



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Stock Lane House, Stock Lane

Halifax



Stock Lane House, Stock Lane Halifax

£1,250,000

STOCK LANE HOUSE IS AN EXQUISITE EXAMPLE OF DESIGN AND QUALITY. THIS 17TH CENTURY GRADE 2 LISTED FARMHOUSE HAS PREVIOUSLY UNDERGONE A FULL REMODEL AND REDESIGN WITH NO EXPENSE SPARED IN CREATING A STUNNING COUNTRY RESIDENCE WHICH HAS PREVIOUSLY BEEN FEATURED IN A RANGE OF HIGH END DESIGN MAGAZINES. BEING NESTLED AMONGST APPROXIMATELY 2.5 ACRES OF LAND INCLUDING PADDOCKS AS WELL AS IMMACULATELY MAINTAINED FORMAL, WALLED GARDENS, ENJOYING PANORAMIC VIEWS TO THE SOUTH FACING FRONT ELEVATION WHICH ARE ENJOYED FROM THE GARDENS AS WELL AS BOTH FLOORS IN THE PROPERTY

Situated a short distance from Halifax town centre as well as Halifax West End Golf Club with close proximity to Hebden Bridge & the Grand Central direct to London train, this country retreat, built in 1633, has an appeal to those wanting a perfect work life balance.

The internal accommodation is set over two floors. The ground floor is presented to the highest standard. Starting in the showpiece kitchen, a range of bespoke, crafted units in smoked oak are topped with black marble which includes the central island which has a butler sink with Catchpole & Rye tap. A range of quality appliances include La Cornue oven and Miele dishwasher. York stone flagged flooring completes the perfect country aesthetic. The kitchen leads into a handy utility space which features a continuation of the storage units and includes integral Miele appliances. The smoked oak flows into the library space, with floor to ceiling shelving being perfect for a keen reader, there is also a large, storage cupboard from the inner hallway. Two



large reception rooms offer flexible options, again adorned with characterful features with the central living room having a central fireplace from a French Chateau. The dining room is no less grand with so much character on show. A study is situated to the front elevation, complete with Oak panelling which incorporates storage either side of the working fireplace.

Stairs rise to the first floor where the open landing is a fabulous additional reception space we have called the drawing room, with exposed beam work, intricate carved stone and antique lantern working harmoniously with the feel of this property. A continuation of the smoked oak storage units are built into one wall and there is also access to a useful attic for additional storage. The Principal suite is straight out of a country manor hotel. This impressive bedroom has a feature Catchpole & Rye cast iron roll top bath with claw feet adding to the feel of luxury, whilst stairs lead to an impressive en suite shower room which includes a double shower along with his and hers sinks set into storage units which match the finish of the kitchen. Three further double bedrooms are all situated to the front elevation in order to take in the stunning aforementioned cross valley views. The house bathroom is again truly majestic in the quality of finish, creating a luxurious space which is adjoined by a separate shower room.

Mobile Coverage: 3G/4G Available - check with your provider

AGENT NOTES

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

Set behind a private stone wall with electric gated access, a stone driveway provides ample parking for multiple vehicles, whilst a detached double garage with electric up and over door provides further parking/storage. The front garden is illuminated with lighting, being mainly laid to lawn with manicured borders enjoying a stunning outlook. A low maintenance area to the immediate rear of the property creates additional seating areas. Stairs lead to the main garden area which is meticulously maintained with an array of colourful flowers and shrubs adorning the interlinking footpaths around the walled garden space which has a central lawn. This garden runs from the side of the property to the rear. Beyond the walled garden is a bluebell wood which leads into the two paddocks to the side and rear elevation which measure approximately 2.5 acres and have their own gated access.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band G

