

# Peter David

# Properties Ltd

Residential Sales and Lettings



, Wainstalls

Offers In The Region Of £725,000



# Upper Hazelhurst Farm

## Wainstalls, Halifax, HX2 7UA



A detached residence with adjoining barns, stables and approximately 10 acres of grazing land. This property will be of interest to those with equestrian interests or looking to operate a working farm with livestock. Located in an elevated position on the Yorkshire Pennine Hills, the property enjoys superb far reaching views over the fields and surrounding moorland.

A remote electric gate provides access to the property and a driveway leads to a large hardstanding providing ample parking in front of the triple garage with power doors and large 40 foot shipping container. A metal gate provides access to the property and gardens from where you can enjoy the extensive views. A separate driveway leads down to the stables and stores. To the rear of the property is an enclosed patio garden with feature duck pond. The current owners have also installed a bio fuel heating and hot water system. Mains electric, septic tank and a private water supply.

The property also offers huge development potential depending on the buyers needs subject to gaining the relevant planning permissions. Whether to split into separate dwellings, create more living accommodation or operate a business as the current owners do.

We recommend you watch our aerial video tour to appreciate the wonderful setting this farm enjoys.

In Wainstalls, you will find a local Primary School and a various country pubs nearby. The property is a short drive away from Halifax to the south which offers a wide range of shops, bars, restaurants, leisure centre and banks to mention a few. Oxenhope is to the north, again a short 10 minute drive away where you will find the Worth Valley Railway operating steam locomotives.

### Accommodation

#### Entrance porch

#### Lounge

18'2" x 13'5" (5.54 x 4.11)

#### Dining room

16'9" x 13'0" (5.11 x 3.97)

#### Sun room

9'3" x 14'5" (2.83 x 4.40)

#### Kitchen

18'8" x 11'5" (5.70 x 3.50)

#### Bathroom

11'2" x 6'9" (3.41 x 2.08)

#### Playroom

20'2" x 11'4" (6.16 x 3.46)

#### Cellar/store

7'9" x 10'9" (2.37 x 3.29)

#### First floor

#### Landing area

**Double bedroom**  
14'9" x 13'0" (4.51 x 3.97)

**En suite**

**Double bedroom**  
13'5" x 12'0" (4.11 x 3.67)

**Double bedroom**  
11'6" x 11'8" (3.51 x 3.57)

**Leisure room**

**External details**

**Barn with Lower Level Mistal**  
24'2" x 22'0" (7.39 x 6.72)

**Store room**  
30'7" x 14'0" (9.34 x 4.29)

**Stables**  
45'2" x 36'5" (13.79 x 11.11)

**Land**

The property has approximately 10 acres of grazing land adjoining the property.

**Directions**

Please use the postcode HX2 7UA for sat nav directions.

**PLEASE NOTE**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



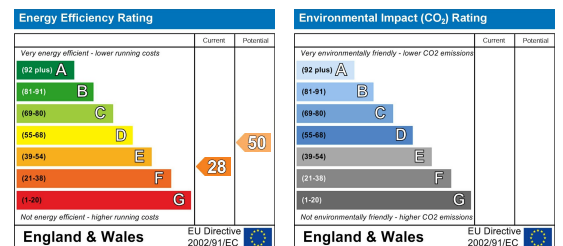
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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