

Charnock Bates

The Country, Period and Fine Home Specialist



Martin House Cottage
11A Martin Green Lane, Greetland, HX4 8JJ





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Guide Price: £375,000



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Summary Description

Martin House Cottage is a unique, semi-detached character property situated in the heart of Greetland. Boasting many period features such as exposed beams and stone mullions, this home would ideally suit a purchaser looking for a period property with good outside space, close to Norland Moor and numerous public footpaths, yet remaining accessible for the M62 and commuter links.

Internally the property briefly comprises: breakfast kitchen, three reception rooms, two double bedrooms, bathroom, quirky mezzanine storage areas and a vaulted cellar store room. Externally the property benefits from two off road parking spaces, a substantial Yorkshire stone flagged patio, garden shed and lawn with dry stone walled boundaries and bedding areas.

Location

Greetland is an extremely popular residential location within walking distance to West Vale where there is a variety of local amenities to include various themed restaurants including Thai, Asian and The Catch fish restaurant, numerous popular bars including Gin bars, craft ale and Tequila bars. Two small supermarkets, hairdressers, butchers, cafes, garden centre and florists are available. The property is a short drive away from Sowerby Bridge, Elland and Halifax Town Centre. Good local schools and a golf course are nearby. Rail stations in both Sowerby Bridge and Halifax Town Centre provide access to the cities of Leeds, Manchester and Bradford, with Halifax train station providing a direct service to London. Both Manchester and Leeds Bradford International Airports are easily accessible.



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General

The property is accessed from the patio directly into the breakfast kitchen which is open to the eaves with exposed beams and ample natural light enters via windows to two elevations and a Velux. Benefitting from a good range of cream base, drawer and eye level units incorporating a wine rack, glazed display cupboards, and a Bosch electric oven. Additional integrated appliances include Beko fridge freezer and Bosch dishwasher. Contrasting Granite work tops incorporate a 1 and 1/2 bowl sink with drainer and mixer tap and a 4 ring gas hob with extractor hood above. Granite has also been used to create additional work surface to the low cupboard top and deep window sill. There is plumbing for a washing machine and space for a breakfast table.





Steps lead down to the inner hallway with beams to the ceiling and painted stone walls. An open doorway leads into the dining room with a mezzanine storage area with timber spindle balustrade. There are beams to the ceiling, some points of exposed stone to the walls and a recessed area. In addition there is a full height storage cupboard and a half height meter cupboard with louvre doors. Continuing through, the garden room enjoys a dual aspect with French doors leading directly out to the patio and garden. There are exposed beams to the ceiling and twin Velux windows with integrated blinds.







Completing the ground floor accommodation, the lounge is located off the far end of the hallway and is a spacious room with the central feature being the stone fireplace with a coal effect gas fire within a cast iron stove, set upon a tiled hearth. The stone mullioned window also features a stone sill, there is exposed stonework to one wall around recessed shelves and exposed beams to the ceiling. An understairs doorway with stone steps beyond, leads down to a useful vaulted cellar storage room which has been fully tanked. An open staircase with stone steps and a timber spindle balustrade leads up to the first floor landing.

Accessed off the landing, the principal bedroom enjoys a stone mullioned window with stone sill and recessed spotlights to the ceiling, with the chimney breast featuring some exposed stonework.







The house bathroom is of a generous size with a white suite comprising: bath with shower over, wash hand basin and WC. It enjoys recessed spotlights and an exposed beam to the ceiling. To one corner, the chimney breast features some exposed stonework.

Across the landing, the second double bedroom is accessed via stone steps which lead down into the room. There is an exposed stone feature wall, a Velux window and an exposed beam structure which extends to the mezzanine storage level. Further steps lead to a doorway which leads back into the kitchen.



Externals

Accessed directly from the roadside, the property benefits from a block paved parking area suitable for two vehicles. Yorkshire stone steps lead down to a substantial Yorkshire stone flagged patio with an external water point which wraps around the garden room and leads to a pebbled area which houses a useful garden shed.

Stone steps lead down from the patio to a lawn with dry stone walled boundaries and various bedding areas with established shrub and flower beds, and mature trees. There is a further raised bedding area to the side of the kitchen housing further mature shrubs and flowers.

