



Headlands Hall, Headlands,
Liversedge,
West Yorkshire, WF15 7NS

Asking Price:
£595,000

Holroyd Miller have pleasure in offering for sale this imposing Grade Two Period home, originally of a timber frame construction, dating back to the 17th century but original elements possibly dating back as early as 1485 and any prospective buyer would be buying a piece of history. Oozing character and charm, properties of this type very rarely come to the market with original cornicing, oak panelling, and beams. For those looking for something a little bit different look no further. The property briefly comprises; - impressive reception hallway, cloakroom/wc, living room, formal dining room, snug with multi fuel burner, breakfast kitchen with pantry, utility room, vaulted cellar. To the first floor, five good sized bedrooms, house bathroom, guest bedroom with ensuite with eaves storage. Outside, in and out gated gravelled driveway, formal lawn gardens, barbecue hut, stone paved patio, well stocked borders, gardens with mature trees. A truly enviable home conveniently located within the village of Liversedge, ideal for those wishing to commute to either Huddersfield or Leeds with easy access to the M62/M621 motorway network for those travelling throughout the region.

Entrance Reception Hallway

With exposed beam work, fire surround, three central heating radiators.

Inner Lobby

Ground Floor Cloakroom

With twin wash hand basins set in marble washstand, window seat, low flush w/c, mullion windows, central heating radiator.

Useful Pantry 7'5" x 15'4" (2.26m x 4.67m).

Providing excellent storage.

Living Room 14'4" x 17'1" (4.37m x 5.2m).

With original wooden flooring and oak panelling to the walls, ornate plasterwork, stone fireplace and hearth with open grate, central heating radiator.

Formal Dining Room 14'10" (4.52) x 17'4" (5.28) plus recess.

Having feature stone fireplace with open fire, exposed beam work, four wall light points, an excellent entertaining room with central heating radiator.

Snug 11'11" x 14'8" (3.63m x 4.47m).

With mullion windows overlooking the formal gardens, multi fuel burner on stone hearth, double panel radiator.

Farmhouse Style Kitchen 15'1" x 15'7" (4.6m x 4.75m).

With original built in storage cupboards, mullion windows, gas Aga (which also fires the hot water) a range of oak base units, worktops, tiling, access to useful cellar.

Adjacent Utility Room 10' x 8'4" (3.05m x 2.54m).

With Velux roof light, tiled floor, plumbing for automatic washing machine and dishwasher, stainless steel sink unit, single drainer, central heating radiator.

Cellars 15'5" (4.69) x 8'11" (2.71) plus 5'10" (1.79) x 7'8" (2.34).

Access from the kitchen, offering excellent storage.

Turned Oak Staircase leads to First Floor Landing

Bedroom 15'1" x 17'9" (4.6m x 5.4m).

With secondary glazed mullion window, vaulted ceiling with exposed beam work, two central heating radiators.

Bedroom 15'3" x 14'11" (4.65m x 4.55m).

With feature vaulted ceiling with exposed beams and stonework, two central heating radiators.

Bedroom 15'5" x 8'11" (4.7m x 2.72m).

With exposed beams and oak panelling.

Bedroom 16'4" (4.98) opening to 19'2" (5.84) x 12' (3.65).

With exposed stonework and fireplace, exposed beams, two central heating radiators.

House Bathroom

Featured in the Ideal Homes Magazine in 1952 with cast iron bath, pedestal wash basin, low flush w/c, separate shower cubicle, chrome heated towel rail.

Bedroom 15' x 12' (4.57m x 3.66m).

With feature mullion windows and dove-cote vaulted beamed ceiling, two central heating radiators and access to eaves storage area 12'6" x 11'4" (3.8m x 3.45m) with built in storage.

Ensuite Bathroom 14'11" x 8'11" (4.55m x 2.72m).

Furnished with avocado suite with pedestal wash basin, low flush w/c, separate shower cubicle, bidet, tiling, central heating boiler, chrome heated towel rail, beamed ceiling.

Outside The property is situated off Headlands with wrought iron gates giving access to in and out gravelled driveway which provides ample off-street parking, stone flagged pathway to the side gives access to the kitchen, further stone paved area leads to the front with stone steps, raised borders, mature oak tree provide excellent privacy. A formal garden with mainly laid to lawn with mature trees, flowering borders, barbecue hut, original well with water pump. Please note the property is Freehold and is Grade II Listed in parts originating back to 1490's. Built with a Timber Frame, but later having a stone facade in the 1690. All main services are connected.

Council Tax Band: G

Tenure Freehold







GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



TOTAL FLOOR AREA : 2992 sq.ft. (278.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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