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01484 508000



**Marsden Gate House Marsden Gate, Sowood
Halifax,**

**Offers in the region of
£750,000**

****MARTIN THORNTON PLATINUM****

Featured in the Yorkshire Post this superbly appointed, four double bedroom family home is in a wonderful rural setting with uninterrupted views across adjoining farmland and offer's the benefit of vacant possession. Formerly a farmhouse with an adjoining barn, it has been redesigned, updated and extended, yet retains its wonderful character. The property stands in well presented formal gardens with extensive parking and stone built outbuildings and garaging.

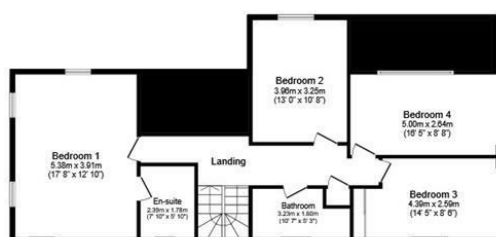
Marsden Gate House Marsden Gate, Sowood Halifax,

Floorplan



Ground Floor

Floor area 96.1 sq.m. (1,034 sq.ft.)



First Floor

Floor area 76.0 sq.m. (818 sq.ft.)



Annexe Ground Floor

Floor area 47.9 sq.m. (516 sq.ft.)



Annexe First Floor

Floor area 8.6 sq.m. (93 sq.ft.)

TOTAL: 228.6 sq.m. (2,461 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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A most appealing detached home blending character and contemporary style seamlessly with exposed beam, mullioned windows and wood burning stoves. The property has extensive eco tech, with air source heating delivering central heating throughout and under floor heating to certain rooms, solar water heating and pv panels. In addition, there is a modern sewage treatment area, a combination of uPVC and sealed unit double and triple glazing and a comprehensive security system with CCTV. The water heating comes from the air source pump, solar water panels, or the pv panels, economically meeting the needs of heated water when required. The accommodation comprises an entrance hallway, inner hallway, downstairs WC, large living/sitting room with superb fireplace and stove, open plan dining kitchen with electric Aga, integrated appliances and granite worktops, adjoining dining room with barn arch window, second sitting room/play room and a home office. On the first floor is a large galleried landing area, four double bedrooms (the master with en suite shower room) and house bathroom incorporating a shower cubicle. Externally, there is extensive parking on the driveway and a charging point for an electric vehicle. The former piggery was rebuilt in 2014 and the former garage, which is now a playroom/gym, could easily be reinstated and has an adjoining toilet. There is also an annex with its own separate access, which houses the fifth double bedroom. The mature lawned gardens have superb flower beds and borders, perimeter dry stone walling and adjoin open field.

Location

Whilst the property has a most enviable rural position, it is highly accessible for the M62 and local railway stations in Slaithwaite, Sowerby Bridge and Brighouse, making it a perfect commuter base for Leeds and Manchester. The property is equidistant to Calderdale Royal Hospital and Huddersfield Royal Infirmary It is also ideally placed to access local facilities and amenities.

Entrance Hallway

An external composite door gives access to the entrance hallway which has a sealed unit double glazed window from which to enjoy uninterrupted long-distance views. The hallway has built-in storage cupboards with a hanging rail, shelving and shoe racks. There is ceiling downlighting and floor tiling which has underfloor heating beneath which can be found throughout the rooms where the tiling continues. A period timber and glazed door leads into the inner hallway.

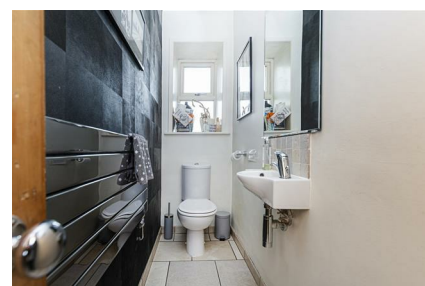


Inner Hallway

This also has under floor heating and floor tiling along with a useful shelved storage cupboard.

Downstairs WC

This has a two-piece white suite comprising a wall mounted hand basin and tiled splashback and a low-level WC. There is tiled flooring along with a high level storage cupboard, a stylish wall mounted radiator and a rear uPVC window. A trap door gives access to the useful vaulted keeping/coal cellar.



