



## “GREENHEAD” NORLAND HALIFAX

Situated in this highly desirable and much sought-after rural location, on the desirable Norland hillside lies this grade 11 listed residence providing spacious and attractive 5 bed roomed family accommodation. Just step inside this delightful family home and you cannot fail to be impressed with the spacious accommodation which has a wealth of charm and character enhanced by the many period features this superb property provides. This stone-built residence enjoys superb panoramic views from its slightly elevated and commanding position and is set with 2 acres of gardens and grazing land. There are another 8 acres of good grazing land which can be purchased separately if required. Although situated in this delightful rural setting the property provides easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase a small holding in this sought-after location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £750,000



The glass panelled front entrance door opens into the

### **DINING KITCHEN 4.51m x 4.08m**

This delightful kitchen is fitted with a range of modern shaker style wall and base units incorporating matching solid wood work surfaces with a 1 ½ bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated larder fridge, integrated freezer and Elan multi-fuel cooking range set into the fireplace with extractor above. The charm and character of this room is enhanced by the double glazed mullioned windows to the front and side elevations, and the beamed ceiling. One double radiator.

From the Kitchen through to the

### **BREAKFAST ROOM**

With a stone ingle nook fireplace with a solid wood multi-fuel stove on a matching stone hearth, there are base units to match the kitchen unit with solid oak work surface above, double glazed windows to the side and rear elevations, beams to ceiling, one double radiator, and a glass panelled side entrance door.

From the Breakfast Room a door opens to stairs leading to a

### **KEEP CELLAR**

This keeping cellar provides useful storage facilities.

From the Dining Kitchen a door opens into the

### **DINING ROOM 4.56m x 4.69m**

The central feature of this room is the stone ingle nook fireplace with wood burning stove on a matching hearth. The charm and character of this room is enhanced by the beamed ceiling and the mullioned window to the front elevation enjoying attractive open views of the garden. Glass panelled front entrance door, one double radiator and a fitted carpet.

From the Dining Room a panelled door opens to the

### **INNER HALL**

With double glazed mullioned windows to the rear elevation, one double radiator, and beams to the ceiling, From the inner hall a door opens to a

### **DOWNSTAIRS CLOAKROOM**

With white two piece suite comprising pedestal wash basin and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. One double radiator.

From the Inner Hall and open staircase with fitted carpet leads to the first floor.

From the Inner Hall a glass panelled door opens into the

### **SITTING ROOM 4.51m x 5.51m**

This delightful sitting room has a stone ingle nook fireplace incorporating a wood burning stove on a matching hearth, beams to ceiling, mullioned window with window seat to the front elevation enjoying attractive views of the surrounding countryside, parquet floor, one double radiator, and a glass panelled side entrance door opening onto a stone patio.

From the Sitting Room double glass panelled doors open into the

### **LOUNGE 4.56m x 4.39m min**

With double glazed window to the side elevation with window seat and further double glazed windows to the remaining side elevation providing this room with a light and spacious aspect. The central feature of this attractive room is the stone ingle nook fireplace with open grate fire. The charm and character of the room is further enhanced by the beams to the ceiling. There is a parquet floor, and one double radiator.

From the Inner Hall there is a door with stairs leading to the

### **SECOND KEEP CELLAR**

Providing excellent storage facilities.

From the Inner Hall stairs with fitted carpet lead to the

### **FIRST FLOOR LANDING**

With arched double-glazed window to the side elevation, one single and one double radiator, and access to the loft space. From the Landing a door opens to

### **BEDROOM FOUR 4.47m x 3.43m**

This fourth double bedroom has a double-glazed mullioned window to the side elevation incorporating a window seat and enjoying far reaching views. To one side of the chimney breast there are built-in wardrobes providing excellent storage facilities, one double radiator, beam to ceiling and a fitted carpet.

