

# Peter David

# Properties Ltd

Residential Sales and Lettings

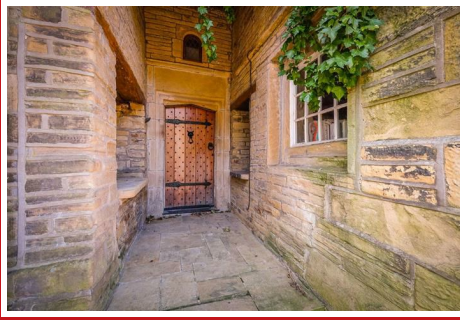


## Dam Head, Shibden

Offers In The Region Of £1,250,000







Nestled in the picturesque Shibden Valley, Selby House is a remarkable detached historic residence that dates back to 1485, offering a unique blend of historical charm and modern living. While not all elements are original to that period, the property retains its authentic period features throughout.

The property is set in a tranquil location close to the splendid Shibden Mill Inn, surrounded by the natural beauty of the Yorkshire countryside, yet it remains conveniently close to local amenities and transport links. For those with vehicles, there is off road parking around the property, adding to the practicality of this stunning home.

Selby House is not just a residence; it is a piece of history, offering a rare opportunity to own a property that has stood the test of time. With its charming features and spacious interiors, this home is sure to captivate anyone looking for a blend of heritage and comfort in a desirable location.

In addition to the main house, by separate negotiation, the now derelict barn, stables and swimming pool which sits on a similar footprint to the main house, is available for sale. This could well be of interest to a developer. For those with equestrian interests, grazing land of up to approximately 2 acres is also available.

- DETACHED PERIOD PROPERTY IN THE HEART OF SHIBDEN VALLEY
- OPTION TO PURCHASE GRAZING LAND 2 ACRES
- OPTION TO PURCHASE FORMER SWIMMING POOL/BARN AS A DEVELOPMENT OPPORTUNITY
- GARDENS AND PRIVATE PARKING
- STUNNING CHARACTER HOME DATING BACK TO 1485
- HISTORIC HOME WITH FIVE BEDROOMS / FOUR RECEPTIONS
- GRAND HALL / LIBRARY / GAMES ROOM / LOUNGE
- AN INTERNAL VIEWING HIGHLY RECOMMENDED
- TENURE : FREEHOLD
- COUNCIL TAX BAND G : EPC TO FOLLOW

## Accommodation

### Grand Hall

19'5" x 19'0" (5.92 x 5.80)

### Lounge

11'3" x 15'1" (3.45 x 4.60)

### Office

7'7" x 9'6" (2.32 x 2.92)

### Kitchen / Diner

13'2" x 26'10" (4.02 x 8.20)

### Utility Room

12'3" x 10'4" (3.75 x 3.15)

### Games Room

17'10" x 31'7" (5.45 x 9.65)

## Library

14'3" x 15'1" (4.35 x 4.60)

## First Floor

### Bedroom 1

17'10" x 15'11" (5.45 x 4.87)

### En suite

5'7" x 6'11" (1.72 x 2.12)

### Bedroom 2

13'11" x 26'8" (4.25 x 8.15)

### Bedroom 3

17'10" x 15'7" (5.45 x 4.75)

### Bedroom 4

14'11" x 15'1" (4.55 x 4.60)

### Bedroom 5

15'5" x 10'4" (4.70 x 3.15)

## House Bathroom

7'11" x 9'8" (2.42 x 2.95)

## External Details

You approach the property via a private shared driveway where off road parking is available. There are gardens surrounding the house and an area of raised beds for growing your own produce and useful outbuildings for storage.

## Directions

Please use the postcode HX3 7UL for sat nav directions. On arrival drive up the driveway by the sign 'Dam Head'.

