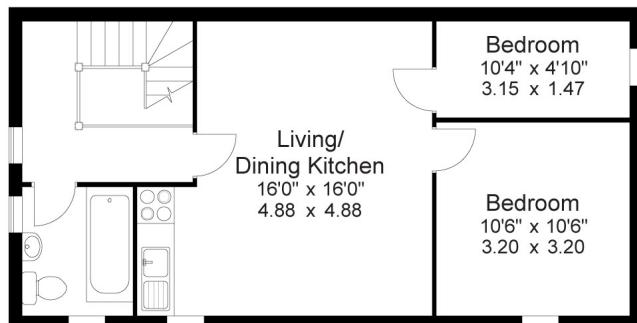
From the Living Room a door opens to

BEDROOM TWO 3.17m x 1.49m

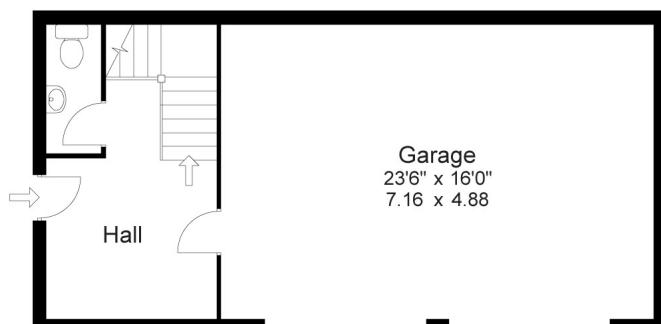
With window to the side elevation and a fitted carpet.

Annexe

Approx Gross Floor Area = 676 Sq. Feet
(exc. Garage) = 62.8 Sq. Metres

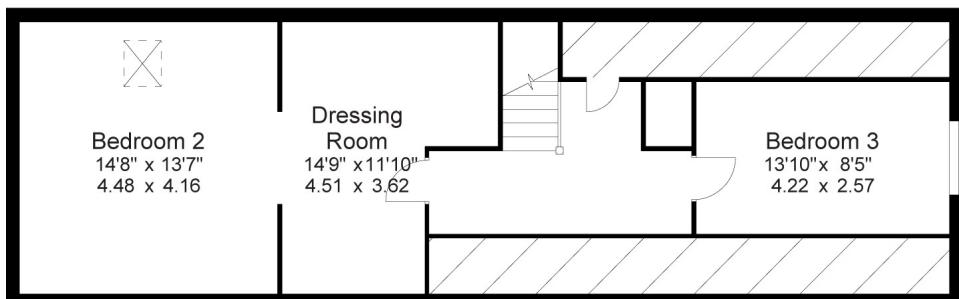


First Floor



Ground Floor

Approx Gross Floor Area = 1981 Sq. Feet
= 184.1 Sq. Metres



First Floor