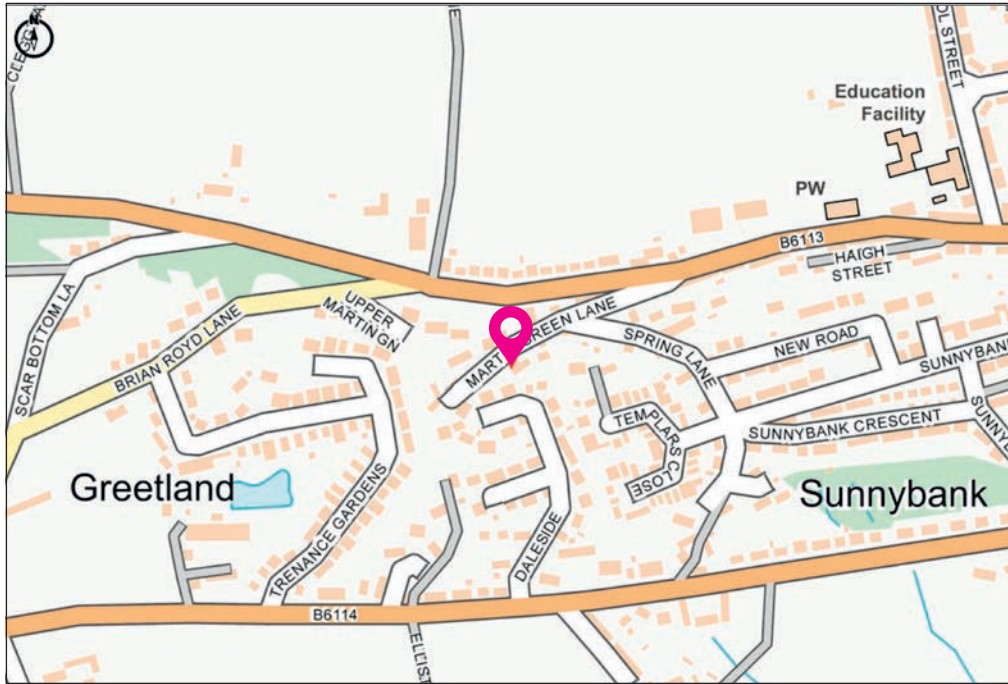
Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Tenure

Freehold

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Local Authority

Calderdale MBC, Band C.

Directions

From Halifax Town Centre proceed along the A629 Huddersfield Road and down Salterhebble Hill. Follow signs for the B6112 towards Stainland and continue to the traffic lights at West Vale. Turn right onto Rochdale Road/B6113 and continue up the hill for just under a mile until taking a slight left onto Martin Green Lane. Continue down the lane and the property can be found on the left hand side.

For satellite navigation: **HX4 8JJ**

EPC Rating

EER: Current 43 – Potential 77

Local Information

Nearest Stations

Sowerby Bridge	2.6 miles
Halifax	3.6 miles

Nearest Schools

The Greetland Academy	0.3 miles
West Vale Primary School	1 mile
The Brooksbank School	2.1 miles

