

# Peter David Properties

Residential Sales and Lettings

## Boulderclough Chapel, Pinfold Lane



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## Description

An internal viewing is essential to fully appreciate this magnificent semi detached property located in the most sought after area of Boulderclough and providing stunning, panoramic rural views. Commanding an elevated position this superb building has been converted into 2 properties and only an internal inspection is will allow any discerning buyer to fully appreciate how the original charm of the chapel has been faithfully combined with modern designs and luxuries to create a most unique, substantial and special home.

Boulderclough is a sought after rural location situated close to the centres of Halifax, Sowerby Bridge and the Tourist centre of Hebden Bridge where there is a variety of amenities, bars, restaurants etc. Rail Stations in Halifax, Sowerby Bridge, Mytholmroyd and Hebden Bridge which all access the cities of Leeds, Bradford, Manchester and the Halifax station provides a direct access to London. Two airports can be easily accessed- Leeds Bradford Airport and Manchester International Airport

The accommodation within this property is set out over three levels and in brief comprises: Ground floor: Porch, Entrance Hall, Cloak Room, Master Bedroom, Dressing Room, Bedroom Two, Bathroom Three and Bathroom. To the first floor Landing, Inner Landing, Balcony, Living room, Kitchen, Dining Area and second Bathroom. A mezzanine level provides a Sitting Room and Shower Room and Bedroom four is to the second floor.

Externally the property has Steps lead up to the main entrance, a good sized landscaped lawned and pebbled garden with various seating areas incorporating mature planting and a feature pond bordered by dry stone walling. Steps lead up to a good sized decked seating area where to enjoy the breathtaking far reaching views can be enjoyed from the gardens. An allocated gravelled parking area creates ample parking to the side of the chapel.

## Features

- Substantial Semi Detached Chapel Conversion
- Large Gardens, Decked Terrace & Parking
- 25 Foot Living Room & 26 Foot Sitting Room
- High Quality Fitted Kitchen & Dining Room
- Four Bedrooms (Master Bedroom with Dressing Room)
- Three Bathrooms
- Circular Playroom
- Superb Far Reaching Rural Views
- Viewing Strongly Recommended
- NO UPWARD CHAIN

## Entrance Porch

Vestibule 2.87m (9'5") x 1.93m (6'4")

## Entrance Hallway

The entrance hallway benefits from a solid wood floor and feature LED spotlighting above the skirting boards

## Master Bedroom 7.11m (23'4") x 3.99m (13'1") max

This spacious master bedroom benefits from arched stained glass paneled windows to the hallway and large windows with shutters overlooking the gardens. The bedroom is open to a circular dressing room

## Dressing Room

With white granite tiled flooring plus high and low level windows

## Bedroom Two 3.89m (12'9") x 4.06m (13'4")

Double bedroom with windows with shutters to the rear

## Bedroom Three 1.88m (6'2") max x 3.76m (12'4")

Windows with shutters to the rear



### Bathroom 4.24m (13'11") max x 1.93m (6'4")

A modern white three piece suite with a panelled bath, wash hand basin and W.C. Part tiled walls and tiled floor

### First Floor

The initial landing area opens to a further landing which has French doors giving access to a stone balcony where to sit and enjoy the extensive views

### Living Room 7.87m (25'10") x 5.56m (18'3")

A superb, light and spacious living room which is open to the eaves showing the feature exposed beam structure. Feature arched windows to the side overlooking the gardens and solid wood flooring

### Study

A further circular room currently utilised as a play room, having the potential for many different uses, the room has timber paneled walls, a solid timber floor and large windows taking in the far reaching rural views

### Dining Area 3.68m (12'1") x 3.81m (12'6")

Used as a second reception room / dining room by the current owners and having white granite tiled floor and feature stained glass paneled windows

### Kitchen 3.68m (12'1") x 3.43m (11'3")

The kitchen benefits from a contemporary high quality range of cream gloss base, drawer and eye level units with marble work surfaces and breakfast bar. Rangemaster oven with gas hob and extractor above, integrated dishwasher, washing machine and microwave. Sink with waste disposal unit, mixer tap and instant boiling water tap. Granite flooring. Feature LED kickboard lighting, windows to the side and access to the large decked area and gardens

### Bathroom Two 4.24m (13'11") x 1.93m (6'4")

Comprises of a white suite with a claw foot roll top bath with mixer tap and shower attachment, shower cubicle, wash basin and W.C. Tiled walls and floor and spot lighting

### Mezzanine Level

### Sitting Room 8.15m (26'9") x 3.81m (12'6") max

A mezzanine level second living / sitting room looking down on to the living room and having exposed beams to the ceiling

### Shower Room

With a shower cubicle, wash basin and W.C

### Second Floor

### Bedroom Four 4.06m (13'4") x 3.61m (11'10")

Double bedroom with Skylight windows and exposed wood work

### Outside

Steps lead up to the main entrance. A good sized landscaped lawned and pebbled garden with various seating areas incorporating mature planting and a feature pond bordered by fencing and dry stone walling. Steps lead up to a good sized decked seating area where to enjoy the breathtaking far reaching views can be enjoyed from the gardens. An allocated gravelled parking area creates ample parking to the side of the chapel

### Directions

On leaving Sowerby Bridge towards Ripponden turn immediately right up Sowerby New Road after passing underneath the railway bridge and continue for approximately half a mile before turning right down Pinfold Lane, immediately after the 'Church Stile' Public House. Proceed on Pinfold Lane for 1 mile where you will find Boulderclough Chapel on the left handside

### Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit





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