



Scout Hall Farm Lee Lane, Shibden, Halifax, HX3 6UJ
Asking Price £650,000

**** Significantly reduced due to health reasons****

Set in two and a half acres of land and with the most stunning views of the Shibden Valley is this magnificent FOUR BEDROOM Grade 2 character property. Having been improved by the current owner to a superior standard the property blends modern home comforts with period features to create a splendid family home.

The property is located at the end of a private track at the end of Lee Lane and is perfectly positioned to take in the breathtaking views of the Shibden Valley. There is parking available for numerous vehicles and large shed. There is a stone flagged terrace which provides the perfect vantage point to take in the extensive views. Further afield the acreage is completed by gently sloping grazing land. Once inside the main residence, the high quality finish is immediately apparent and the modern upgrades blend seamlessly with the period features including, exposed stone walls, beams to the ceilings, stone mullion windows and inglenook fireplaces to create the most desirable large family home. The property also has a private water supply and LPG supply for central heating and cooking.

Set on a 2.5 acre plot, the property has ample outside space to enjoy and utilise the setting. There is parking for several vehicles and storage options available. The stone flagged terrace provides the most perfect setting for entertaining and marveling at the expansive valley views.

GROUND FLOOR

ENTRANCE HALL

Pleasant entrance area which opens to the dining hall.

W.C./SHOWER ROOM

Ground floor shower room which comprises of a low flush W.c, hand wash basin and shower area.

DINING HALL

Vast dining room with a log burning stove set within a large fireplace. Bi-Fold doors to the terrace.

SITTING ROOM

A charming lounge with several windows providing views of the breathtaking scenery. Another log burning stove set within a feature fireplace.

DINING KITCHEN

Fitted to an exceptional standard, a modern kitchen with accompanying island unit.

FIRST FLOOR

LANDING

Spacious landing area.

BEDROOM

Master bedroom with exposed stone wall, vaulted ceiling and exposed beams.

EN-SUITE BATHROOM

Four piece suite comprising of a free standing bath, hand wash basin on vanity unit, low flush W.c and walk in shower area.

BEDROOM

A second en-suite bedroom, again with vaulted ceiling and exposed beams.

EN-SUITE

Two piece suite with a walk in shower area.

BEDROOM

Double bedroom with fitted storage, vaulted ceiling, exposed beams and stunning views.

BEDROOM

A fourth double bedroom, once again having the benefit of the views, vaulted ceiling and exposed beams.

BATHROOM

Modern fitted three piece bathroom suite in white.

EXTERNAL

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		