From the Landing a panelled door opens into the

### **MASTER BEDROOM 4.12m x 3.58m**

With double glazed mullioned windows to the front elevation and double-glazed window to the side elevation with window seat enjoying attractive views. The master bedroom has a beam to ceiling, a small stone ingle nook fireplace to the chimney breast, one double radiator and a fitted carpet.

From the Master Bedroom through to the

#### **DRESSING ROOM**

With hanging rails and shelves providing excellent storage facilities and one double radiator.

From the Dressing Room a doorway to the

#### **EN SUITE SHOWER ROOM**

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and a fully tiled walk-in shower cubicle with Mira shower unit. There are inset spotlight fittings to the ceiling, one double radiator, and an extractor fan.

From the Landing a door opens into the

#### **FAMILY BATHROOM**

With modern white four piece suite comprising panelled bath with Victorian style mixer shower tap, low flush WC, pedestal wash basin and large walk-in shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Stone mullioned window to the rear elevation, a chrome heated towel rail/radiator, and an airing cupboard.

From the Landing a door opens to

#### **LAUNDRY ROOM 3.30m x 1.77m**

Being fitted with wall and base units with matching work surfaces with single sink unit with mixer tap, plumbing for automatic washing machine and power for tumble dryer, stone mullioned window to the rear elevation. The utility room houses combination boiler, and has one double radiator.

From the Landing a door opens into

#### **BEDROOM TWO 4.48m x 3.65m**

This spacious double bedroom has mullioned window to the front elevation taking full advantage of the attractive views this property enjoys, one single radiator and a fitted carpet.

From the Landing a door opens into

#### **BEDROOM THREE 4.53m x 4.06m**

This third double bedroom has mullioned windows to the front and side elevations (double glazed to side elevation), with a hand wash basin in vanity unit, one double radiator and a fitted carpet.

From the Landing a door opens into

#### **BEDROOM FIVE 4.11m x 4.06m**

This spacious double bedroom has mullioned windows to the rear and side elevations (side elevation double glazed), built-in wardrobes providing excellent storage facilities, one double radiator and a fitted carpet. Door to cupboard with fitted shelves providing more storage.

From the Landing there is a second staircase leading down to the Breakfast Room.

#### **GENERAL**

The property is constructed of stone and is surmounted with a stone slate roof. It has the benefit of mains electric, spring water, a septic tank, with the added benefit of majority double glazing, and LPG central heating

#### **EXTERNAL**

The property is set in approximately two acres of garden and grazing land with the possibility of purchasing up to a further eight acres by separate negotiation. There is a stone flagged patio to the front with a natural informal garden incorporating mature trees, greenhouse and sheds. To the side of the property there is a drive leading to the rear of the property where there is parking for several vehicles. There is a further keeping cellar which is accessed from the yard to the rear of the property.

