



ASHDAY HALL FARM

HALIFAX

“Ashday Hall Farm has been such a joy to call home, with social rooms to gather with friends and family and the exclusivity and privacy found in each bedroom.”



Positioned down a secluded lane, enveloped by the breathtaking Yorkshire countryside, Ashday Hall Farm stands as a unique rural retreat. This exceptional home, finished to the highest standards, offers a serene escape from the urban rush yet is just a short drive from Halifax and Brighouse. With 4000 sq ft of living space and over half an acre of gardens, Ashday Hall Farm is a haven for families seeking a unique rural lifestyle with a touch of modern luxury.



ENVIRONMENTALLY CONSCIOUS...

A conscious effort towards environmental responsibility means this home is highly efficient. The 150mm insulation, MVHR (Mechanical Ventilation with Heat Recovery) system and underfloor heating throughout the property ensures warmth with minimal running expenses. The triple-glazed windows and skylights fill the whole house with natural light. There are also solar panels with a battery storage system, an alarm system and CCTV for security and peace of mind.

Electric gates allow access to the large paved driveway as the blackened timber cladding comes into view. Anthracite steelwork and exposed stone retain the charm of the original barn with an elegant twist. There is a large paved parking area and a garage with a remote-controlled door for easy access.





“The kitchen is where we spend most of our time; the way the sun streams through the large windows is gorgeous.”

COME ON IN...

Entering the property via the front door, there is a useful cloakroom area and an office in a quiet corner for working from home away from the hubbub in the rest of the house.

Through another door and you will find yourself in the long, internal hallway where light pours in through the full-height windows that look into the courtyard.

As you enter the family kitchen, the ceiling towers above with rustic exposed rafters. The full-height south-facing glazing fills the space with sunlight and the stone-flagged floors are warmed underfoot.

