

# Peter David Properties

Residential Sales and Lettings

## Greave House, Ellen Royd Lane, Midgley

### Guide Price: £475,000



## Description

Hidden away along this country lane is this impressive Grade 11 Listed traditional residence, dating back to the mid-17th Century, being formally three cottages, with well landscaped private gardens and enjoying the far reaching views.

This spacious and characterful property offers excellent accommodation for the family buyer, which in brief comprises of Entrance Hallway, Guest Cloakroom, Lounge with Impressive Stone Inglenook Fireplace, Dining Room, and Fitted Kitchen with Built in Appliances, Separate Utility Room and Cellar with valuated ceiling.

On the first floor are the five bedrooms and bathroom with the main bedroom with fitted furniture.

Externally there is parking and integral double garage with overhead storage, side pathway leads to the well maintained garden with various seating areas, screened by mature trees, shrubs and dry stone walling, and a stone gardener's potting shed

The property is approached via Ellen Royd Lane of the main Burnley Road, taking your right turn and continue along passing the farm and cottages where the property will be found on your right. The property has its own Septic Tank and Spring Water

Greave House is situated within a superb rural location, yet is still within easy access to local amenities in Halifax, Sowerby Bridge and Hebden Bridge. With

excellent schools nearby in Midgley and Luddendenfoot.

## Features

- Grade 11 Listed Detached Residence Dating Back To Approx 1653
- Offering Excellent Accommodation For The Family Buyer
- Rural Setting With Private Gardens And Far Reaching Views
- Five Bedrooms And Two Reception Rooms
- Modern Kitchen With Built In Appliances
- Valuated Cellars
- Electric Heating
- Parking And Integral Double Garage
- Septic Tank And Spring Water

## Accommodation

### Rear Entrance Door

An open porch with solid timber double doors gives access into the:-

### Hallway

Spacious hallway with stairs leading up the to first floor accommodation and located of the hall is the:-

### Guest Cloakroom

Useful cloakroom with adjoining fully tiled wet room, wash hand basin and a low flush toilet. Access door into the double garage

### Lounge 19'11" x 15'8" (6.07m x 4.78m)

A good sized characterful room with exposed beams, Inglenook stone fireplace and mullion windows overlooking the front garden

### Dining Room 14'10" x 12'5" (4.52m x 3.78m)



Another good sized characterful room with mullion windows overlooking the garden

### **Fitted Kitchen 14'11" x 10'11" (4.55m x 3.33m)**

Being fitted with matching wall and base units, inset stainless steel bowl and drainer, centre island. The built in appliances include a 4 ring ceramic hob with extractor hood above, double electric oven, fridge / freezer and dishwasher, windows to the rear and access into the:

### **Utility Room 9'5" x 8'11" (2.87m x 2.72m)**

Providing storage space, plumbed for automatic washing machine and valuated ceiling

### **First Floor**

### **Landing Area**

Dormer window to the rear and where you access all the bedrooms and bathroom

### **Main Bedroom 17'5" x 13'11" (5.31m x 4.24m)**

Having windows to the front taking in the lovely open views, fitted wardrobes with matching dressing table and walk in wardrobe

### **Bedroom Two 14'11" x 12'8" (4.55m x 3.86m)**

Windows to the front, exposed stonework to the fireplace

### **Bedroom Three 15'3" x 13'6" (4.65m x 4.11m)**

(Being over the garage) Windows to the front taking in the views

### **Bedroom Four / Study 12'10" x 10'6" (3.91m x 3.20m)**

Windows to the front, wood effect boarding to the walls

### **Bedroom Five 11'5" x 8'3" (3.48m x 2.51m)**

Windows to the rear with built in window seat

### **Bathroom**

Furnished with a four piece coloured suite, comprising of rectangular bath with over head shower, wash hand basin, bidet and low flush wc, windows to the rear and built in storage cupboard

### **External Details**

A block paved drive leads to the integral double garage, with additional parking to the side. The good sized garage has a workshop area, mullion windows, inspection pit and stairs lead up to the storage space. To the front of the property there is the well-presented lawned garden with various seating areas, screened by mature trees and shrubs, a lovely garden for children to explore and play

### **Directions**

From Hebden Bridge, proceed towards Halifax and upon entering Luddendenfoot, take your left turn into Ellen Royd Lane (where our board is) and proceed up the narrow road, taking your right turn where the road splits and continue along this country lane where the property will be found on your right





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