



## GREENHEAD FARM SOUTH LANE HALIFAX, HX3 7TW

£2,250,000  
FREEHOLD

An unbelievable property with its very own luxury spa meticulously designed by Ben Huckerby?  
Greenhead Farm could be your next home!

MONROE

SELLERS OF THE FINEST HOMES

# GREENHEAD FARM SOUTH LANE

- Architecturally Stunning
- Immaculately presented turnkey home
- Situated on over 10 acres of land
- 5 double bedrooms
- Home spa with sauna and steam room
- Spacious courtyard with parking for 10+ cars
- Incredibly high specification
- Wet floor underfloor heating throughout
- Nobilia kitchen
- Cinema room



## Greenhead Farm, South Lane

### REASONS TO BUY

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Greenhead Farm is a truly stunning turnkey property that will leave you speechless. Meticulously designed by Ben Huckerby, across four floors, each one exuding timeless elegance and sophistication, this home is truly unparalleled. Being offered Chain Free!

Nestled on over 10 acres of green belt land and built in 2022 by its current owners, this exceptional family home boasts impeccable living spaces, high specification finishes, beautifully landscaped gardens, and state-of-the-art entertainment areas.

Upon arrival at the property, you are welcomed by electric gates leading onto the sweeping driveway, which can accommodate up to 10+ cars. As you step inside, you are immediately greeted by the grand stairwell which connects all four floors. This

property boasts underfloor heating, a fresh air system, La Grade Vantage smart system, and the incredible Bose sound system.

The open-plan kitchen-living-diner exudes sophistication, offering a space designed for cooking, dining, and socialising in style. The Nobilia kitchen seamlessly blends with stunning quartz worktops, and a large kitchen island, complete with an integrated Subzero Wolf oven and hob. The elegant living area features a gas fireplace surrounded by gold feature lights flooding the room with light. A built-in sound system, and bay windows looking out onto a picturesque view.

The first floor of this expansive property offers the principal bedroom, two further double bedrooms, and a beautiful Holt family bathroom. The principle bedroom is an exquisite space which offers a grand designed style setup, featuring a beautifully tiled en-suite, fitted wardrobes, a dressing area, and the most stunning views.

On the second floor there are two further double bedrooms both with impressive ensuites and an abundance of fitted storage.

The lower ground floor offers to a truly exceptional entertainment haven. As you step off the stairwell, a sleek mini bar is built into the base, setting the tone for

a space designed for hosting and entertaining. Beyond that, you will find a luxurious pool room, steam room and changing area, transforming the lower ground floor into a private spa and relaxation retreat. To top it off, the property features its own dedicated cinema room, offering the ultimate in-home entertainment experience. Every aspect of this home has been thoughtfully designed to bring extraordinary leisure and enjoyment right to your doorstep, all within the comfort of your own sanctuary.

Externally, the meticulously maintained grounds offer a stunning setting, complemented by a split-level garden. The property also includes a detached double garage, which houses a private home office fully equipped with air-conditioning for optimal comfort.

This exceptional home has been finished to the highest standards and is ready for its new owners. Don't miss out—contact Monroe today to schedule your viewing.

## ENVIRONS

Halifax is a fantastic place to call home, blending rich history with breathtaking surroundings. The town seamlessly combines the timeless charm of historic architecture with the convenience of modern amenities. Residents enjoy a vibrant mix of high street stores, independent shops, cozy cafes, diverse restaurants, and a thriving cultural scene. The area's

stunning natural beauty, including the nearby South Pennines and Yorkshire Dales, offers endless opportunities for outdoor adventures. With excellent transport connections to major cities like Leeds and Manchester, as well as top-rated schools, Halifax fosters a warm, community-oriented atmosphere. Whether you're a family or an individual, it's a welcoming, dynamic place to live.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Calderdale Council

## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Viewings by appointments only.

# GREENHEAD FARM SOUTH LANE





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## ADDITIONAL INFORMATION

**Local Authority** – Calderdale Council

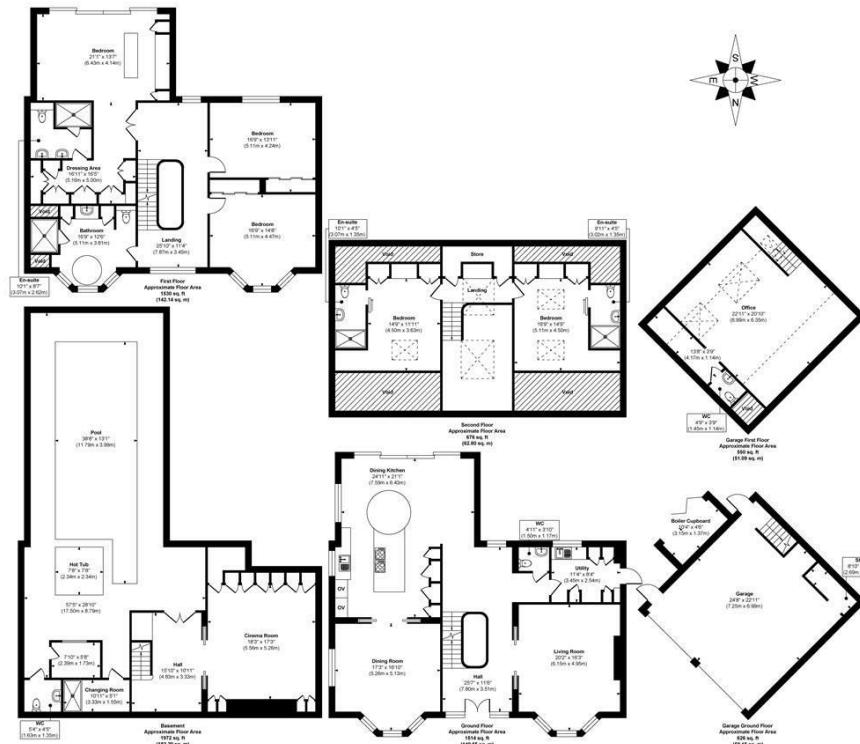
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 6868.00 sq ft

**Tenure** – Freehold





Approx. Gross Internal Floor Area 6868 sq. ft / 638.03 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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