

MARSH & MARSH PROPERTIES

Priors Mead, 13 Priestley Green, Lightcliffe, HX3 8RQ

£525,000



Priors Mead is a charming "English Country Garden" style cottage, Grade II listed and set in the highly sought after semi-rural hamlet of Priestley Green in Lightcliffe. Offered with the fantastic advantage of NO CHAIN, this is a rare opportunity to acquire and renovate a property of genuine historical character and distinction in one of the area's most desirable locations. A neatly presented hedgerow frontage with white picket fence opens into a beautifully tended lawned and enclosed garden, offering a warm and welcoming first impression, with views beyond over fields and equestrian facilities to Lightcliffe village.

The house features manicured and private surrounding lawned gardens, to all three external sides of the property, creating the perfect place to sit out and relax or for children and pets to play. An idyllic setting for a summer's garden party, reminiscent of traditional English culture that seems lost in today's modern world. The property also benefits from two garages and a private access drive that leads to the front of the property. It is a large plot, encompassing around 1/3 acre of space, with plenty of hidden areas and outbuildings; the more you explore the more you will find.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally you will find a large and spacious property, in need of full modernisation throughout, that offers a renovation project that you can put your own stamp onto. Featuring large rooms throughout, all with original period features that will impress and delight. With its large and open dining room/reception, spacious living room, highly functional kitchen, utility room, internal workshop/studio room, ground floor WC, storage cellar, four double bedrooms and a house bathroom. With so much on offer and in such a unique presentation, this house needs to be viewed internally to fully appreciate the immense space on offer.

Priestley Green hamlet offers plenty of local features, including the "Secret Waterfall" and the well regarded Circular Trail (a 3.3 mile woodland and farmland nature walk looping the area and passing ancient woodlands, Coley Beck and Woodfall Beck Waterfall). Priestley Green is well connected to the local area, being in Lightcliffe and within easy access of Hipperholme village. The M62 motorway is only a short 10 minute drive offering quick and easy access to the major cities of Leeds and Manchester. The Halifax and Brighouse train stations, both offer quick and easy access to the Grand Central train service to London. The property also is within easy access of good local schools.

With so much fantastic potential on offer, including its rich and historic setting, surrounding gardens and period specific internals, all offered with the added advantage of NO CHAIN, an appointment to view is essential.

From the front of the property a wooden door opens into the

DINING ROOM / RECEPTION



The perfect first impression as you step inside the property, the dining room offers that period décor that sets the scene for the whole property from the moment you step inside. Immediately the beamed ceiling and feature stone mullioned windows create a period feel that is only enhanced as you notice the other features of the room. A large open fireplace, with stone hearth and wooden mantelpiece, creates a charming feature for the whole room. With a herringbone style wooden floor, central light fitting, storage cupboard, wall mounted light fittings, under stairs storage and radiator.



From the dining room a wooden door opens into the

LIVING ROOM



Another large and feature rich room, again benefitting from a beamed ceiling and two sets of stone mullioned windows to the front and side elevation. A wooden double door opens into the side garden offering additional access to the property. This room also benefits from a fireplace, on a stone hearth. With a wooden floor, central light fittings, wall mounted light fittings and radiator.

From the dining room a wooden door opens into the

BREAKFAST KITCHEN



A rather large and spacious breakfast kitchen that features laminated work surfaces to two sides. A feature fireplace alcove has been enhanced with a metal preparation work surface. The kitchen offers access to the rear gardens via a wooden cottage style door and features two sets of windows offering a charming view. There is plenty of space for a dining table to one side of the room. With a cooker unit, extractor, radiator, central light fitting, ceiling spotlights, vinyl tile floor and a stainless steel sink with mixer tap.

From the breakfast kitchen a wooden door opens into the

UTILITY ROOM



A large and long utility space, offering plenty of storage for an additional fridge/freezer along with pantry storage space. The utility room also offers access to the rear elevation via a wooden door. With a tiled floor and two central light fittings.

From the utility room a wooden door opens into the

WORKSHOP/STUDIO



The workshop/studio is the ideal place for an office, workshop or artist's studio. Untouched with its beamed ceiling, mullioned windows and stone floor offering a historical atmosphere. The workshop also features an open fireplace and central light fitting. An ideal place for conversion into a second reception room or private study.

From the dining room a wooden door opens into the

STORE ROOM

A small storage area, ideal for coats and shoes that offers access into the WC and cellar rooms.

From the store room a wooden door opens into the

WC

Offering ground floor facilities the WC has a low flush toilet and pedestal washbasin, window to the rear elevation, beamed ceiling, tiled floor and central light fitting.

From the dining room a carpeted staircase leads up to the

LANDING

A large and long landing that features a beamed ceiling, carpeted floor and two light fittings.

From the landing wooden doors open into

BEDROOM 1



A large double bedroom that currently houses a very, in keeping, four poster bed. An open fireplace creates a charming feature for the whole room. With a large set of mullioned windows, single radiator, central light fitting and carpeted floor.

BEDROOM 2



Another spacious double bedroom that again features a large set of mullioned windows and a feature open fireplace. The second bedroom also has a window into the central landing. With a

carpeted floor, central light fitting and single radiator.

BEDROOM 3



A dual aspect room with windows to the front and side elevations creating a light and bright space, and again with an open fireplace. This room also houses a four poster bed and wood panelling to one wall enhancing the traditional style of the room. With a carpeted floor, central light fittings and single radiator.

BEDROOM 4

A very generous fourth bedroom that can accommodate a double bed. The room has a set of fitted cupboards offering ample storage space.

