



Wood Lane, Sowerby Bridge, HX6 1NE
£550,000

E&H Edkins Holmes
ESTATE AGENTS

For sale by Modern Method of Auction; Starting Bid Price £550,000 plus Reservation Fee. Wood Lane Hall is a magnificent Grade I listed building. Having been built in the period 1649 to 1651 with some additions in early eighteenth and nineteenth century this impressive building has an abundance of original features including open fireplaces, decorative ceilings and stone mullioned windows. Being surrounded by mature gardens this home benefits from a beautiful outlook. In need of some remedial works this really is a rare opportunity for any buyer. This property is for sale by “Regional Auction name powered by iam-sold Ltd” or “iam-sold Ltd”. An internal inspection is required to fully appreciate what this historic building has to offer.



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Porch 7'7" x 7'5" (2.313 x 2.274)

Two storey with Rose Wheel window. Carved header stone with original owners initials and dated 1649. Stone columns with ball finials. Inside the porch there is stone tabling to each side and a stone flagged floor. There is an original Oak door with brass studs and door furniture.

Entrance Hall

T-Shaped hallway. Stairs to first floor. Stone flagged floor. Cast iron radiator. Access to cellars.

Morning Room 15'3" x 15'0" (4.649 x 4.592)

Two radiators. Window to side elevation. Stone mullion window.

Drawing Room 20'6" x 14'7" (6.254 x 4.455)

Decorative cornice. Two radiators. Parquet flooring. Window to two elevations.

Open Hall 23'9" x 23'6" (7.263 x 7.186)

The heart of this building is this two storey open hall. Carved wood panelling. Ornate moulded ceiling. Stone Tudor arched open fireplace. Three tier, twenty seven section stone mullion window.

Formal Dining Room 17'9" x 16'10" (5.413 x 5.142)

Chamfered arch fireplace. Carved wood panelling. Parquet floor. Two radiators. Chamfered window.

Sitting Room 18'0" x 18'3" (5.499 x 5.565)

Fireplace with cast iron stove. Flag floor. Access to cellars. Window. Door to courtyard.

Family Dining Room 18'0" x 12'2" (5.501 x 3.723)

Ornate ceiling. Stone mullion window.

Dining Kitchen 16'11" x 15'1" (5.164 x 4.602)

Bespoke pine fitted kitchen with a range of wall and base units and 'island'. Belfast sink. Marble worksurfaces. Fireplace with Aga. Electric oven. Halogen hob. Stone flagged floor. Windows to two elevations. Stairs to first floor.

Study 13'3" x 9'0" (4.045 x 2.749)

Stone flagged floor. Mullion window.

Cloakroom 9'11" x 9'0" (3.041 x 2.755)

Wash hand basin. WC. Stone flagged floor. Radiator. Mullion window.

Store Room

Offering useful storage space.

Cellars

The property has a range of cellars. Oil fired boiler. Access to rear courtyard.

To the First Floor:

First Landing 13'7" x 6'0" (4.152 x 1.834)

Access from entrance hall. Wooden floor.

Bedroom Two 15'6" x 15'4" (4.733 x 4.675)

Stone fireplace. Radiator. Pedestal wash hand basin. Mullion window and a further window.

Store Room

Offering useful storage.

Second Landing 32'5" x 7'1" (9.905 x 2.164)

Seating area below to wheel rose window. Two mullion windows. Access to the gallery.

Gallery

Overlooking the open hall with balustrade to three sides. Wood panelling. Exquisite moulded ceiling. Original floorboards. Four radiators.

Bedroom Four 8'8" x 10'0" (2.653 x 3.061)

Having uniquely been created as a replica of a ships cabin from 1920's/1930's.

Bathroom

Cast iron bath, wash and basin and WC. Wooden floor. Mullion windows.

Cloakroom

WC and wash hand basin.

Bedroom Three 20'7" x 14'11" (6.289 x 4.566)

Wash hand basin. Heated towel radiator. Radiator. Windows to two elevations.

Bedroom Five 18'2" x 17'2" (5.542 x 5.246)

Original stone fireplace. Wash hand basin. Windows to two elevations.

Inner Landing

Stairs from kitchen. Access to attics.

Master Bedroom 18'2" x 17'1" max (5.555 x 5.213 max)

Stone fireplace. Exposed ceiling beam. Wash hand basin. Mullion windows to two elevations.

Bathroom Two

Bath, WC, wash hand basin and shower. Radiator. Mullion window.

Exterior

To the front of the property is a lawn garden with a wide range of mature trees and shrubs.