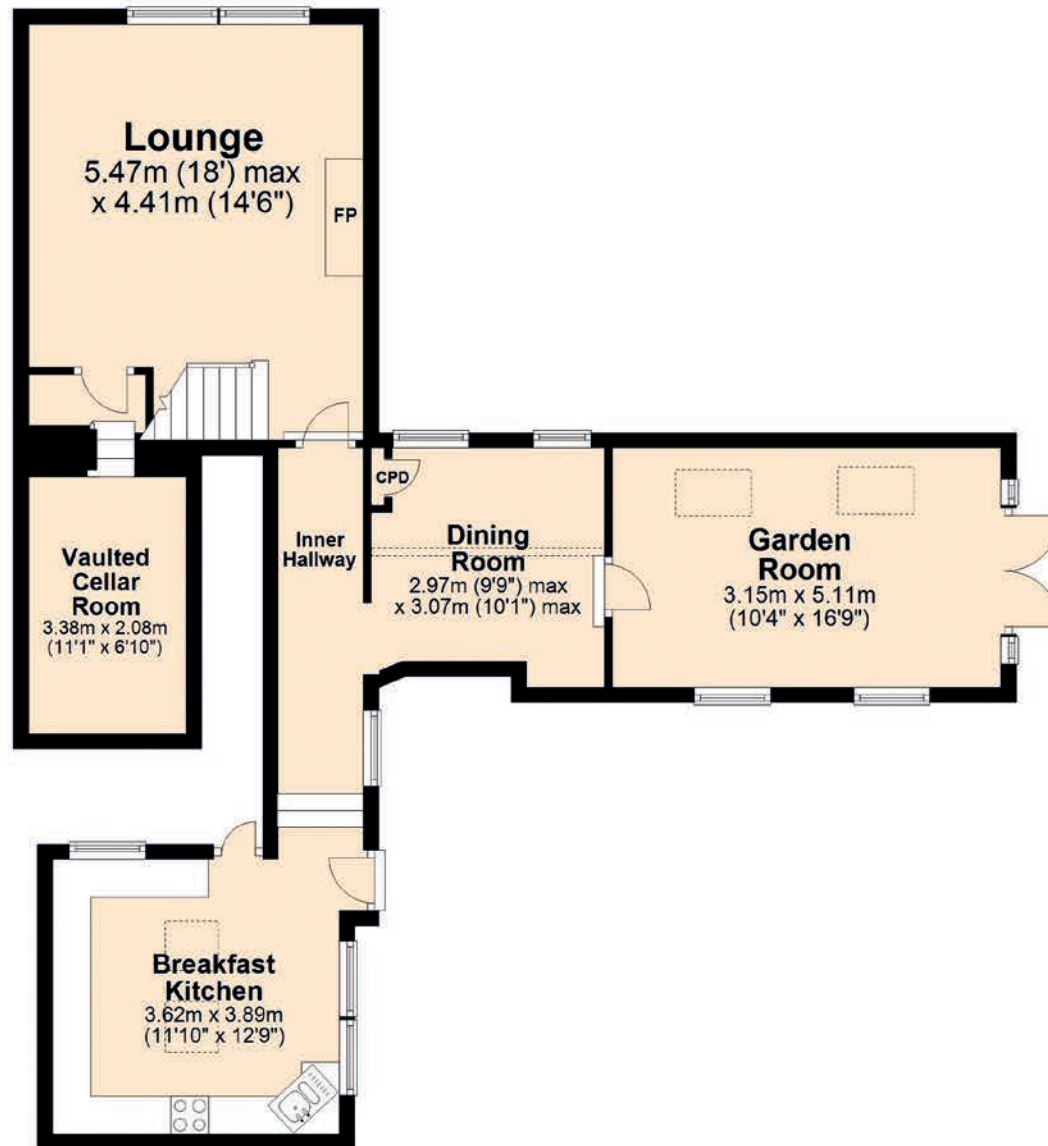
Motorway Network

Junction 24, M62	3.3 miles
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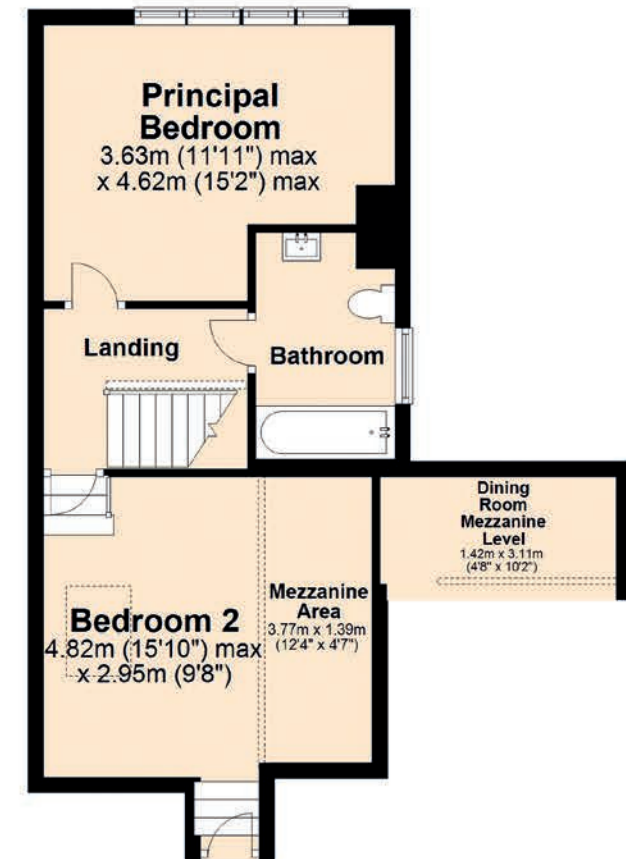


Floor Plans

Ground Floor & Cellar



First Floor



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