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THE AISLED BARN

LEE LANE, SHIBDEN, HALIFAX, HX3 6UJ

A unique opportunity to purchase this magnificent historic aisled timber framed, semi-detached barn conversion which occupies an exceptional rural setting within the Shibden Valley. The property is grade II listed and has been converted to a high specification finish. It is sold with over 13 acres of grounds with grazing land, gardens and a more modern barn / outbuilding.

- Grade II listed barn conversion
- Stunning historic aisled timber framing
- Open plan living kitchen and dining
- Ground floor bedroom and en-suite
- 2 first floor bedrooms and bathroom
- Landscaped garden to rear
- Approximately 13 acres grazing land
- Outbuilding with stables and studio

OFFERS REGION
£799,950

About The Aisled Barn

This unique grade II listed building is originally believed to date back to the 17th century and is attached to a former farmhouse. The property is of stone built construction under a stone slate roof and features a wonderful original aisled timber frame. Our clients purchased the property as an unused barn and commissioned the renovation works, completing the conversion to exacting standards.

It enjoys a superb rural setting in the much admired Shibden Valley and is located towards the end of a winding unmade track. It originally formed part of Scout Hall Farm which was within the curtilage of Scout Hall, a noted stately home which was the home of a local silk merchant.

The internal accommodation features a large open plan space which incorporates living, dining and kitchen areas with a polished concrete floor and exposed crook frame with the ceiling open to the eaves and double height. The principal bedroom is also located on this floor and is of a good size with large picture windows to the front and rear. There is a large en-suite bathroom off the bedroom.

A cantilevered wooden staircase with glazed balustrade leads up to the second floor. Off the landing there are two further double bedrooms, bathroom and separate WC.

The renovation works included heavy insulation to the walls and ceiling, bespoke wooden double glazed windows (by the Green Building Store) and a wet underfloor heating system to the ground floor. It is connected to mains electricity and has an LPG gas supply – the tank is located opposite by the farm building. It is connected to a spring water supply shared with 4 other properties and drainage is to its own private sewage treatment plan.



To the rear of the house there is an attractively landscaped garden area with ornamental pond and a further lawned garden beyond. Across the courtyard from the house there is a more modern steel framed blockwork building which incorporates stables, a studio space with kitchenette, shower and outside wc and the central heating boiler and water purification system. Beyond this there is a further detached workshop / forge and an area of hardstanding.

In addition to this there are over 12 acres of additional grazing land, ideal for equestrian use, grazing and mowing.





Accommodation:

GROUND FLOOR

Open Plan Living Space 31'5" x 27'5 overall

The property is entered through a glass door to the front which gives access into this large open plan living space. It is open to two storeys in height with the original aisled timber frame on display set upon stone batts. It has a polished concrete floor with underfloor heating, 2 full height windows to the front and 2 further full height windows and a door to the rear. There is a slightly raised sitting area with fireplace, log burning stove and a further window to the side. A cantilevered wooden staircase with glazed balustrade leads up to the first floor.

Kitchen Area 13'8" x 9'5"

The kitchen area is open plan to the living space and features a good range of fitted units with solid wooden worksurfaces, induction hob with extractor, double oven with microwave, fridge freezer, ceramic sink with mixer tap, tiled splashbacks, small window to the side, island unit with wooden worksurface having space for a washing machine and drier.



Storage Cupboard

A full sized walk in storage cupboard recessed off the living space.



Downstairs WC / Shower 7'9" x 3'1"

With modern three piece suite comprising low flush wc, hand washbasin and shower cubicle, tiled walls and extractor.



Bedroom 1 25'7" x 12'2" overall

This wonderful principal bedroom features full height glazed windows to the front and rear of the building which enjoy the views, exposed stone reveals, inset spotlights to the ceiling and wooden steps down into the en-suite bathroom.





Bedroom 2 12'6" x 9'2"

A double bedroom with windows to the rear, rooflight to the angled ceiling, part exposed roof truss and central heating radiator.

Bathroom 7'5" x 7'4" (3'5" min)

With pedestal washbasin and bath with shower over, rooflight and exposed beam to the angled ceiling, tiled walls tiled floor and central heating radiator. Note the restricted ceiling height.



En-suite Bathroom 11'8" x 8'11"

A good sized bathroom which features a low flush wc, vanity washbasin, free standing bath and walk in wet room style shower with glazed surround and overhead shower, fully tiled walls, tiled floor, inset spotlights to the ceiling and obscure glazed window to the rear.



Bedroom 3 12'5" x 10'

Featuring exposed roof truss and rooflight to the angled ceiling, recessed eaves storage area and central heating radiator.



Separate WC 4'4" x 3'8"

With low flush wc and hand washbasin, exposed beam to the angled ceiling, partly tiled walls and tiled floor. Again, note the restricted ceiling height.

FIRST FLOOR

Landing

Featuring a low exposed roof truss and steps down into bedroom 2.



OUTSIDE

From Lee Lane there is a stone cobbled yard area between the house and outbuilding, the attached farmhouse has a right of access over to their own parking area.

Gardens

The gardens are located to the rear of the property and feature an attractively landscaped area with stone paving lawn and a shallow ornamental pond. Steps down from here lead to a further level lawned area with dry stone wall surround and small outbuilding. Beyond here a grass track leads down to one of the fields.





Modern Barn 48' x 30' approx.

A more modern steel framed barn with block work sides and an open central aisle which features a roller shutter door allowing vehicular access through to the rear of the building. Off here are 3 good sized stables with blockwork dividing walls. This building has further rooms housing the water filtration unit, outside wc, central heating boiler and underfloor heating workings. A section has also been loosely converted into a studio area with its own kitchenette and shower / WC. This offers the scope for buyers to create a space to work from home if required. In front of the building there is a generous parking area and the LPG gas tank.