EPC: GRADE 2

What3Words: league.case.rang

Parking: Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

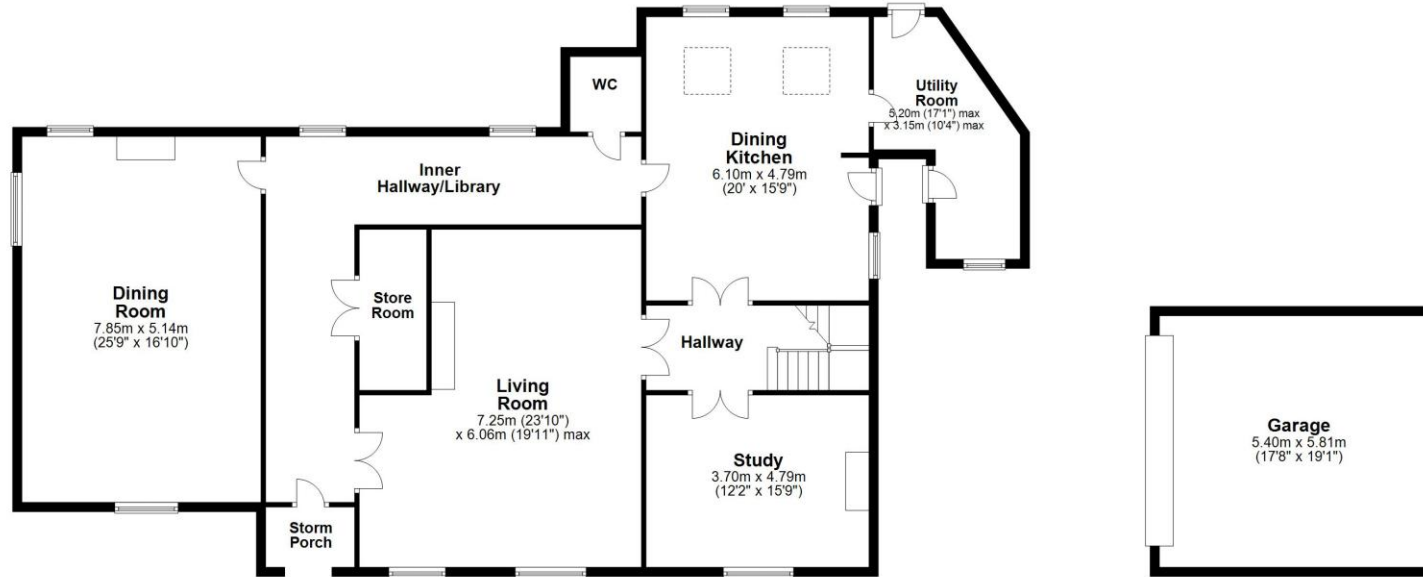
Broadband: Superfast Fibre Broadband





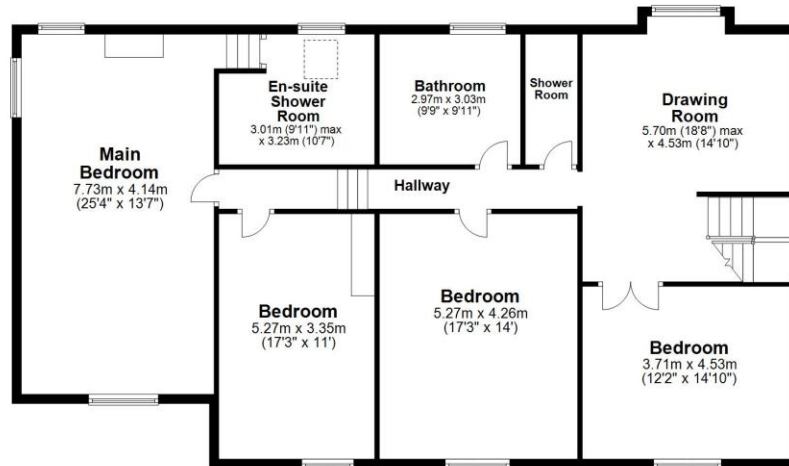
Ground Floor

Approx. 217.8 sq. metres (2344.8 sq. feet)