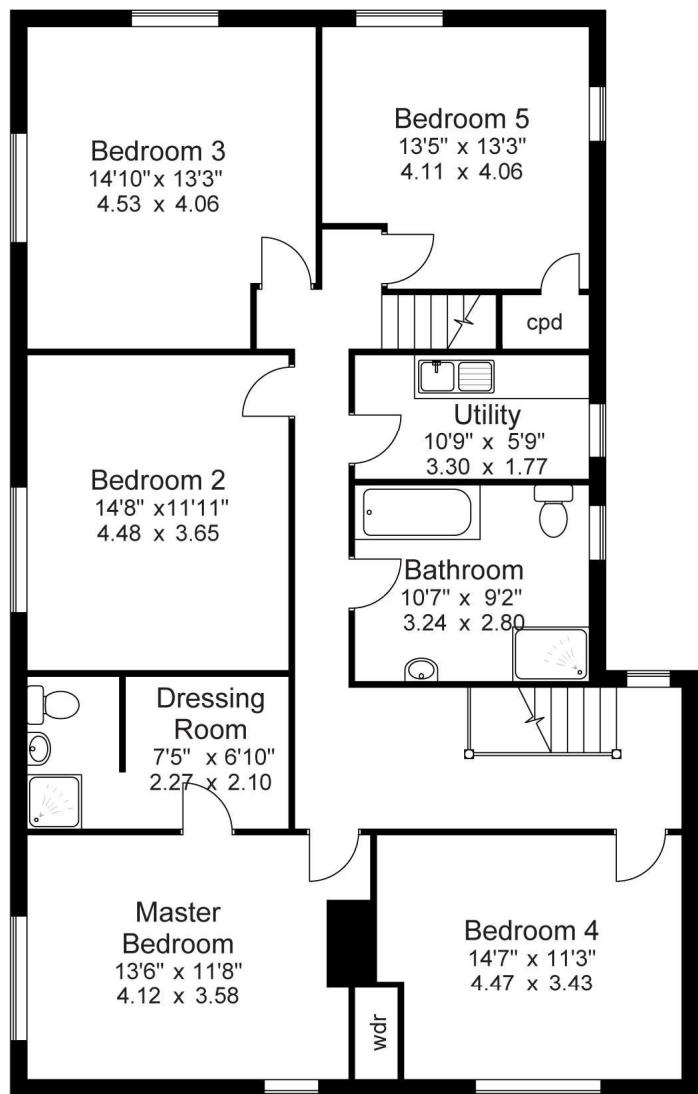
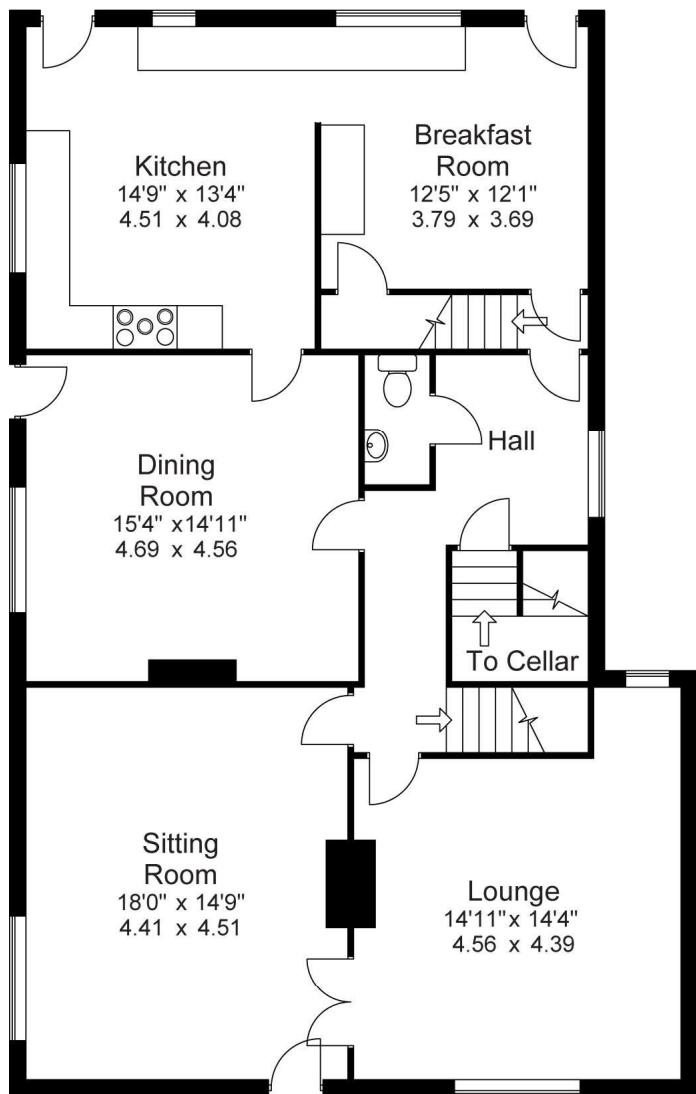
#### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

#### **DIRECTIONS**

Sat Nav HX6 3QZ

Approx Gross Floor Area = 2637 Sq. Feet  
= 244.9 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