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Living/Sitting Room

This very spacious principal reception room enjoys a dual aspect with front and side double glazed windows. It is particularly characterful with exposed beams and the focal point of the room is the floor-to-ceiling fireplace with exposed stonework. Upon a deep stone flagged hearth stands a multi-fuel stove. As the floor plan dimensions show, the room can accommodate a vast amount of furniture and it has two radiators.



Dining Kitchen

This is a particularly light and bright, well appointed open plan sociable space, working particularly well with the adjoining dining area accessed via a wide archway. There is an extensive range of units to high and low levels with granite working surfaces and twin bowl sinks with mixer tap and a grooved draining area. The centrepiece of the kitchen is an electric Aga which is programmable and has an extractor fan above. Integrated appliances include a dishwasher, fridge freezer, combination microwave/oven and further larder stores with recessed shelving. The timber panelled ceiling incorporates downlighting and there is a continuation of the floor tiling with under floor heating. The room has front and rear windows, which maximises the natural lighting and provides superb views across adjoining fields. At the opposite end from the kitchen is an area currently used for casual seating, there is plenty of space for a dining table. A wide archway leads through to the main dining room.



Dining Room

This section of the property was the original barn and the dining room has a superb full height ceiling. The large arched window was the former barn arch and floods this room with natural lighting, taking full advantage of the open aspect and uninterrupted views. There is a spindle staircase with useful storage beneath and a second, larger store cupboard. As the photography shows, the room can accommodate a large formal dining table and works well with the adjoining dining kitchen. There is a galleried landing area above and downlighting.

Play Room/Sitting Room/Family Room

This is a most versatile multipurpose room and has had a variety of uses over the years. The room enjoys a dual aspect with rear uPVC windows and side French doors. There is engineered oak flooring along with built-in storage cupboards and bookcases. It would make a lovely sitting room, snug or could be a playroom. There is ceiling downlighting and two radiators.

Home Office/Study

This has bespoke fitted oak furniture with drawers and storage cupboards, shelving and a desk unit. It also has engineered oak flooring along with ceiling downlighting, a dual aspect with front and side windows and a radiator.



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First Floor Galleried Landing

The staircase rises to the first floor galleried landing which is open plan, has spindle balustrading and enjoys the arched former barn window in the dining room below. It is a particularly large area and could be utilised as a reading area with space for furniture and bookcases, etc. There is a stripped door shelved storage cupboard along with access to the loft area and a radiator. Of particular note are the stripped four panel period doors which can be found on all rooms on the first floor.

Bedroom One

This large master bedroom is particularly light and bright with double glazed windows to three sides and an exposed beam. There are two sets of built-in treble wardrobes along with plenty of space for further fitted or freestanding furniture and a shelved corner unit. The room has ceiling downlighting, two radiators and access to the en suite shower room.



En Suite Shower Room

This has a three-piece suite comprising a corner shower cubicle with an overhead waterfall style shower fitting as well as an additional hand held shower attachment, an oval hand basin with storage cupboards below and a low-level WC with concealed cistern. There is an exposed beam along with floor tiling with electric under floor heating and a double glazed window enjoying views over the open fields to the rear. There is also an upright radiator.

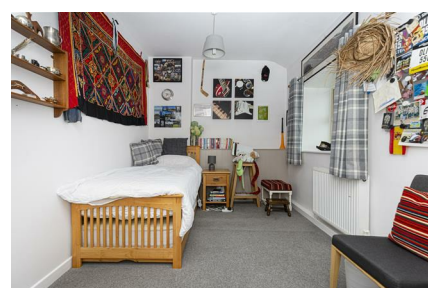
Bedroom Two

This spacious double bedroom is positioned at the front of the property and has plenty of space for fitted or freestanding furniture. The mullioned double glazed windows enjoy a superb long distance open view across the fields and farmland and there is a radiator.



Bedroom Three

This double bedroom is positioned at the rear of the property and has built-in wardrobes, drawers and shelving with space for further fitted or freestanding furniture. There is a stripped door storage cupboard above the door. The double glazed window enjoys a view over the fields to the rear and there is a radiator.