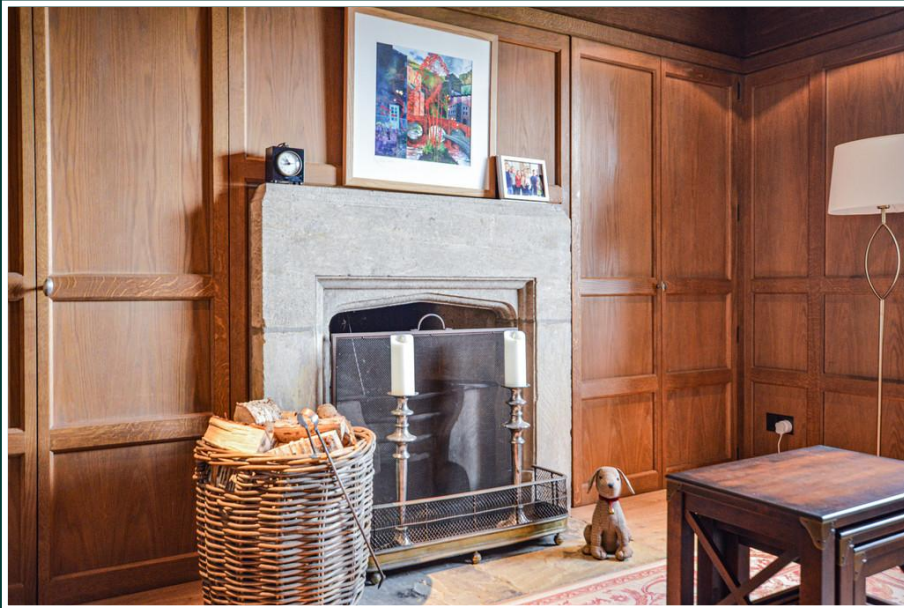


First Floor

Approx. 145.9 sq. metres (1570.9 sq. feet)



Total area: approx. 363.8 sq. metres (3915.8 sq. feet)

