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The Croft  
Swales Moor Road, Halifax



## The Croft

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Offers In Region Of £475,000

OUR 4 BEDROOM EXTENDED COTTAGE IN THE HEART OF SHIBDEN VALLEY IS PRESENTED TO AN EXCEPTIONAL STANDARD INTERNALLY, RETAINING MUCH OF THE CHARACTER AND SITTING IN REMARKABLE SOUTH FACING GARDENS, THE COTTAGE ALSO APPRECIATES TWO STAND ALONE GARAGES AND ACCESS TO A SHARED OUTBUILDING WITH INDIVIDUAL STORAGE FACILITIES.

From the moment you step into this stunning cottage, you are taken aback by the space, light and interior design of this traditional cottage which has retained many original features and stylishly harmonised them with modern preferences.

Welcomed into a porch, you continue through into the breakfast kitchen, open plan to the sitting room and providing a wealth of space and great connectivity to the whole ground floor.

The kitchen has stunning panoramic views across Shibden valley and is designed with ceramic flooring throughout and is furnished with a shaker style kitchen with wooden topped breakfast bar. A Stoves range oven is recessed below an Oak fascia beam. Further integral appliances include a tall fridge, tall freezer, dishwasher, composite cream sink and drainer with flexible pull down spray tap. The décor is completed with an elegant world map feature wallpaper which continues up to the open plan sitting room.



Slightly elevated, the sitting room with traditional inglenook fireplace with cast iron wood burner is a fabulous atmospheric room with a great view to the stunning rear gardens. With handsome feature wallpaper and wooden floorboards, the sitting room flows through to the utility/boot room with access to the rear grounds, and the further reception rooms. The dining room is the perfect blend of new and old. With church doors, timber beams and mullion window, the room is newly carpeted with plush grey carpets and has gone through extensive improvements to modern standards and preferences. A snug reception room is a great location for quiet contemplation and has some quirky details which are sure to impress. With access to the ground floor cloakroom with two-piece coloured suite and access to the stairs to the first floor.

The first floor is a great aspect of vintage style with unsymmetrical rooms and architectural quirks never to be found in a modern property. Again, the amount of natural ambience drawn into the property has produced a wonderfully light family home that has four bedrooms and an office which is admirable in its design.

The master bedroom with botanical flair has an ensuite with cosy under floor heating, travertine flooring, double step in shower with push button controls on entry, countertop wash basin and low level w.c.

The remaining bedrooms will all comfortably support a double bedroom, the current toddler bedroom with fox wallpaper and traditional beams has views over the front and is a delightful room positioned close to the house bathroom.

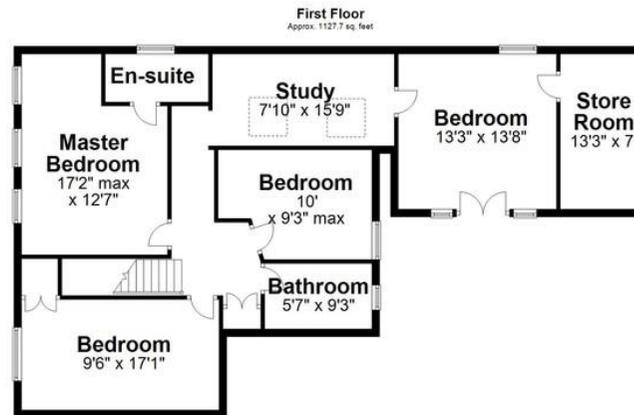
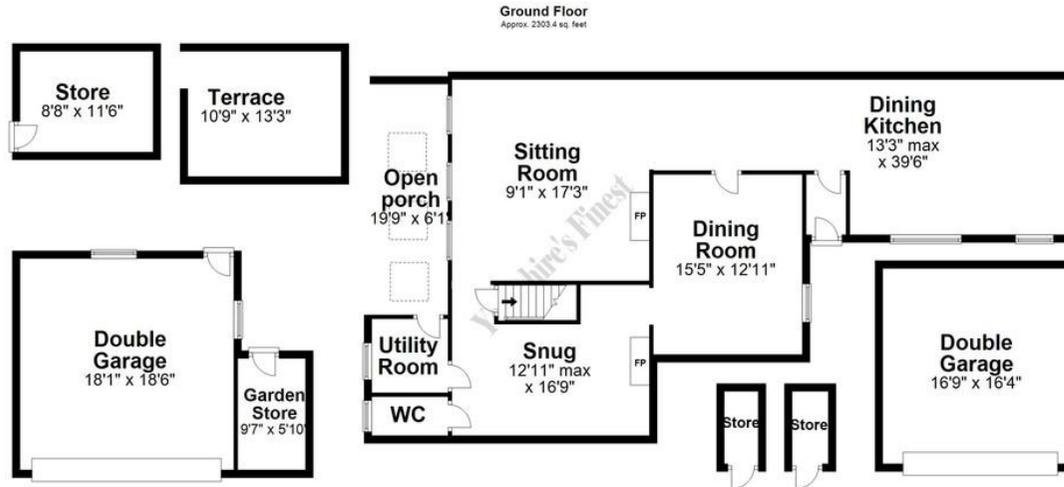
The bedroom currently utilised as the hobby craft/playroom has a large storage cupboard to the rear that accesses out to the front gardens. This area could be adopted as an ensuite, subject to the usual constraints. Having recently gone through reconstruction, this room has been opened to produce a sizeable room with envious field views. Externally, the cottage has a resin pressed driveway and access to a shared outbuilding. A tree lined lawn sits to the right of the main entrance and a covered bin store and storage area lies beneath the balcony. The rear garden which we are informed is South facing is beautifully tendered with a pathway leading to a pedestrian gate onto Swales Moor Road. With trees that include a Monkey Puzzle tree, a vegetable patch and stunning floral beds, the property further enjoys a raised decked seating area and a separate veranda. Substantial in size, for green fingered enthusiasts you will certainly find plenty to keep you occupied and appreciative. The cottage has two stand alone double garages, one which is positioned within the grounds of the property with an electric opening green door and the other also positioned on Swales Moor Road with a brown door. Surrounded by fields but with close to hand amenities. the cottage enjoys the benefits of countryside living and is a little haven to escape busy lives.

