

Peter David

Properties Ltd

Residential Sales and Lettings



Booth, Luddendenfoot

£825,000





Nestled in the picturesque village of Booth, Luddendenfoot, Halifax, this charming detached farmhouse offers a perfect blend of rural tranquillity and spacious family living. Set in a prestigious and peaceful location, the property is surrounded by stunning countryside views, making it an ideal retreat for those seeking both comfort and natural beauty.

Upon entering, you are welcomed into a spacious dining kitchen, truly the heart of the home — perfect for family gatherings and entertaining guests. The property also benefits from a versatile study, ideal for use as a home office or playroom, catering to modern lifestyle needs. The large living room provides an inviting space for relaxation, featuring plenty of natural light and character throughout. A convenient ground floor shower room adds practicality to everyday living.

This farmhouse features four well-proportioned bedrooms, including a master suite with an en-suite, as well as a family bathroom, providing ample space and privacy for family and guests.

Externally, the property continues to impress. A gated driveway leads to ample off-road parking, providing both security and ease of access. The double garage offers excellent storage or workshop potential, while the stables present a fantastic opportunity for equestrian enthusiasts. In addition, a home gym provides space for fitness and well-being, and approximately 7 acres of land enhances the appeal for those with a love of outdoor pursuits or livestock.

This delightful farmhouse in Booth is not just a home — it's a lifestyle. Offering a harmonious blend of comfort, space, and countryside charm, this property is perfect for those seeking a serene yet practical rural living experience.

- DETACHED FARM HOUSE
- STABLES AND APPROXIMATELY 7 ACRES OF LAND
- FOUR BEDROOMS WITH MASTER EN SUITE
- DESIRABLE SOUGHT AFTER LOCATION
- GATED DRIVEWAY, DOUBLE GARAGE AND HOME GYM
- VERSATILE STUDY/ HOME OFFICE/ PLAY ROOM
- COUNCIL TAX BAND - F
- EPC RATING - E

Accommodation

Porch
5'10" x 7'11" (1.8 x 2.42)

Dining Kitchen
14'11" x 22'9" (4.55 x 6.95)

Lounge
18'3" x 23'2" (5.57 x 7.07)

Study
12'1" x 12'6" (3.7 x 3.82)

Shower room
7'8" x 3'6" (2.35 x 1.07)

First floor

Bedroom one
14'9" x 14'11" (4.52 x 4.55)

Ensuite
7'9" x 7'2" (2.37 x 2.2)

Bedroom two
14'7" x 12'8" (4.45 x 3.87)

Bedroom three
9'6" x 10'0" (2.9 x 3.07)

Bedroom four
6'6",26'2" x 9'4" (2,8 x 2.87)

House bathroom
8'5" x 9'8" (2.57 x 2.97)

External

Stable one
11'11" x 14'3" (3.65 x 4.35)

Stable two
12'0" x 9'8" (3.67 x 2.97)

Stable three
10'0" x 9'8" (3.07 x 2.97)

Store
5'11" x 9'8" (1.82 x 2.97)

Gym
15'5" x 13'5" (4.72 x 4.1)

Double garage
21'5" x 17'8" (6.55 x 5.4)

Directions
Please use postcode HX2 6TG for sat nav directions.

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



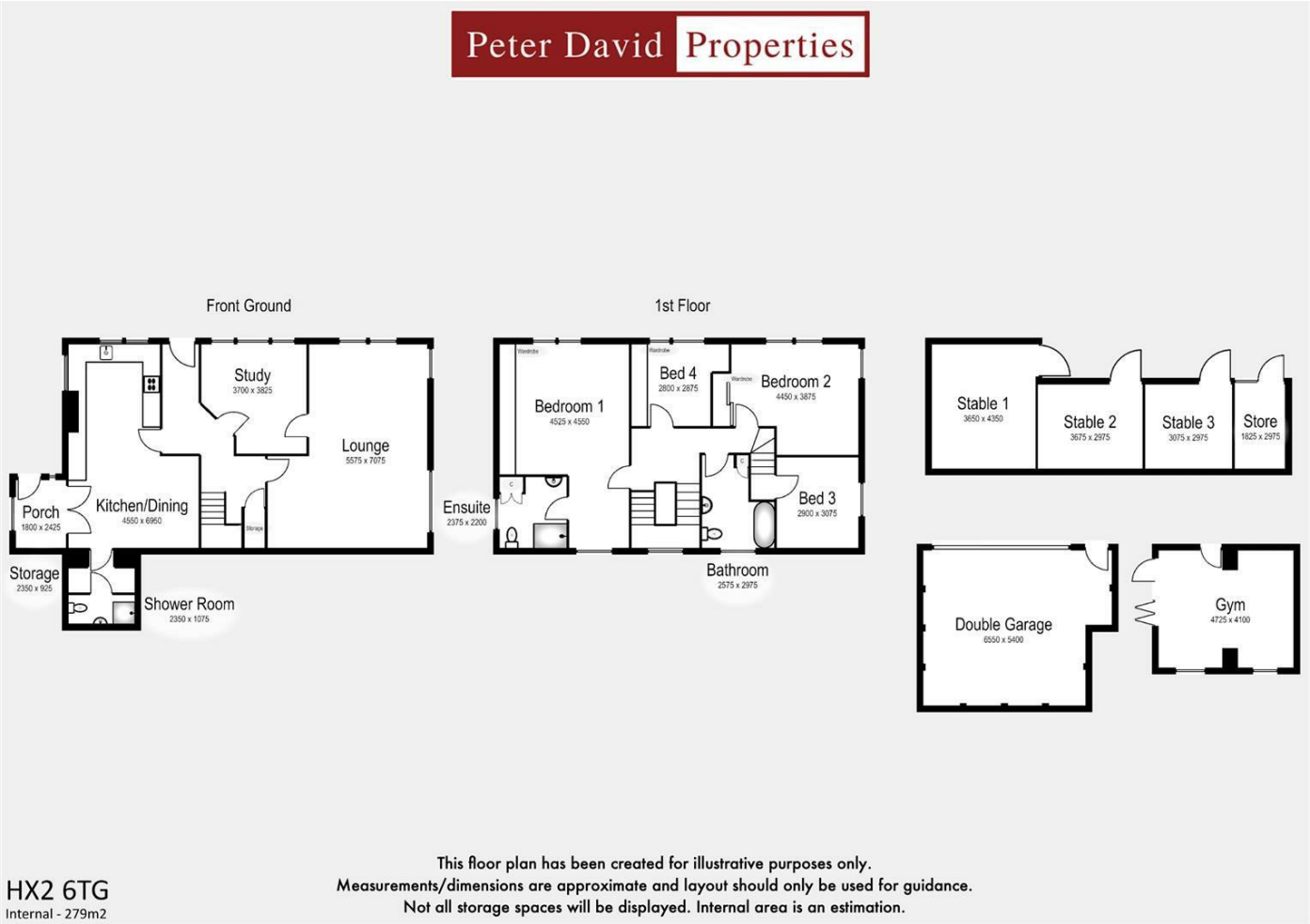
Hybrid Map



Terrain Map



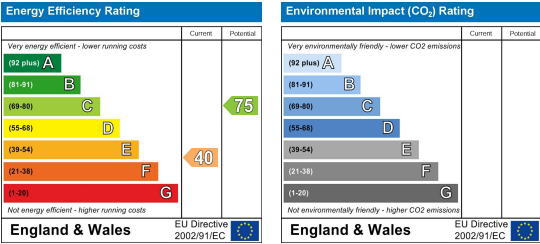
Floor Plan



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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk