



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Halifax Road, Briercliffe, BB10 3QL

Offers Around £470,000

A TRULY BREATHTAKING FAMILY HOME WITH APPROXIMATELY ONE ACRE OF LAND

Nestled on Halifax Road in the charming village of Lane Bottom, Briercliffe, this stunning family home is a true gem that beautifully combines traditional character with modern interior style. Boasting four spacious bedrooms and two well-appointed bathrooms, this property is perfect for a growing family seeking their dream residence in a picturesque rural setting.

As you step inside, you will be greeted by an abundance of character features that add warmth and charm to the home. The inviting reception room provides a perfect space for family gatherings or quiet evenings in. The interior has been thoughtfully designed, ensuring a harmonious blend of comfort and elegance throughout. Featuring a large feature picture window which showcases the open aspect views to the rear.

One of the standout features of this property is the substantial garden, which offers breath-taking rolling countryside views. This outdoor space is ideal for children to play, or for hosting summer barbecues with friends and family. The garden also includes two greenhouses and a delightful summerhouse, providing additional areas for relaxation and creativity. A private gated driveway is available for numerous vehicles, along with a detached garage.

Despite its tranquil rural location, this home retains easy access to all the amenities in the neighbouring town, making it an ideal choice for those who appreciate the peace of countryside living while still being close to essential services and local attractions.

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 4  2  1  D

- Exquisite End Terrace Cottage
 - Farmhouse Style Dining Kitchen
 - Ample Off Road Parking and Detached Garage
- Approximately One Acre of Land
 - Bursting with Character and Style
 - Council Tax Band D
- Four Bedrooms
 - Stunning Fra Reach Open Aspect Views
 - EPC Rating D

Ground Floor

Entrance Porch

5'3 x 3'11 (1.60m x 1.19m)

UPVC double glazed frosted front door, fitted storage/seating, stone flag flooring, doors leading to WC and kitchen/dining area.

WC

4'5 x 3'3 (1.35m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, traditional wash stand basin with brass effect legs and mixer tap, partial wood panelled elevation and Victorian mosaic style tiled flooring.

Kitchen/Dining Area

15'10 x 15'0 (4.83m x 4.57m)

UPVC double glazed window, UPVC double glazed stone mullioned window, two central heating radiators, range of shaker style wall and base units with granite work surfaces, bespoke central island with seating, Range cooker with six ring gas hob set into original stone fire surround, inset one and a half bowl ceramic sink with integrated draining ridges, integrated full height fridge, integrated freezer, integrated dishwasher, integrated wine cooler, integrated washing machine, integrated dryer, under window stone seating area, original ceiling with exposed beams, spotlights, stone flag flooring, doors leading to pantry and reception room.

Reception Room

15'5 x 15'0 (4.70m x 4.57m)

UPVC double glazed window, UPVC double glazed stone mullioned window, UPVC double glazed feature picture window with stunning views to rear, two central heating radiators, exposed stone elevations, cast iron multifuel burner, television point, original ceiling with exposed beams, spotlights, stairs to first floor, door to store and double glazed door to rear.

First Floor

Landing

UPVC double glazed stone mullioned window, central heating radiator, doors leading to two bedrooms, shower room, storage cupboard and stairs to second floor.

Bedroom One

15'4 x 14'9 (4.67m x 4.50m)

Two UPVC double glazed stone mullioned windows, central heating radiator, cast iron log burner, exposed stone elevations, original ceiling with exposed beams, stone flag flooring and step down to open walk-in wardrobe.

Walk-in Wardrobe

7'11 x 6'4 (2.41m x 1.93m)

UPVC double glazed window, central heating radiator, exposed beam, exposed stone elevations, fitted storage and hanging rails.

Bedroom Four/Office

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed stone mullioned, central heating radiator and exposed beams.

Shower Room

9'1 x 4'5 (2.77m x 1.35m)

UPVC double glazed frosted window, dual flush plate, Neo wall hung stone basin with wall mounted brass effect mixer tap and matching shelf, walk-in direct feed rainfall shower with rinse head and glass screen, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Second Floor

Landing

Central heating radiator, doors leading to two bedrooms, bathroom and fitted ladder with wooden balustrade to mezzanine.

Bedroom Two

15'4 x 15'1 (4.67m x 4.60m)

Two UPVC double glazed windows, two central heating radiators, exposed beam and built-in bespoke fitted hand rails and storage.

Bedroom Three

14'9 x 9'6 (4.50m x 2.90m)

Two UPVC double glazed windows, central heating radiator and exposed beams.

Bathroom

9'6 x 6'6 (2.90m x 1.98m)

UPVC double glazed frosted window, traditional heated towel rail, vanity top wash basin with mixer tap, low basin WC, freestanding rolltop bath and clawfoot bath with traditional taps and rinse head, partial wood panelled elevations and wood effect flooring.

Mezzanine/Office

14'8 x 8'9 (4.47m x 2.67m)

Two central heating radiators, exposed beams and under eave storage.

External

Rear

Extensive laid to lawn garden with feature double level pond, stream with lighting, two patio areas, two greenhouses, summerhouse, mature shrubs, trees, flowers, secure wall perimeter fencing and open far reach field views.

Front

Gated courtyard, cobble entrance with large gravel area, original flagged entrance to front door, stone feature walled flower beds, separate flagged patio area, security lighting, hot/cold water external tap and gate to rear garden.

Detached Garage

Electric roller shutter door and side entrance, private gated driveway providing off road parking for multiple vehicles and separate gate to rear garden.