To the rear of the property is a courtyard and kitchen garden.

Parking

Access via a single track lane leads to parking for several cars.

Utilities

The property has a spring water supply, oil fired boiler. septic tank drainage and mains electric.

Grade I listing description

Full description:

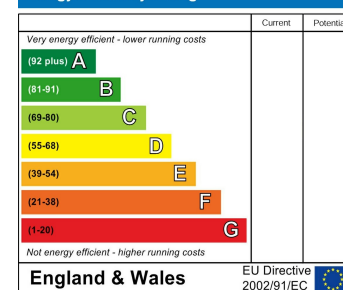
House. Dated 1649 and 1651 incorporating parts of earlier frame and with late C18-early C19 alterations. For John and Elizabeth Dearden. Coursed squared stone, stone slate roof. Hall with cross-wings plan, 2 rooms deep. 2 storeys with cellar and attic; 3 bays, outer 2 gabled. Chamfered plinth, transomed double chamfered windows with cyma-moulded mullions and some stanchions, string with decorative stops flanking windows, decorative stopped dripmoulds to principal 1st-floor windows, coped embattled parapet with finials to merlons and coped gables. Between central (hall) bay and right bay is a 2-storey porch: doorway has fluted jambs on plinths, impost, bi-cusped lintel carved with male head and '1649 IDED' above; it is in architrave of fluted columns on lozenge-decorated plinths supporting entablature with head in frieze, moulded cornice and ball finials; large 1st-floor rose window with mouchettes and some original leading and glass under drip mould with headstops dated 1651; fronting central finial is sundial; right return of porch has 1st-floor window and gutter spout. Central, hall, bay: tall 9-light window with king mullions and 2 transoms breaks string and has drip mould; to its left a doorway, formerly a window with chamfered lintel. Left bay projects and both this and right bay have a 6-light window with

king mullion to ground and 1st floors and a stepped 3-light single chamfered window with moulded cill to attic, left bay has a 2-light window to each floor of right return. Ridge stack at right end of hall paired, corniced, diamond-set flues; 2 other stacks to right wing, on left of ridge. Rear: 3 gabled bays with 2-storey porch between right hand bays. Plinth, double chamfered mullioned windows transomed except for untransomed 2-light cellar windows, string. Porch: dog-kennel; arched light and 2-light windows above to either side; entrance is up steps on right return through chamfered quoined, Tudor-arched doorway; on right of a 4-light window. Right bay: a 2-light window to each floor. Central bay: a 6-light window with king mullion; broken spout below; two 3-light windows above. Left bay: two late C18-early C19 2-light windows; on left, steps down to plain stone surrounds doorway. Gables have chamfered coping and finials. Left return: a 4-light and three 2-light windows to ground floor; string returned from front; two 4-light and one 2-light windows above; gutter spouts, each faced with a face or animal. Right return: sashes with glazing bars to 1-and 2-light flat faced mullion windows. Interior: hall: full-height; large very fine chamfered Tudor-arched fireplace with fluted Ionic pilasters on lozenge decorated plinths, cornices, wooden panel above carved with floral motifs and spiral frieze rises into cornice with knobs on frieze; gallery running round 3 sides has turned balusters set on carved panel; fine panelling with hearts and carved frieze; panelled doors with segmental arched surrounds; elaborate moulded pilaster ceiling has decorative panels with pomegranates, shields and lions in relief and fluted central boss. Front left room has chamfered segmental-arched fireplace with wooden leaf-carved panels above and flanking consoles; carved frieze to panelled walls. Kitchen, to rear centre, has very wide fireplace; in one section the 2 spine beams have moulded plasterwork on soffit with central lozenge and pomegranates; in the left end the spine beams are chamfered and the window has stanchions and leaded glazing. The right wing has altered late C18-early C19 and the ground floor room has a bolection-moulded fireplace, large panels on walls, cornice, imported earlier dog-leg stair with spiral and decorative-panelled balusters. 1st floor: chamfered Tudor-arched doorways; 3 original doors of 4 moulded panels and with butterfly hinges. Front left room has a good cyma-moulded Tudor-arched fireplace, moulded cornice and spine beams. Rear left room has ogee-chamfered segmental-arched fireplace; leaded lights to window; a king-post roof truss with vertical struts and continuous mortice in soffit of tie beam for former partition wall. At top of stairs to rear left is a section of early balusters. Another king-post roof truss visible in central rear room. The wheel window is identical to that at New Hall, Elland.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