## PLEASE NOTE

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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







Road Map



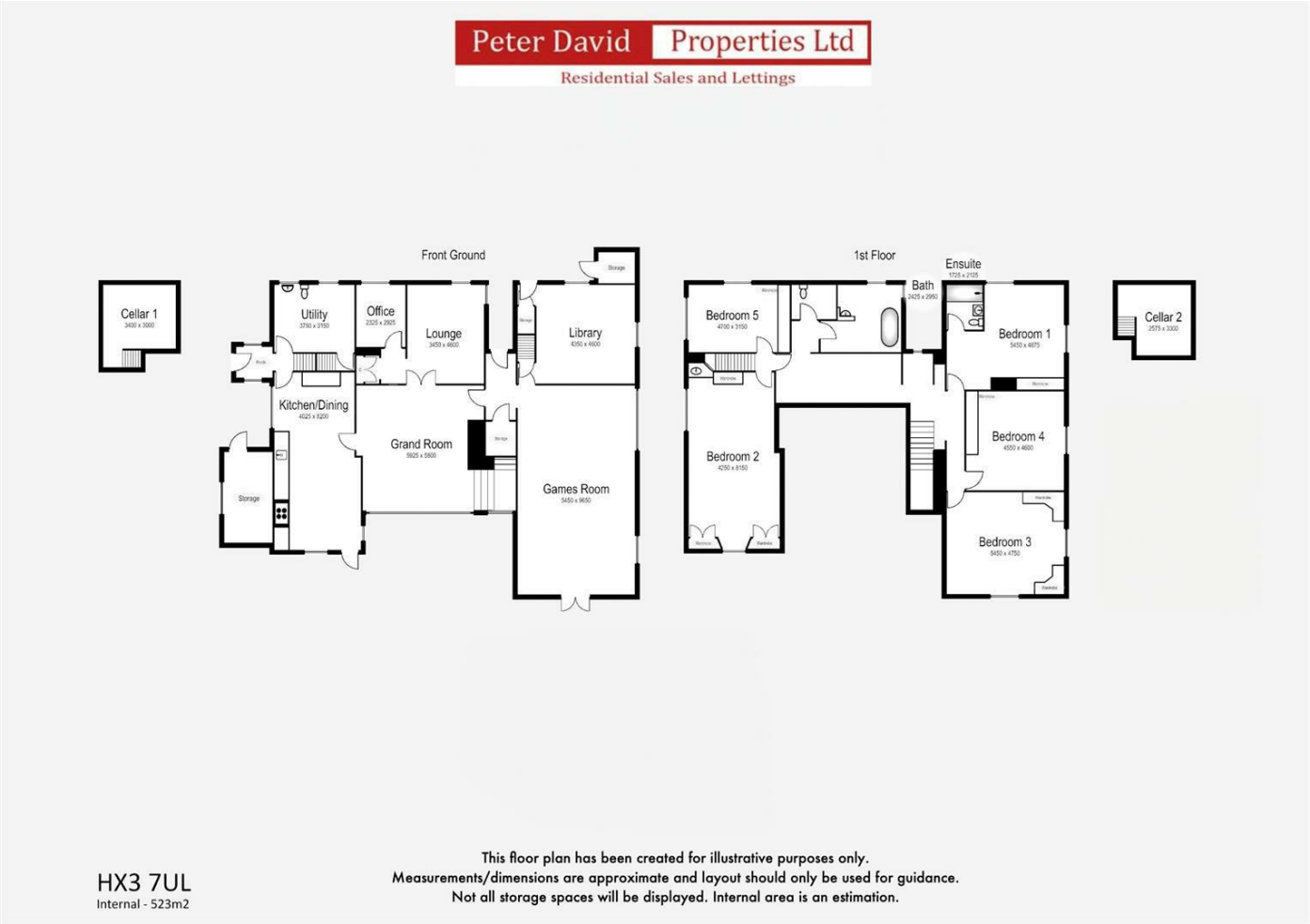
Hybrid Map



Terrain Map



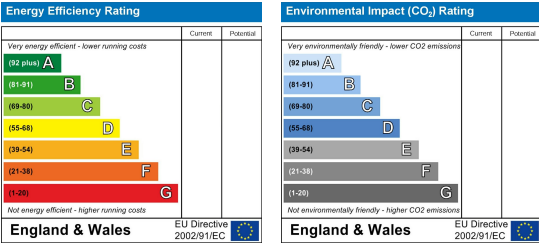
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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