Workshop / Forge 26'5" x 11'3"

Located at the rear of the modern barn, this building is surrounded by further hardstanding for further vehicles. It is a two bay building with single pitched roof, wood and stone outer cladding upon a concrete base.



Workshop / Forge



Land

There is an extensive grazing land surrounding the property which we understand amounts to approximately 12 acres.

Additional Information

The property is Freehold.

Viewing

Strictly by appointment with Wm Sykes & Son.

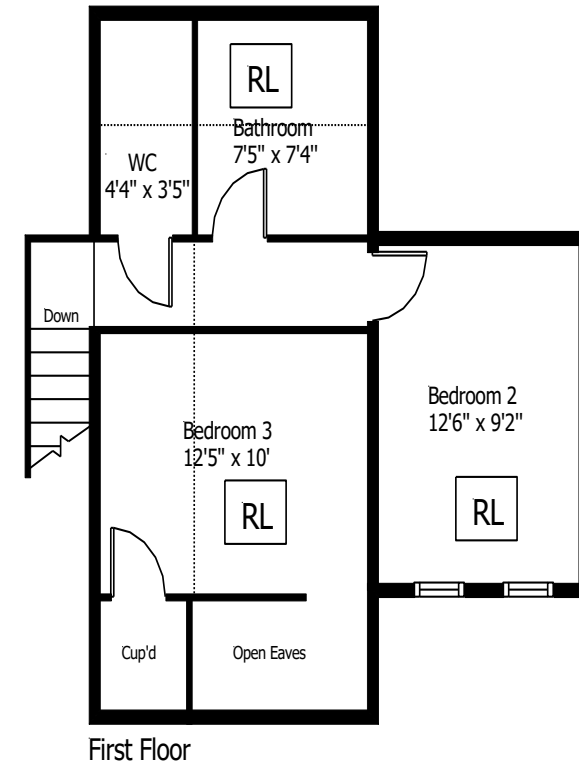
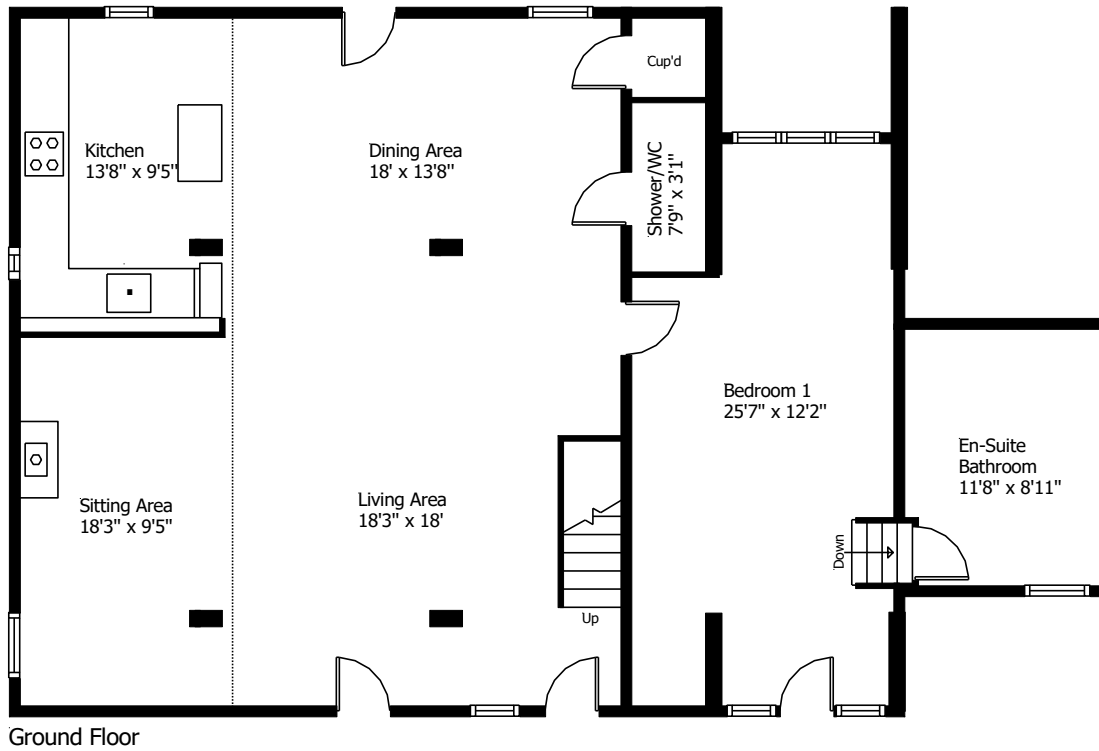




Location

The property is located roughly 2 miles from the centre of Halifax and can be approached via a number of different routes. We suggest taking the A58 towards Leeds off the Orange Street roundabout and passing over Burdock Way (a high level bridged section of road), then turning left following the signs for Boothtown. Take the first right onto Haley Hill immediately after the car dealership. Continue along here up the hill, turning left at the top onto Range Bank. Then continue up Bradford Old Road until you reach the top of the hill and Halifax Ski and Snowboard centre. Cross the main road onto the Cobbles – this is Lee Lane. Follow the cobbles down before you read a sharp S-bend, then turn left onto an unmade track which runs to the top side of a large Georgian style house. Continue along this lane which leads through the woods and down to Scout Hall and cluster of other smaller buildings. The Aisled Barn will be found at the foot of this lane.

The Aisled Barn, Lee Lane, Shibden, Halifax



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