With a window to the side elevation, central light fitting, carpeted floor and a single radiator.



BATHROOM



A neatly laid out house bathroom that features an alcove inset shower, panel bath, bidet, pedestal washbasin, low flush toilet, window to the rear elevation, central light fitting, carpeted floor, tiled splashbacks, airing cupboard, strip light over a large mirror and a single radiator.

EAVES STORAGE

The landing offers access into a very large eaves storage space, perfect for Christmas decorations or suitcases.

From the ground floor storage room a wooden door opens onto a small series of stone steps that lead down to the

CELLAR

Another fantastic addition to the property, the cellar offers further storage space and features a central light fitting and stone flooring.

GARDENS



The surrounding gardens are the perfect English country garden style, featuring numerous hedges, lawns and flower beds that surround the property on three sides. Encompassing a sizable plot of 1/3 acre, the gardens certainly must be viewed in person in order to be fully appreciated. A truly

private space, offering the ideal location for children and pets to play in a secure setting, or simply to sit out and relax and enjoy the peace and tranquillity that this quite unique setting has to offer





PARKING & GARAGES



The property benefits from two generous garages to the rear of the building. The house has a

private and gated driveway to the side elevation. There is also ample parking to the front of the property by the grass verge frontage.

GENERAL



The property has the benefit of all mains services, gas, electric, water and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///relay.larger.obey](https://www.what3words.com/relay.larger.obey)

Google Plus Code: P5MX+JF9 Halifax

For sat nav users the postcode is: HX3 8RQ



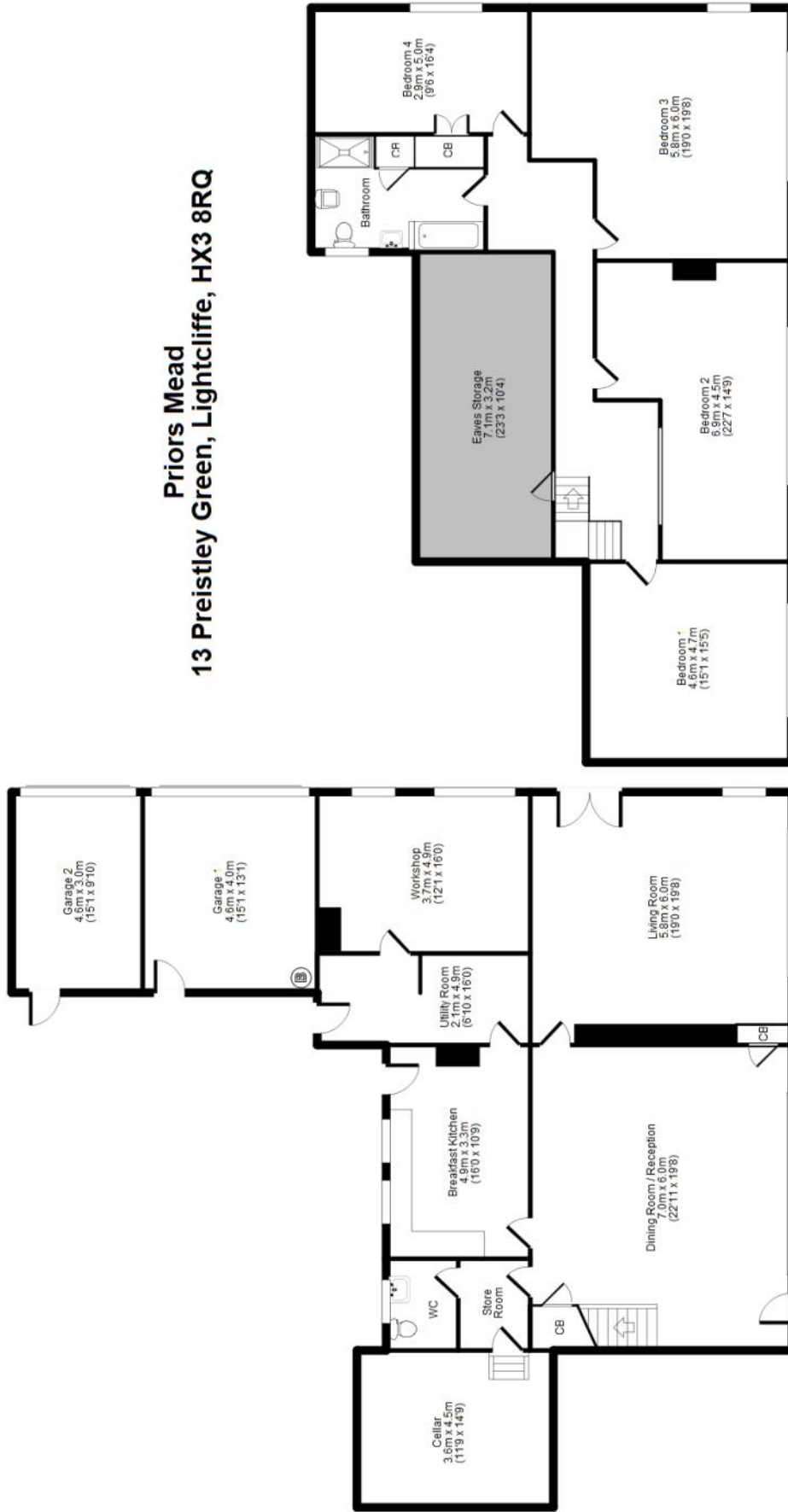
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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**Priors Mead
13 Prestley Green, Lightcliffe, HX3 8RQ**



Ground Floor

First Floor

321 sq. m / 3452 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. They are not intended to be used for any legal or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.
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