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Hargreaves Head House
Northowram, Halifax

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Offers In Region Of £1,750,000

ASIDE FROM THE 5 BEDROOM HARGREAVES HEAD HOUSE, THE PROPERTY FURTHER INCLUDES A 2 BEDROOM COTTAGE WHICH SITS IN CLOSE PROXIMITY TO THE MAIN RESIDENCE. THIS STRIKING LATE CENTURY GRADE II LISTED MANOR HOUSE IS DECORATED SYMPATHETIC TO ITS PERIOD AND SITS IN LANDSCAPED GARDENS OF OVER 3 ACRES APPROX.

With an impressive gated entrance and sweeping driveway, you enter the exclusive private grounds of Hargreaves Head House which is a 17c Manor House with impressive architecture. A Grade II listed House, bearing dated door lintel inscribed 'SBM 1693' but rebuilt in the main c1740 with mid C19 alterations.

The panelled entrance hall has a Jerusalem marble floor, all modernised with under floor heating and the property has wired speakers providing excellent audio quality. The external architecture is extremely attractive with the central doorway with architrave and pulvinated frieze and has sash window over with architrave. To either side are slender sash windows which fills the property with natural ambience.

Taking considered direction from the floorplan, the main house has 5 reception rooms, in addition to the dining kitchen, utility room and sizeable entrance hall with open fireplace.

The dining kitchen with travertine flooring and underfloor heating and is equipped with a Falcon 5 ring electric range oven, granite topped island with space for a microwave oven, 2 fridge freezers, dishwasher, plate rack, wine rack and will include the breakfast chairs.

The utility room with slate tiled floor has a stainless-steel sink with mixer tap, washing machine and tumble dryer, and ample bespoke storage facing it the pantry, also with slate tiled flooring, stone shelving and in close proximity to the exterior.

With an impressive drawing room with solid oak flooring and decorative fireplace plumbed for gas decorated with Queen Anne wood panelling in heritage shades with concealed entrance to the elegant sitting room. Fitted with plush carpeting, soft underfoot and an impressive brass fireplace, the sitting room is a truly magnificent room in both style and size. Connecting with the orangery which is architecturally a stunning design with lantern ceiling and views over the gardens, the orangery provides a unique living space and a great space to grow exotic plants if so desired.

The ground floor further includes a handsome study and formal dining room. A cloakroom is situated close to the regal staircase which we understand was restyled in the 1920's A personalised stained glass window cascades light as you approach the first floor landing.

Leading to 5 double bedrooms which includes a fabulous master suite with handcrafted bespoke furniture, free standing slipper bath and step in shower with glass partition screen, all finished with gold fitments. The walk in wardrobe provides ample hanging space for short and full height hanging.
As the accompanying photos demonstrate, the bedrooms are presented to the highest standards with traditional character befitting the age and style of Hargreaves Head House. With access to a further two house bathrooms and washroom, the first floor has two staircases leading back to the ground floor.

Northowram is a village on the North Side of the Shibden Valley. Adjacent to the small family owned and run Laura Brennan Equestrian Centre, the property sits in spacious gardens of over 3 acres approx. and is fringed by countryside.
Hipperholme Grammar School is located less than 25 minutes walking distance from the property. An independent school educating pupils from 3-16, it was originally founded in 1648.

The village has a real sense of community and is well equipped with a doctors, pharmacy and a whole host of shops, businesses and food outlets. Running a yearly scarecrow festival and Heritage weekend, the village has something for everyone and is an ideal semi-rural setting for families. Halifax town centre is only approx. 11 minutes by car and is a market town with many historical landmarks and offers a great shopping experience not to mention Piece Hall which following a multi-million pound transformation project was Britain's last surviving cloth hall which features independent shops, cafes and bars and a heritage visitor centre and art gallery.

HARGREAVES COTTAGE

Under complete renovation, the separate two bedroom cottage would be an ideal location for adopting multi generational living or even used as a holiday home. Sitting in stunning gardens surrounded by local countryside, the location is ideal for visitors seeking some tranquil rest and recuperation.