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Bedroom Four

The final large double bedroom is positioned at the front of the property and has a bank of mullioned double glazed windows from which to enjoy the superb views. As with the other three bedrooms, this room can accommodate fitted or freestanding furniture, has ceiling downlighting and a radiator.



House Bathroom

The contemporary house bathroom has a four-piece white suite comprising a panelled bath with hand held shower attachment, a low-level WC with concealed cistern, an oval hand basin with storage cupboard beneath and a double shower cubicle with tiled interior, sliding door and contemporary wall mounted shower unit. There is half height wall tiling which extends into the window sill along with electric under floor heating, ceiling downlighting, an extractor fan and a full width mirror. The room also has an upright towel heater.

External Details

Enjoying a wonderful rural setting with a south-easterly aspect and views across adjoining fields, the property is enclosed by perimeter dry stone walling. Between stone gateposts, access can be gained to the driveway which provides extensive parking and turning areas. Screened behind a laurel hedge is a useful timber built bin storage area which could also be used as a wood store. One of the many features is the former piggery and outbuilding to the original farmhouse and barn. At the side of the property, adjoining the French doors within the playroom/sitting room is a large, gravelled area. Subject to any necessary permissions or consents, buyers could build a carport, for example, should they not wish to reinstate the former garage. This area is screened by laurel hedging and has raised borders. There is a charging point for an electric vehicle along with the Vaillant air source heat pump unit. From the driveway, there is a wide level stone flagged seating area with an integral store which houses the hot water cylinders. To the side of the outbuildings, concealed is the modern sewage treatment plant. There is a shaped level lawn with perimeter dry stone walling, mature flower beds and borders, outside lighting and a very pleasant seating area in front of the former barn arch window which enjoys the superb views over the valley and surrounding areas. The stone flagged pathway continues around to the left hand side of the property where there is a further shaped, level lawn and a timber shed.

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Annex/Former Garage/Gym

Taken down and rebuilt in 2014 as a modern, well insulated timber framed building finished in stone, this is a most versatile space. The former garaging itself, which could easily be reinstated, has a composite entrance door, a large side double glazed window and a double glazed picture window with blinds to the front. The building has had a variety of uses, be it as a home gym, playroom and party space, with a full height angled ceiling with numerous downlights. There is power, lighting and electric heaters along with its own alarm system and solar roof panels. Buyers could use this as a large home office, cinema room, or may look to create accommodation for a family member, for example, (subject to any necessary permissions and consents). Accessed from this space is a downstairs WC which has floor tiling, a low level WC, a hand basin with tiled splashback, ceiling downlighting and an opaque side double glazed window. To the right hand side of the building is a stone flagged seating area and this is a real sun trap, enjoying the afternoon and evening sun. There is outside water and power sockets along with a canopied area which provides shelter from the elements. A good sized twin door, lockable store, ideal for solid fuel. A composite door then gives access into the annex.



Annex

The initial area has a robust floor covering and from here there is oak flooring. The room has the full height ceiling with downlighting, front and side double glazed windows, oak internal joinery and a wood burning stove upon a stone flagged hearth. Currently used as a sitting room with views across the adjoining fields it is ancillary to the main building, with two electric heaters and its own alarm system.



Shower Room

From the living/sitting area, access can be gained to the shower room. A sliding pocket door opens into the shower room which has a three-piece suite. There is a corner shower cubicle with a Mira Jump independent shower, a rectangular hand basin with storage cupboard below and a low-level WC. There is tiling to the walls and floor, an extractor fan, an electric shaver point, an electric towel heater and an obscure rear uPVC window.

Mezzanine Bedroom

From the living area, stairs rise to the mezzanine bedroom. This area is certainly a room with a view and buyers may decide to utilise it as a home office or hobby room with the double glazed window enjoying the best view from the property. The living area beneath could then be utilised as a bedroom area. There is stainless steel balustrading incorporating glazed panels, stripped timber floor boarding, downlighting and a useful storage cupboard.



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Extra Images



Marsden Gate House Marsden Gate, Sowood Halifax,

Directions