## LOCATION

Roughly 8 minutes from the Village of Northowram in the Shibden Valley, our cottage sits in a rural setting with far reaching valley views. Closely situated to Salterlee Primary School (Ofsted - Outstanding 2018) and Hipperholme Grammar School which is an independent grammar school educating pupils between the ages of 3 and 16. A 6-minute drive will bring you to the North Halifax Grammar School, a state grammar school, and Science college educating pupils 11 - 18 years. All amenities are catered for with a host of

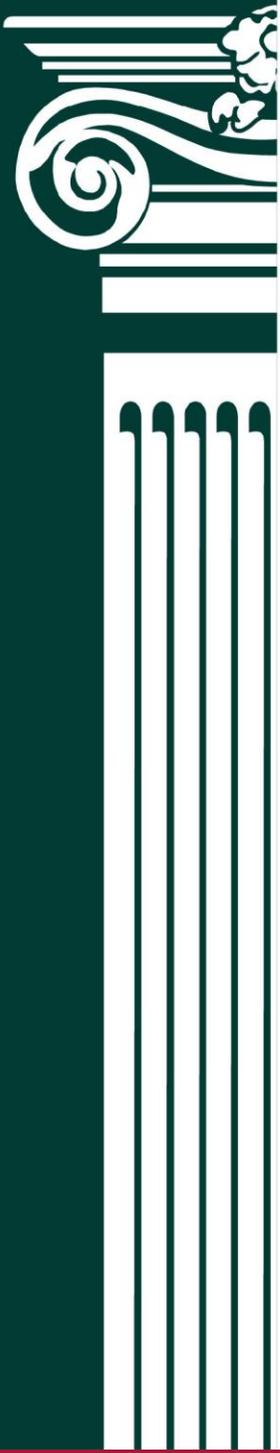
supermarkets to hand and only 8 minutes from the cottage is The Piece Hall which hosts a huge array of events, from contemporary music concerts, to impressive site-specific performances, circus spectacle and street theatre. Seasonal festivities include markets alongside special food and drink celebrations and fairs. Halifax Town Centre with a covered Victorian market is 2 miles from Swales Moor Road and Halifax Train station provides a great commuter link to the Northern Powerhouse Cities. Further a field is the popular Willow Valley Golf Club, Yorkshires largest golf facility with 50 holes of golf, a driving range, bistro and bar and reached in just a 7mile car drive.





Total area: approx. 3431.0 sq. feet  
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and locations are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or D/E Energy Assessors. Plans produced using PlanUp.

