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**New Laithe Farm, Stainland Road, Sowood
Halifax,**

Offers over £800,000

MARTIN THORNTON PLATINUM

A most appealing and superbly appointed Grade II Listed former farmhouse and barn in a semi-rural setting with an open rear aspect and views down the valley. The location makes the property a perfect commuter base for Leeds and Manchester. The accommodation comprises an entrance hallway, large snug with multi-fuel stove, dining kitchen with range-style cooker and integrated appliances, formal dining room, large living room, rear hallway, utility and downstairs WC. On the first floor is a galleried landing, four bedrooms (one with en suite) and a high-specification house bathroom. There is a gas-fired central heating system, a security system and double glazing. Although now lapsed, the current owners did have planning for development and alterations. Further details can be found on Calderdale council's planning website under references: 12/00093 & 12/00094. Externally, the property stands in approx. 1 acre with mature well-appointed lawned gardens along with various York stone, timber decked or gravelled seating areas, the largest of which incorporates a barbecue and built in seating. There are vegetable and fruit gardens, integral garaging and extensive parking on the driveway. A handsome stone-built stable block is accessed from the driveway along with a paddock. Viewing of this stunning family home is essential, having the perfect blend of accommodation and outdoor space.

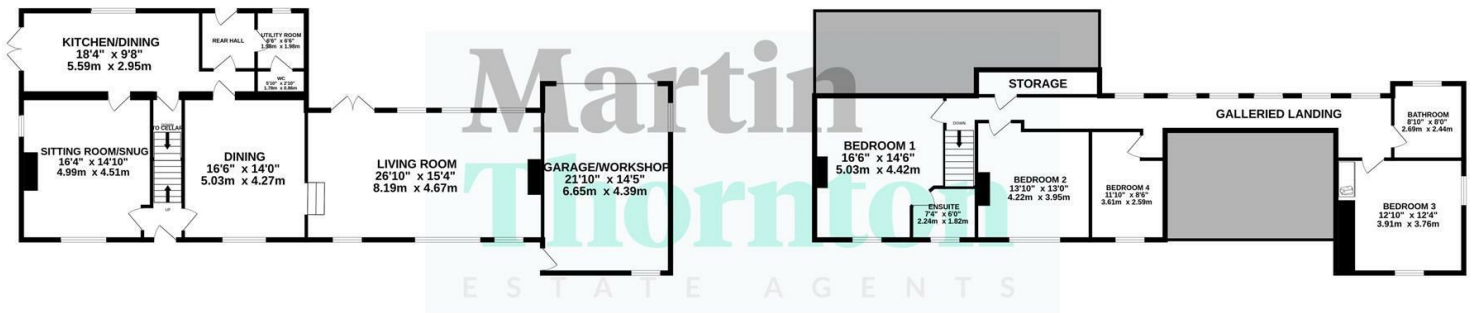
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Floorplan



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway



A timber entrance door with glazed panels gives access to the entrance hallway where there is timber panelling to the ceiling and to one wall. A central staircase rises to the first floor accommodation and an oak door leads to the dining room. A further oak door leads to the snug.

Snug



This is a good-sized tastefully decorated second reception room and, by most standards, would be the principal living space. The room has a dual aspect with a double glazed window to the side elevation and a series of double glazed windows with exposed stonework and mullions to the front elevation. The focal point of the room is a broad exposed stone fireplace with a deep stone flagged hearth, home to a multi-fuel stove. There is built-in shelving and a low-level storage unit with shelving and space for a TV, etc. The room has painted beams along with a wall light point and two radiators. An oak door with bevelled glazed panels leads into the dining kitchen.

Dining Kitchen



Positioned at the rear of the property, this is a very spacious sociable eating and entertaining space. The room is particularly light and bright with double glazed windows and french double doors. There is an array of fitted units to high and low levels with brick-style splashbacks and feature granite working surfaces. The Belfast-style sink has a mixer tap and a grooved draining area in the adjoining granite worktop and there is space for an American-style freestanding fridge freezer with water supply. The centrepiece of the room is a range-style cooker that has a six-ring gas hob and ovens beneath, along with an Aga Masterchef canopy-style filter hood above. There is an integrated Bosch dishwasher and a microwave. The room can accommodate a good-sized dining suite and has under-floor heating. There is ceiling downlighting and the rear windows enjoy a very pleasant outlook over the garden. Access can be gained to the cellar.

Dining Room



This is a very spacious formal dining room and has a superb fire surround with rustic brick inlay and hearth along with a Tiger gas stove. The room can accommodate a good amount of fitted or freestanding furniture and has painted beams to the ceiling along with various wall light points. To the front elevation are double glazed windows with stone mullions along with a radiator. An oak door gives access through to the rear portion of the dining kitchen and the rear hallway. From the dining room, a wide doorway with an exposed beam and central timber support leads to the living room.

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Living Room



This room certainly has the wow factor for a number of reasons and enjoys a full-height ceiling with a galleried landing area. Being the former barn to the farm, a feature has been made of the barn arch which now incorporates double glazed windows overlooking the front garden. There are a series of double glazed rear windows as well as French doors which maximise the natural lighting, which is also enhanced by the full height ceiling and additional windows on the galleried landing. The centrepiece of the room is the floor-to-ceiling fireplace with stonework and a raised hearth with an open fire. There are various wall light points and three radiators.

Rear Hallway



From the dining kitchen, an oak and bevelled glazed door gives access to the rear hallway which serves as an everyday entrance to the property and is ideal for storing outdoor coats and shoes. There is a continuation of the floor tiling from the dining kitchen and access to the utility.