EXTERIOR

The gardens estimated to be over 3 acres approx. includes a sweeping driveway, a triple garage, detached annex, formal lawns, established trees, sun trap patio and ornamental box hedging.

The classical gardens are beautifully maintained with a more informal garden to the rear of the property, perfectly suited to those with young children and pets. With a fabulous range of green leafy plants and defined structure, the gardens are majestic, producing clean lines and minimalist approach.

BRIEF HISTORICAL INFORMATION

Coming to the market for the first time on the market in over 20 years, Hargreaves Head House is a property which dates back to the 1600's. Built 1693 for Samuel & Mary Bentley, Samuel was Constable and Overseer for Shelve (originally Shelfe)

Purchased in 1919 by Sir William Henry Ackroyd of Grantley Hall (Chairman of Firths Carpets and Hammonds Brewery) for his son Major Alfred Hammond Ackroyd who in turn sold it in 1937 to Dr Lindsay Clark – Chief surgeon for Halifax.

WHAT3WORDS

///suffer.manliness.shift

AGENT NOTES

Please note - the property and land are on separate title deeds.

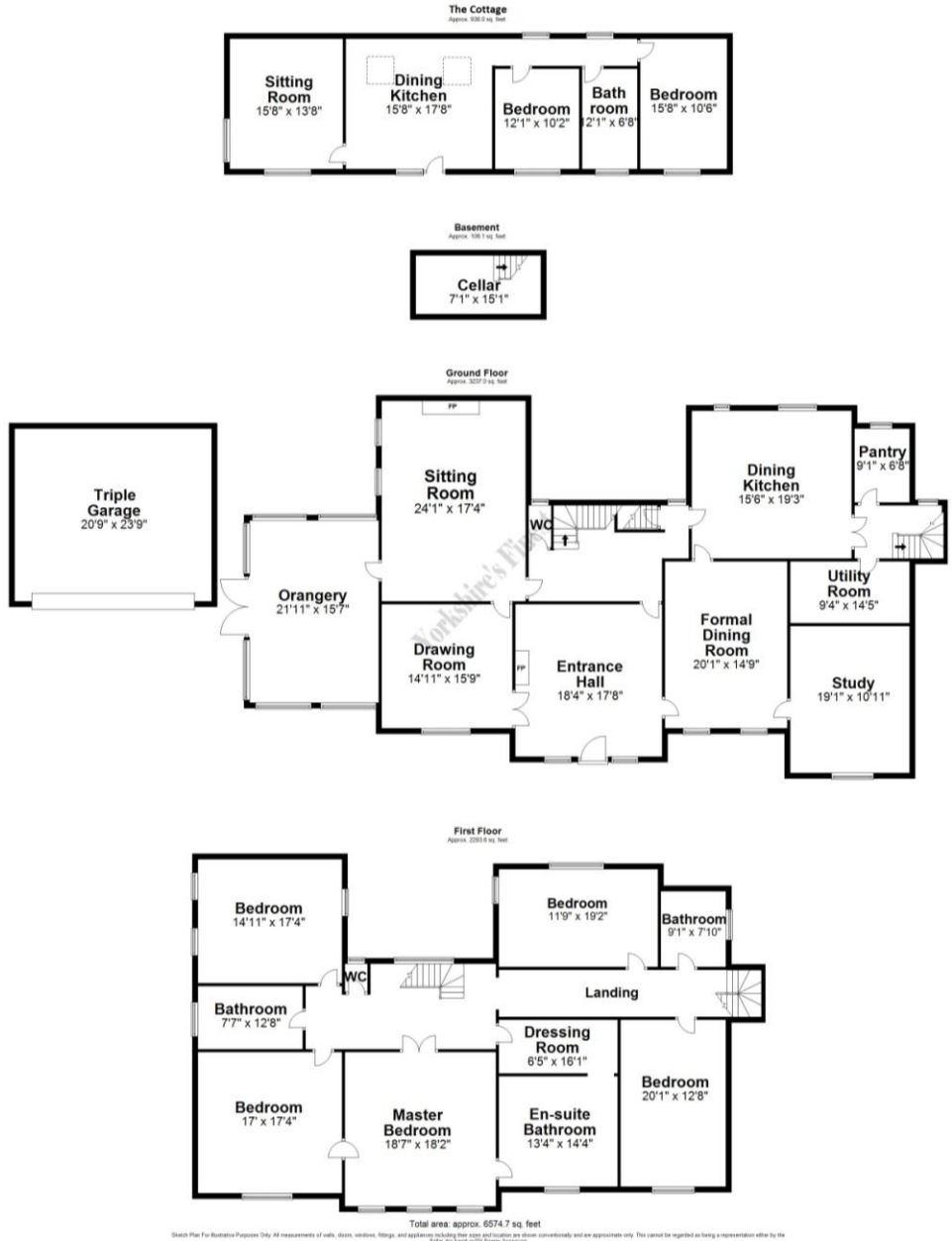
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.