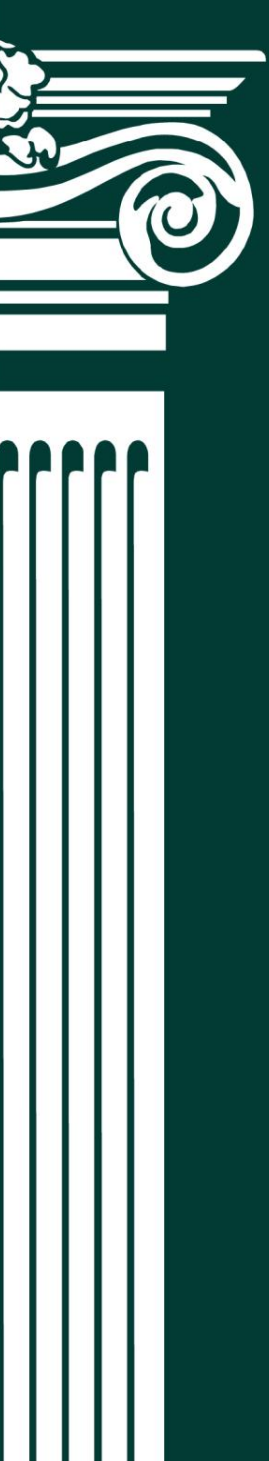


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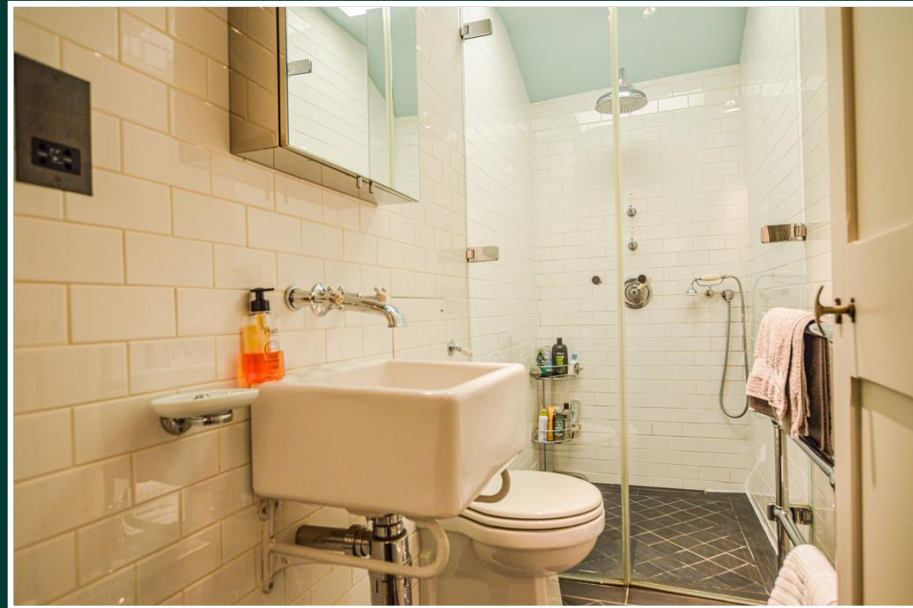


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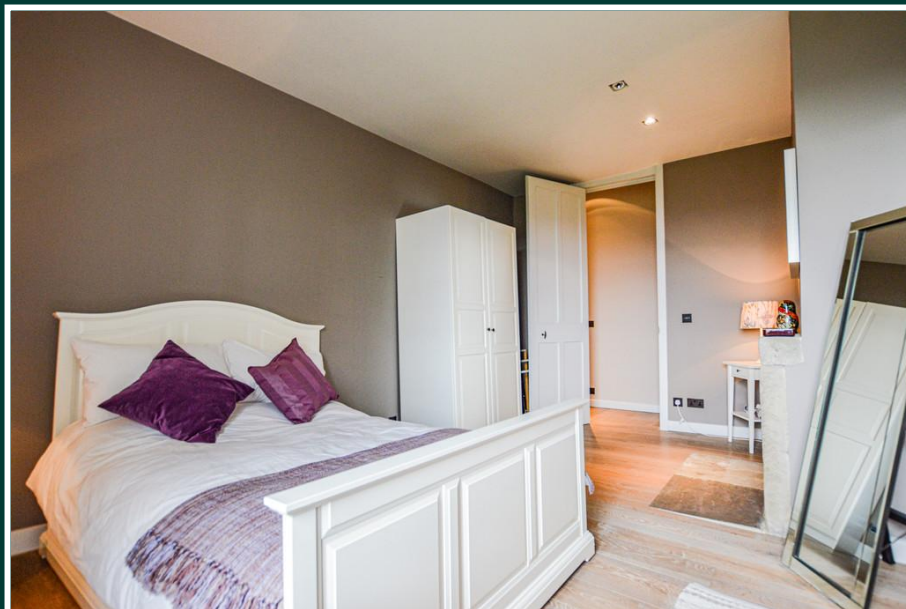
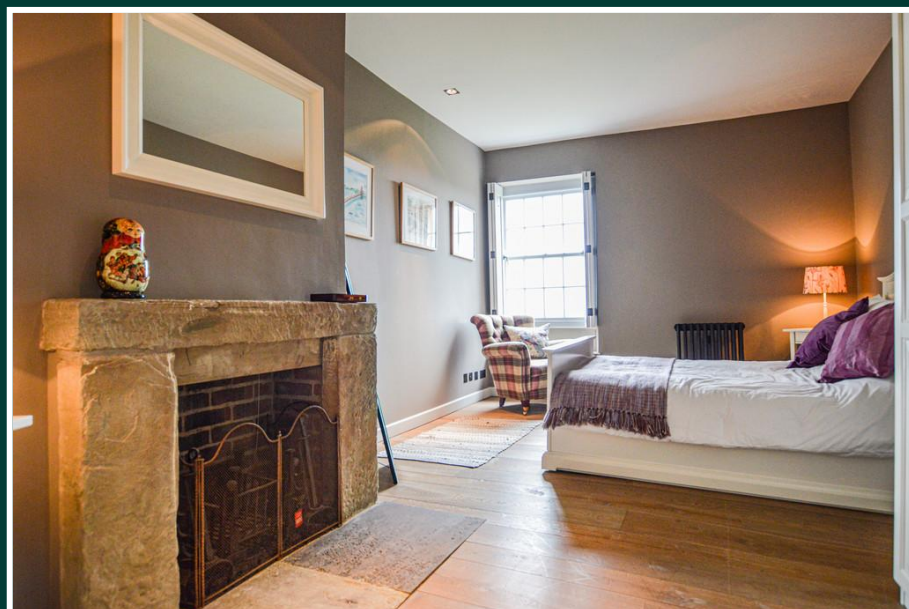