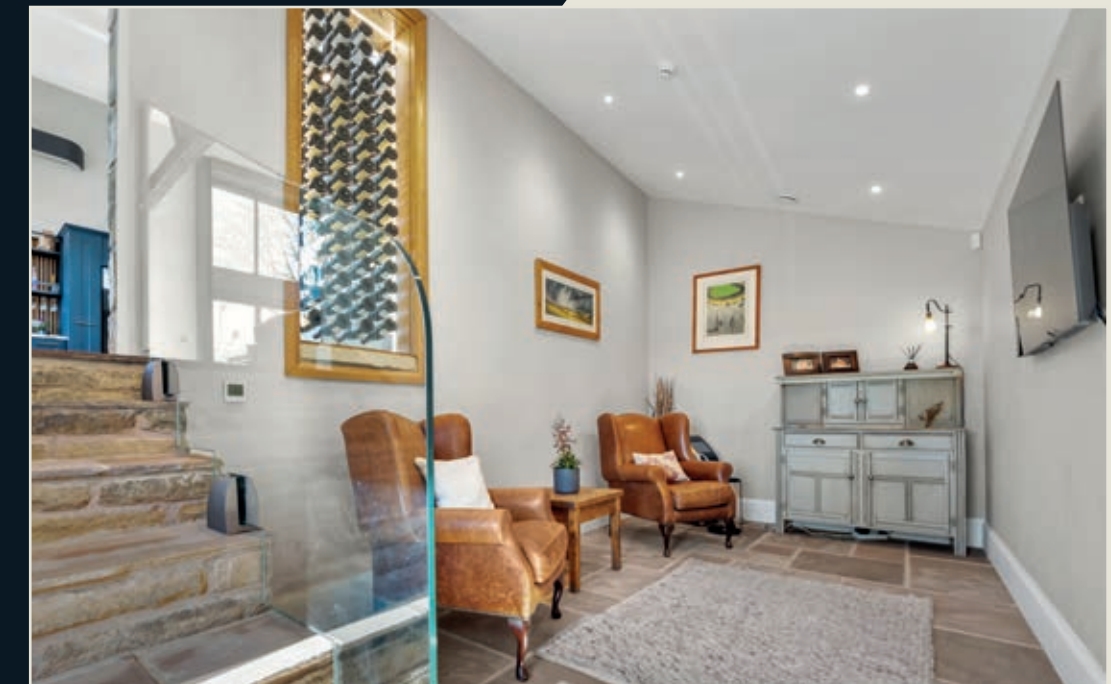


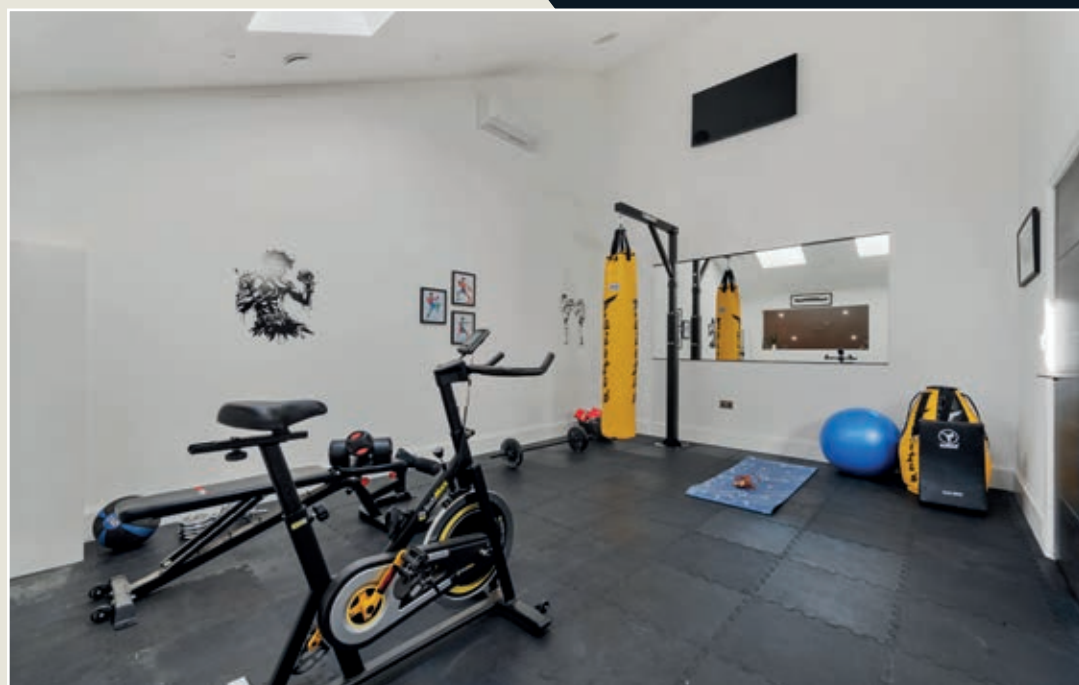
THE HEART OF THE HOME...

Fitted into the corner of this spacious room are elegant deep blue units topped with quartz. The central island has pale grey units, a Belfast sink with a waste disposal system and a Qooker tap, providing instant hot, cold or sparkling water. This also offers additional work space as well as a social setting for friends and family to chat as dinner is prepared. There is an integrated dishwasher, Esse oven and American-style fridge freezer, all awaiting the chef of the home to rustle up the family's favourite dishes.

The dining space basks in the light, and the living area is ready to sit back and relax. During the summer, push aside both sets of bi-fold doors from the family room onto the terrace, giving a seamless connection and extending the living space into the gardens.

From the family kitchen a few steps lead down to a cosy snug for a more intimate setting. There is also a second snug which could be a playroom or games room for children, or even a library for a moment of quiet contemplation.





ACTIVE LIFESTYLE...

For those who value an active lifestyle, Ashday Hall Farm offers space for a dedicated gym to keep in shape. If a gym is not for you, this room could be perfect for use as a golf simulator, cinema or games room. There is also a spa area with a sauna to relax aching muscles, ideal after a tough session or even a long walk on one of the countless routes and paths in the area.

“The main bedroom is like a tranquil haven for those much-needed quiet moments through the day.”

BEAUTIFUL BEDROOMS...

Ashday Hall Farm has a total of 5 individually designed and styled en suite bedrooms.

The principal bedroom suite is a luxurious retreat with towering windows overlooking the central courtyard, which is only accessible by this room. Open the door and enjoy a breath of fresh morning air or your first coffee of the morning in peace. Steps lead down to a dressing area with built-in wardrobes. The en suite offers a luxurious retreat that rivals any 5-star hotel. There is a large walk-in shower and a free-standing bath. Double wash hand basins sit atop a vanity unit with mirrored cabinets above.







REST & REFRESH...

The second bedroom also enjoys beautiful windows, filling the space with natural light. A private dressing area leads through to another luxurious en suite, finished to the same high standard. With everything set across one level, it's the perfect guest suite - ideal for visiting family or an older relative looking for comfort and ease.

Each of the other three bedrooms has a dressing area with built-in wardrobes and en suite shower rooms with real wow factor. Skylights and windows bathe the rooms with natural light, and each of the bathrooms has an individual style and is finished with the highest quality fittings.

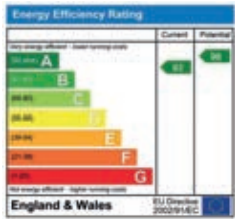
GORGEOUS GARDENS...

Set within just over half an acre plot, Ashday Hall Farm has a luscious lawned garden, edged in raised flower beds filled with plants that burst with colour throughout the summer. The gardens are perfect for the children to enjoy games and play freely outdoors, whilst the sun-drenched terrace is paved with stone and is perfect for al fresco meals and fun-filled BBQs.

PADDOCK OPPORTUNITY...