The Cottage
Approx. 938.0 sq. feet
Sitting Room
15'8" x 13'8"
Dining Kitchen
15'8" x 17'8"
Bedroom
12'1" x 10'2"
Bath room
12'1" x 6'8"
Bedroom
15'8" x 10'6"
Basement
Approx. 106.1 sq. feet
Cellar
7'1" x 15'1"
Ground Floor
Approx. 3237.0 sq. feet
Triple Garage
20'9" x 23'9"
Orangery
21'11" x 15'7"
Sitting Room
24'1" x 17'4"
FP
Drawing Room
14'11" x 15'9"
FP
Entrance Hall
18'4" x 17'8"
WC
Dining Kitchen
15'6" x 19'3"
Pantry
9'1" x 6'8"
Utility Room
9'4" x 14'5"
Formal Dining Room
20'1" x 14'9"
Study
19'1" x 10'11"
First Floor
Approx. 2293.6 sq. feet
Bedroom
14'11" x 17'4"
Bedroom
11'9" x 19'2"
Bathroom
9'1" x 7'10"
WC
Landing
Bathroom
7'7" x 12'8"
Dressing Room
6'5" x 16'1"
Bedroom
20'1" x 12'8"
Bedroom
17' x 17'4"
Master Bedroom
18'7" x 18'2"
En-suite Bathroom
13'4" x 14'4"
Total area: approx. 6574.7 sq. feet
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or EY Energy Assessors
Plan produced using PlanUp
Hargreaves Head House, Northawram, Halifax

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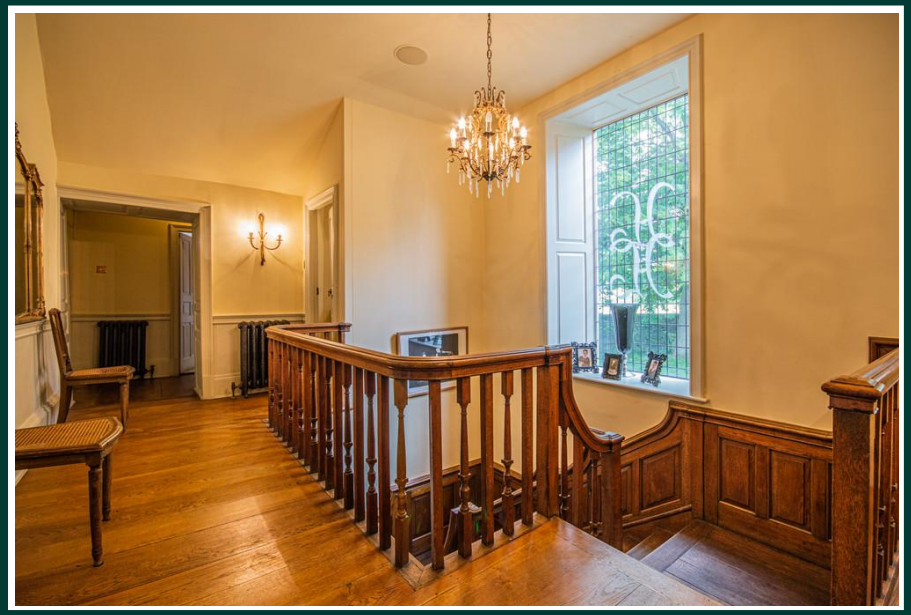

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