Utility

This room has base units with a woodblock-style worktop along with a stainless steel sink with a single drainer, plumbing for an automatic washer and space for a tumble dryer. There is floor tiling and ceiling downlighting and this area is home to the Ideal condensing boiler. There is a rear double glazed window and a door leading to the downstairs WC.

Downstairs WC



There is a two-piece suite comprising a hand basin with storage cupboard below and a low-level WC. The floor has a continuation of the tiling and there is a radiator.

Cellar

Accessed from the dining kitchen, an oak door gives access to the top of the staircase where there is sensor lighting. Steps lead to the vaulted keeping cellar with a stone flagged floor and keeping table along with useful shelving.

First Floor Landing



The landing runs from bedroom one, the full length of the property incorporating the galleried area with glazed panels overlooking the living room. There are exposed beams and timbers along with a door giving access to a useful storage area. The galleried landing area is particularly light and bright with a series of double glazed rear windows and also benefits from the windows within the living room and the barn arch beneath. There is a high-level storage cupboard that houses the cylinder along with a floor-to-ceiling cupboard and two radiators.

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Bedroom One



A superb master bedroom blending character and contemporary style. This large double room has a full-height angled ceiling, making a feature of the exposed central truss and beams at 90°. The focal point of the room is the fireplace and chimney breast which runs from floor to ceiling and has recessed shelving. There is a built-in quadruple wardrobe and space for fitted or freestanding furniture. To the front elevation are double glazed windows with exposed timber above and stone mullions along with a radiator and access to an en suite.

En Suite



This room is a good size and has a quadrant-style shower cubicle with a curved door, an overhead waterfall-style shower fitting and a hand-held shower attachment. There is a rectangular hand basin set to a unit with storage beneath and a freestanding mixer tap along with a low-level WC with a concealed cistern and worktop. There is tiling to the floor along with full-height tiling to the shower cubicle and exposed beams. The opaque double glazed windows have exposed stonework and a central mullion and there is a radiator.

Bedroom Two



This large double bedroom is positioned at the front of the property and has double glazed windows with stone mullions. There is low-level storage with twin doors and built-in shelving along with space for a good amount of further fitted or freestanding furniture, oak-style laminate flooring and a radiator.

Bedroom Three



This large double bedroom has a pleasant dual aspect with double glazed windows with stone mullions to the front and a double glazed side window with an outlook down the valley. The room is tastefully presented and has a good amount of space for fitted or freestanding furniture and a radiator.

Bedroom Four



Whilst the smallest of the four bedrooms, this is still a double room and is particularly characterful with exposed stonework to one wall and double glazed windows with stone mullions. There is built-in high-level shelving and a radiator.

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House Bathroom



The stylish house bathroom incorporates a four-piece suite. There is a large shower cubicle with a waterfall-style shower fitting as well as a hand-held shower attachment and positional body jets. The double-ended bath has a central mixer tap and hand-held shower attachment. There is a rectangular hand basin with storage below and a low-level WC. The walls and floor are tiled and there is a large inset mirror. The aqua boarded ceiling incorporates downlighting. There is an Expelair Premier extractor fan along with an upright ladder-style radiator and an opaque rear double glazed window.

Outside Details



Set between two stone gateposts is a central timber gate and, beyond this, the wide pathway has well-presented lawned gardens on either side. There are mature flower and shrub beds along with trees and bushes and the frontage of the property has a perimeter stone wall. The pathway widens to a large seating area and this would be the perfect place for breakfast, being in full sun. There is a York stone paved area with a fence and trellis along with a gate that leads onto the side patio/barbecue area. Features include a large open gazebo and built-in seating along with space for further freestanding furniture and there is ample storage. There are raised flowerbeds and this entertaining area can be accessed from the French doors within the dining kitchen. The stone flagged pathway continues around to the rear of the property and there are steps on the left hand side

leading to lawned gardens. The sizeable lawned gardens wrap around the property and there is a large timber summerhouse with a gravelled seating area. Perimeter hedging screens the property on one side, there are two apple trees and a greenhouse to the side of which are vegetable and fruit gardens with a variety of soft fruit bushes and individual vegetable patches. The adjoining upper lawned area enjoys a wonderful westerly evening view. From the vegetable garden, an archway through the stone wall leads to a further lawned area with mature rockery-style beds, a gravelled area and steps down to the external door leading to the rear hallway. There is outside water and lighting. A large gravelled seating area has raised borders with railway sleeper-style timbers and this area enjoys a westerly aspect – a real sun trap in the afternoon. Adjoining this is a York stone and timber decked seating area which can be accessed from the French doors in the living room. A fence with a trellis and timber gate then leads to a screened bin storage area and steps lead down to the driveway. The driveway has twin five-bar gates which bear the property's name and there is parking for many vehicles along with access to the integral garage.

Garage



As the floor plan shows, this garage is particularly large and could also be utilised as workshop space. It runs the full depth of the property and has an up-and-over door along with a personal door and windows on the front elevation. There is power and lighting.

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Stable Block



This is a handsome stone built building with a pitched stone flagged roof, three individual stable doors and windows. A now lapsed planning application approval was to extend the property itself and to also create a garaging from the stable block.

Paddock



Accessed off the driveway is the triangular paddock with perimeter stone walling and is currently home to a large chicken coop and run.

Tenure

The vendors have confirmed the property is freehold.

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Directions

