



HARGREAVES HEAD
NORTHOWRAM



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The electric iron gates open to give access to the long tree-lined driveway where the grandeur of Hargreaves Head comes into view.

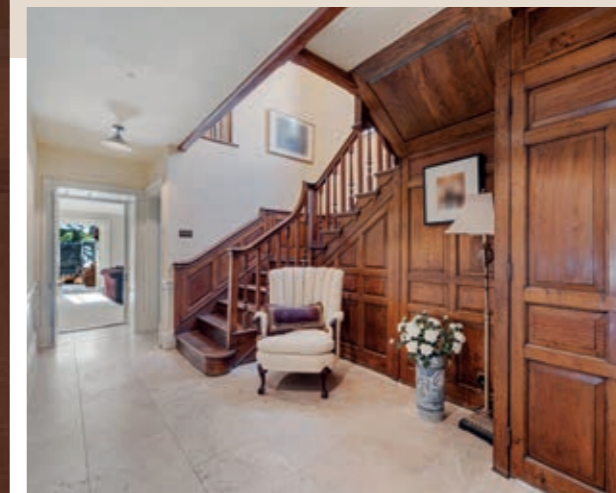
It is a magnificent Grade II-listed home that dates back to 1693, with a gravelled turning circle in front of the property and formal gardens beyond.



COME ON IN...

When the door opens, you are instantly greeted by the monogrammed doormat and the marble-tiled hall gently warmed by the underfloor heating. There is also an open fireplace with a marble surround. A delightful way to welcome guests to this marvellous historic home.

Double doors lead into a panelled drawing room, which has a feature cast iron fireplace. It is a great space for an aperitif for your dinner guests.



LOVELY LIVING SPACES

Leading from this room is the lounge, where an impressive marble fireplace takes centre stage and sash windows allow the natural light to pour in. From the lounge is the orangery, complete with underfloor heating and electric openings to the roof lantern to ensure year-round use, which leads directly out to a private terrace. Host garden parties or al fresco lunches as guests mingle in this excellent addition.

When dinner is served, make your way to the dining room, which is large enough to host a banquet. There is even a built-in speaker system so that you can create the perfect ambience for your gatherings.

“It really is a fantastic home to host parties, from cocktails in the drawing room to summer drinks on the terrace or in the orangery.”





SENSE OF GRANDEUR

The study is a historic room, fully panelled in oak, that gives a real sense of grandeur. It is an excellent place to close the door and close a deal or two. The cast iron fireplace is housed within a Yorkshire stone surround, hand-carved with decorative Yorkshire roses and the home's monogram.

"The study is my favourite room in the house. I can lock myself away from the rest of the household for some focused work time."





MARVELLOUS KITCHEN

Cream wooden units, topped with black granite worktops, provide storage and workspace for the preparation of all manner of meals. A Falcon Range cooker is fitted, which is large enough to cook for all the family. There are two full-height fridge freezers and an integrated dishwasher, and the central island provides casual seating for friends to chat, perhaps over a chilled glass of Champagne. There is also a walk-in pantry for storage and a utility room, fully fitted with units and work surfaces, as well as a washing machine and tumble dryer.

“Christmas is a truly magical time at Hargreaves Head.”





THE PRINCIPAL SUITE

The inner hall is panelled in oak that extends up the staircase, where light cascades from the leaded picture window, which is etched in the home's double H monogram. At the top of the stairs, double doors open into the principal bedroom suite. A substantial room with cushioned window seats to each of the sash windows. The en-suite bathroom is fully tiled in travertine, with a shower and also a reclaimed French enamel bath which is positioned in the centre of the room. The wash hand basin is fitted into an antique style vanity cabinet, which matches the furniture in this luxurious room, including a dressing table with a chair. To finish this principal suite, there is a walk-in wardrobe dressing room.







REST & REFRESH

The layout of the first floor is extremely practical. The west wing of the home has two spacious double bedrooms and a fully tiled bathroom complete with a free-standing claw-foot bath, wash hand basin, heated towel rail and shower.

The east wing also has two spacious double bedrooms and a bathroom, with a built-in TV above the bath to enjoy your favourite show while relaxing.





COTTAGE...

The cottage offers unique potential for multi-generational living, a rental opportunity, or a way for your guests to enjoy privacy when they visit.

Underfloor heating provided by the air source heat pump warms the cottage which has two double bedrooms, a shower room with a shower, WC, wash hand basin and built-in cupboards for storage. There is also a living room and fully equipped kitchen with oven, hob, washing machine and fridge freezer.







OUTSIDE...

Measuring approximately 3.5 acres of gardens, there is always somewhere marvellous to sit and enjoy the British summers. Box hedging sections off the front lawn and there is an orchard fronting the cottage. To the side is a separate area, formerly used as a grassed tennis court and now a well-loved football pitch means that children and adults alike can enjoy playing outdoors in the expansive gardens.

A separate triple garage with power and light is perfect for housing your vehicles, with additional ample parking.

“The gardens are fantastic with open space and lawns that stretch out, there is always somewhere to enjoy the sun or find some shade.”



FINER DETAILS

- Grade II listed
- Period features
- 5 bedrooms
- 3 bathrooms
- Separate 2 bedroom cottage
- Triple garage
- Tree-lined driveway with electric gates
- 3.5 acres of landscaped grounds



HARGREAVES HEAD
NORTHWRAM

Hargreaves Head Northwram
Total Approx. Floor Area 6775 Sq.ft. (629.4 Sq.M.)

Surveyed and drawn by Lara Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cottage
Approx. Floor Area 525 Sq Ft (48.9 Sq M.)



Ground Floor
Approx. Floor Area 2832 Sq Ft (263.1 Sq M.)

First Floor
Approx. Floor Area 2435 Sq Ft (226.2 Sq M.)

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Garage on Halifax Road or Sainsbury's Local in Northwram



DOCTORS/CHEMIST:
Northwram Practice



RESTAURANT:
Shibden Mill Inn (gastropub)



SCHOOLS:
Northwram Primary School (Outstanding);
Trinity Academy Bradford (Good);
Hipperholme Grammar School (Independent)



PUB:
The Brown Horse;
The Old White Bear



PLACES OF INTEREST:
Shibden Hall & Park (as seen on BBC's 'Gentleman Jack' series); Piece Hall, Halifax



WALK:
Judy Woods




GYM:
Fourth Quarter Fitness



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