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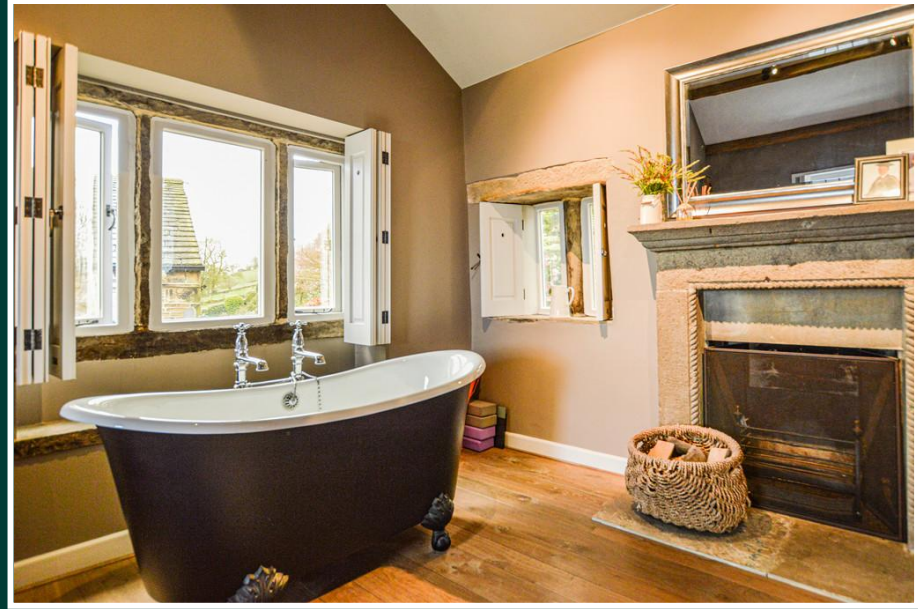
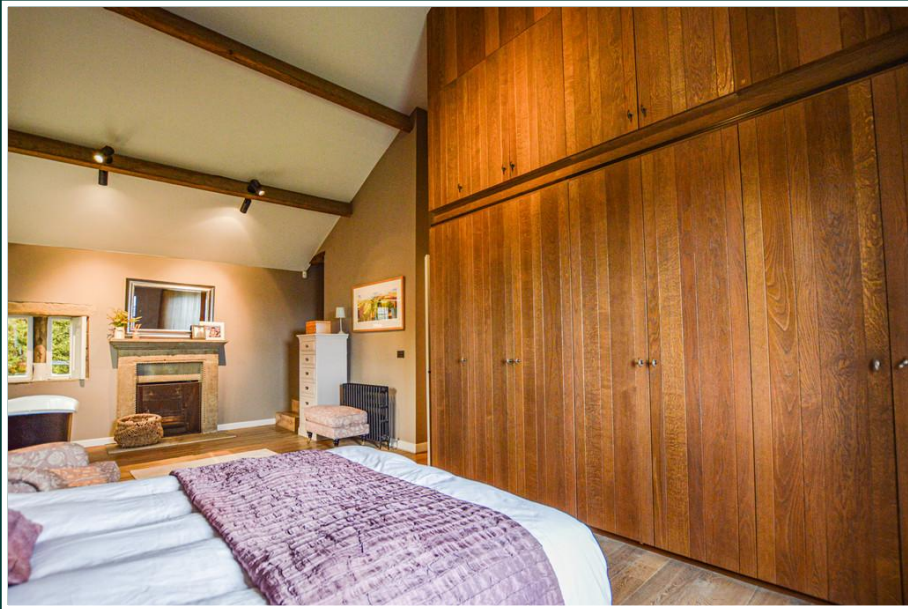


