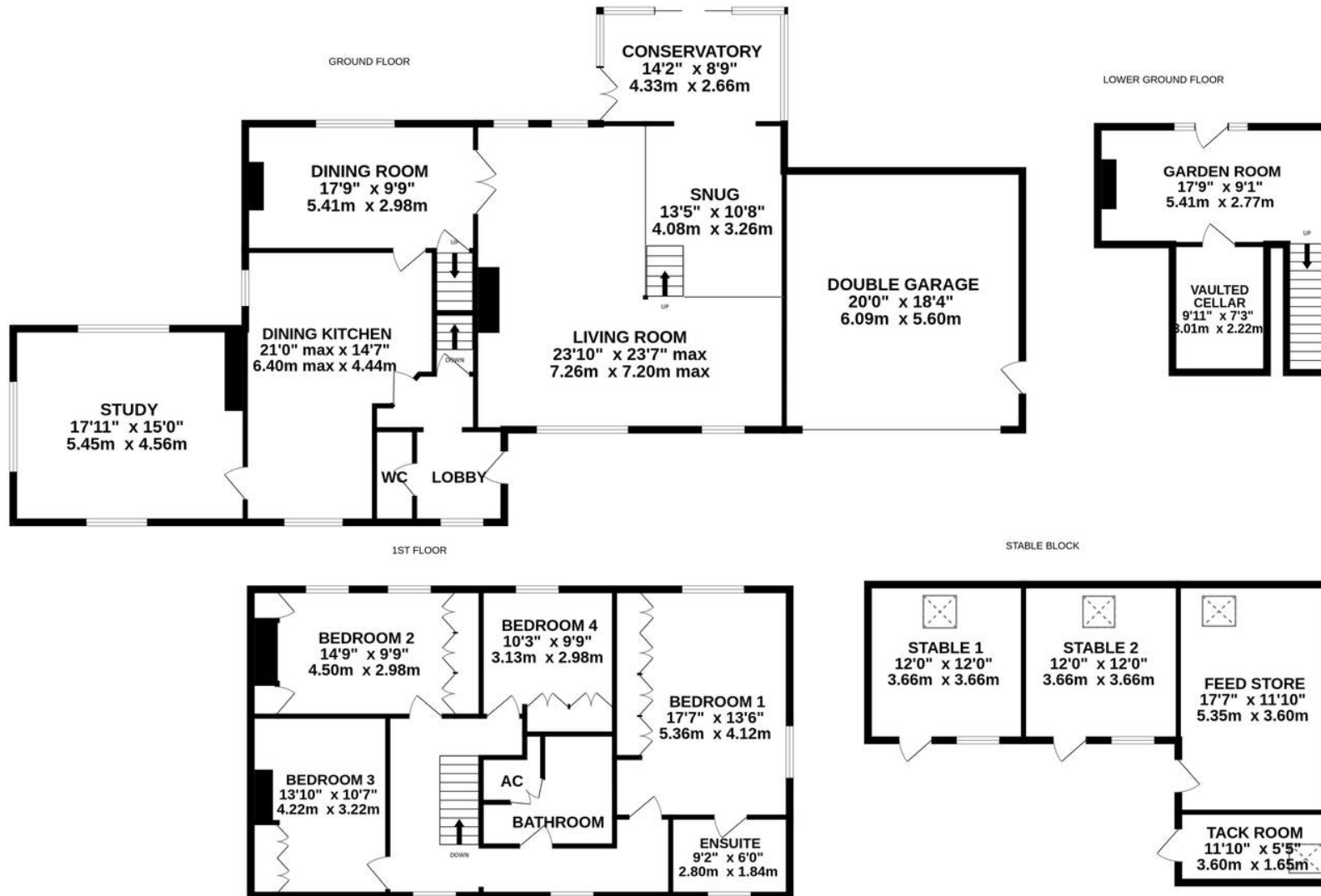




Shays Laithe, Scammonden
Huddersfield

Offers in Region of **£825,000**



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.



Shays Laithe

Scammonden, Huddersfield

Charming 19th-century stone farmhouse with barn on 2.5 acres, gardens, paddocks, stable block, and lovely views. Spacious living areas, study, garden room, cellar, garage. Easy M62 access. Freehold. EPC D. Council Tax F.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Set in approaching 2.5 acres
- Detached 19th century farmhouse and barn
- Double garage
- Stunning far reaching views
- Close to J23/24 M62



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite panelled entrance door. The entrance hall features a quarry tiled floor and a double-glazed, PVCu window which enjoys pleasant aspects. From the hallway, access is gained to the downstairs w.c. and dining kitchen.

DOWNSTAIRS W.C.

5' 7" x 3' 0" (1.70m x 0.91m)

The downstairs w.c. features quarry tiled flooring and is fitted with a suite comprising of a hand wash basin with tiled splashback and a low-flush w.c. with concealed cistern.

LIVING ROOM

23' 10" x 23' 7" (7.26m x 7.19m)

As the dimensions indicate, the living room is a beautifully proportioned reception room which has the original barn arch, together with windows to the front and rear elevations, providing plenty of natural light and enjoying stunning, far reaching, rural views. The focal point of the room is the stone fireplace which is home to a working, solid fuel fire which rests on a stone hearth. To one side are twin timber and glazed doors providing access to the dining room and a short flight of five steps with oak and glazed balustrade lead to the snug.

SNUG

13' 5" x 10' 8" (4.09m x 3.25m)

The snug is open-plan to the living room but at a lower level. It features two display niches and provides access to the conservatory.

CONSERVATORY

14' 2" x 8' 9" (4.32m x 2.67m)

The conservatory features exposed stonework, PVCu double-glazed windows, patio doors and French doors; all of which offer far-reaching, panoramic views.



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DINING ROOM

19' 0" x 9' 9" (5.79m x 2.97m)

The dining room can be accessed from either the living room or the kitchen and is situated to the rear of the





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FRONT GARDEN

Externally to the front, the property features a double-width tarmac driveway which leads to an attached double garage. To the right of the garage are twin, five bar, timber gates which open onto a further parking area and provide access to the stable block. A stone flagged and cobbled pathway leads to the property's main entrance. Across the front of the property is a lawn garden with planted shrubs and a dry stone wall border.

REAR GARDEN

Immediately to the rear of the property is a stone flagged pathway and patio. There is a vegetable garden to the far side, as well as a rockery. The property features a greenhouse, outside power, and an external tap. There is then a sloping grassed area bordered by dry stone wall and post and rail fencing. This area has a number of trees, a pond, and daffodil bed. To one side is a six-bar timber hand gate which provides access to one of the property's paddocks, and a further six-bar timber hand gate which provides access to a concrete driveway leading to the stable block. Immediately to the front of the stable block is a concrete turnout area which is bordered by timber fencing and features a six-bar timber gate providing access to two interconnecting paddocks which are divided by post and rail fencing and divided by dry stone walling. **STABLE BLOCK** The stable block features two 12' x 12' stables, together with feed store (17'7" x 11'10") and tack room (11'10" x 5'5"). There is lighting and power in situ, as well as trace heating.

DRIVEWAY

2 Parking Spaces

To the right hand side of the property is a double-width tarmac driveway which provides off-road parking and leads to an attached double garage.



The garage features an electric sectional door and has power and light in situ.





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