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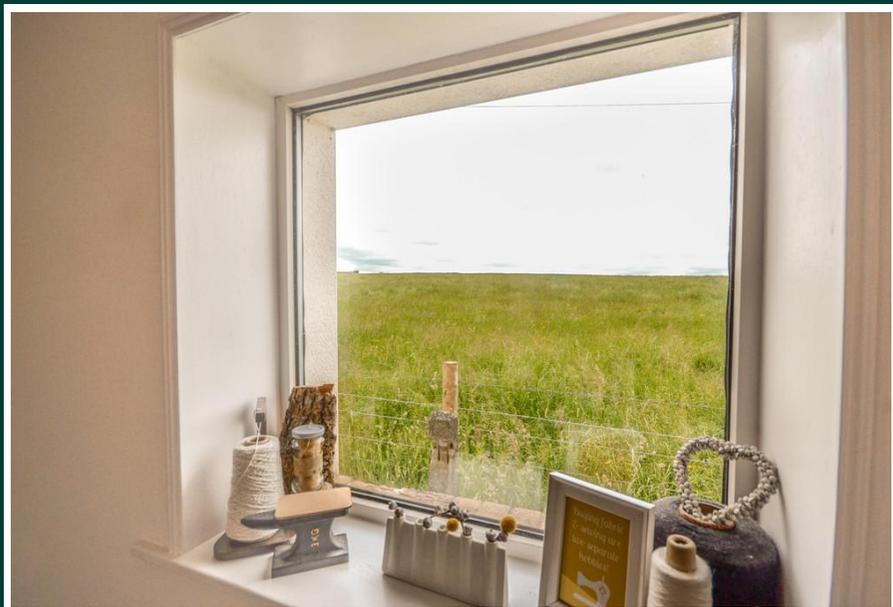




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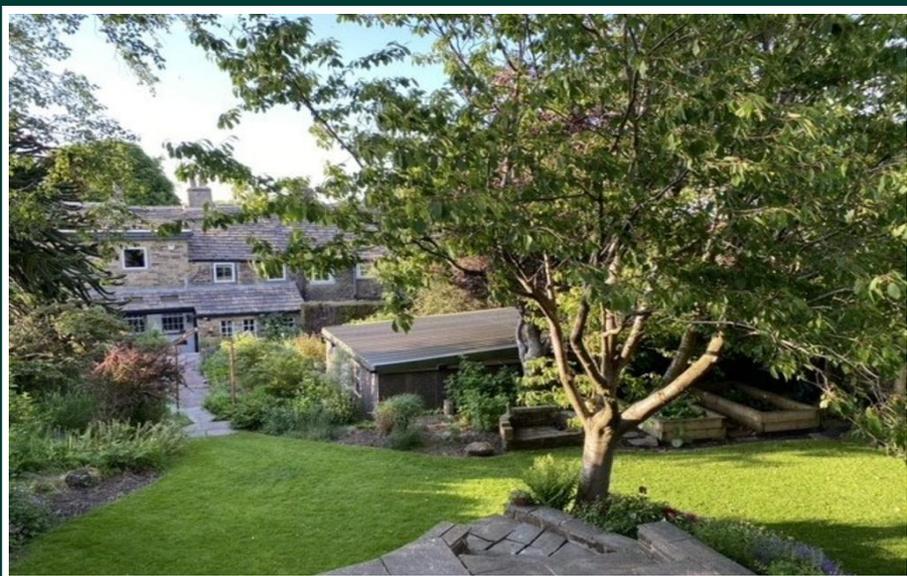
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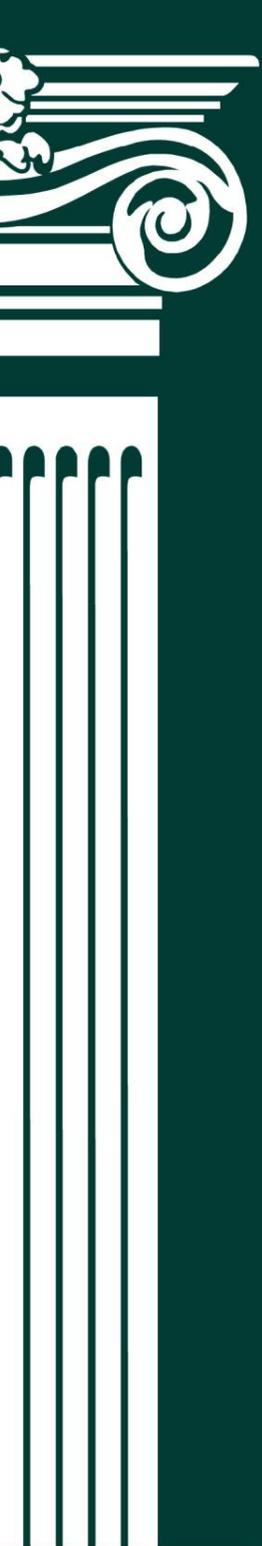
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