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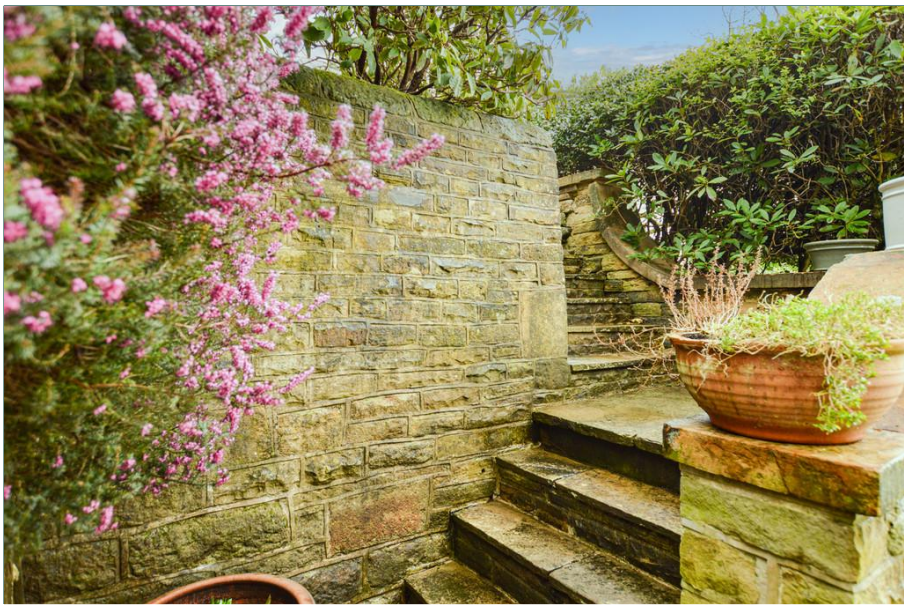


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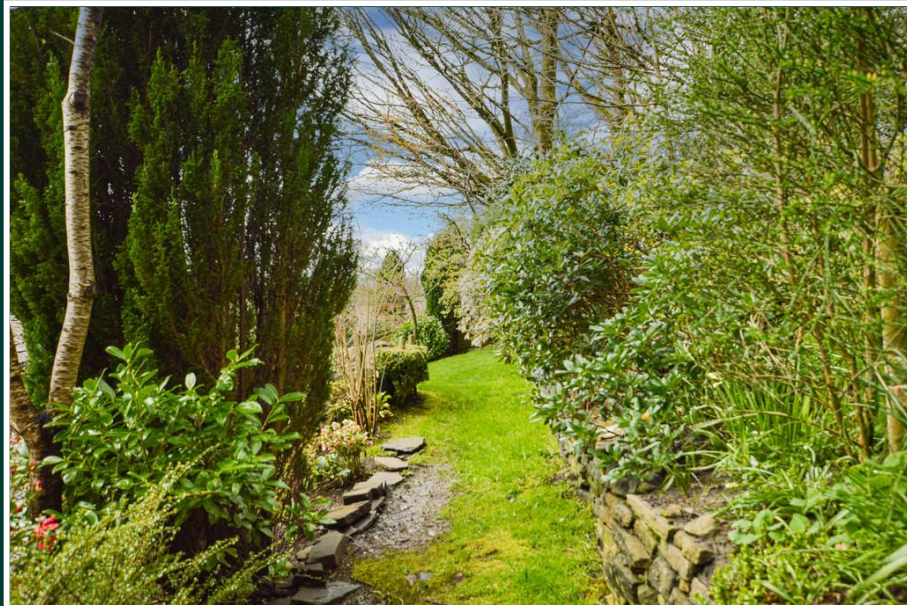


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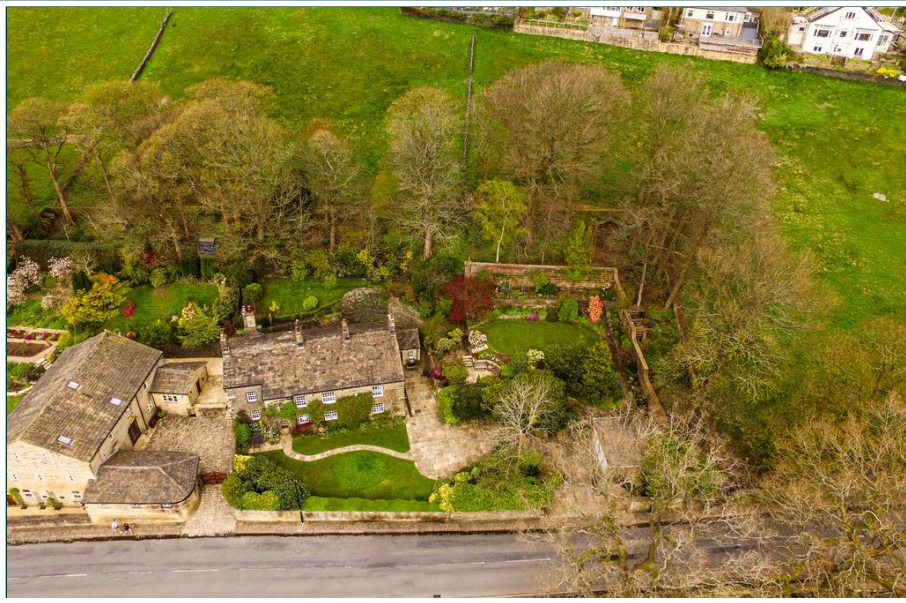
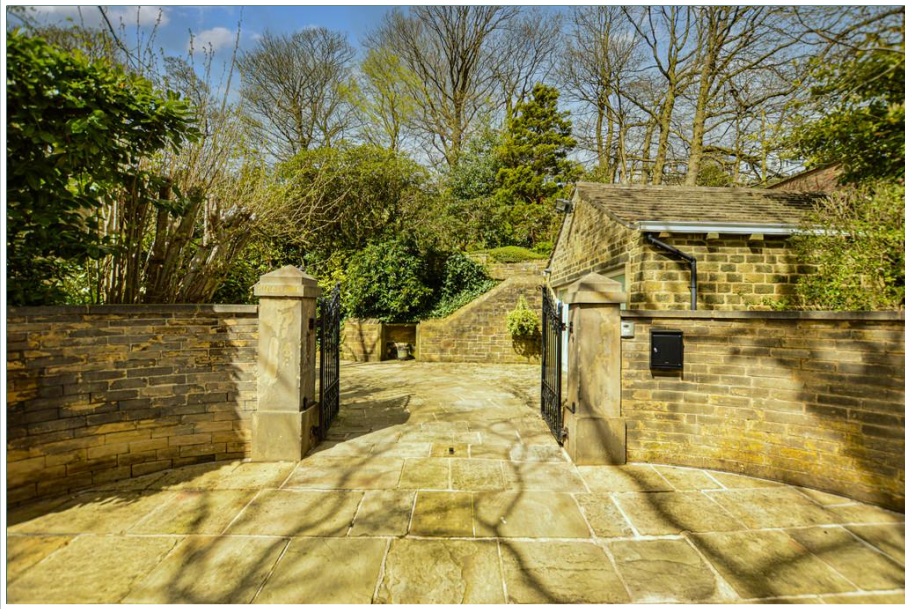


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