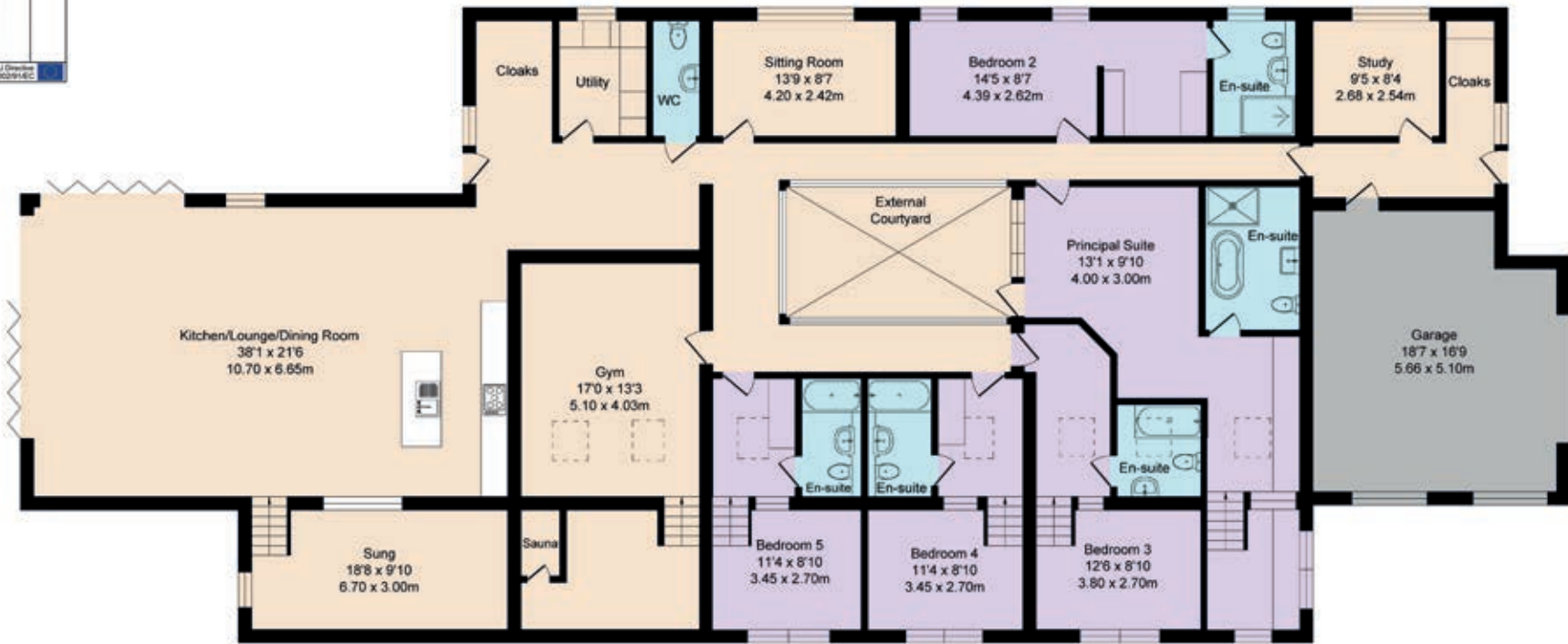
The original farm has long-since been converted for private equestrian use with an indoor menage and outdoor cross country course. Ideally positioned on a scenic 3km circular bridleway, the existing owner would be prepared to offer additional land for paddocks and stables under separate negotiation with a potential buyer who shares this passion and interest.





Total Approx. Floor Area 4201 Sq.ft. (390.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor Area 4201 Sq.Ft (390.3 Sq.M.)

FINER DETAILS

- Striking modern barn style home
- 5 en-suite bedrooms
- Stunning open plan kitchen living dining room
- Separate sitting room & snug
- Versatile home gym, golf simulator or cinema room
- South-facing countryside views on 0.6 acre plot
- Additional land available by separate negotiation
- Electric gated driveway & integral garage
- EPC A-rated (triple glazing, MVHR, underfloor heating throughout, solar panels, battery storage)
- CCTV & security alarm
- Mains electric, water & gas; private drainage (septic tank)



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Londis at the top of the lane (10 min walk)



CHEMIST:
Southowram (2 min drive)



WALK:
There are both short & long routes from the house - circular bridleway (short) & Shibden Hall circular (long)



GYM:
We have our own!



PUB:
Definitely the Cock & Bottle in Southowram, such a welcoming place



RESTAURANT:
Shibden Mill Inn (10 min drive)



TAKEAWAY:
Brighthouse: Royal Delhi Curry; Halifax: lots of offerings we like Thai Corner at Dean Clough (both deliver)



POI:
Shibden Mill; Southowram Cricket Club at the top of the lane; Walk along the canal stopping off at Mamil Cafe Bar in Brighthouse



PUBLIC TRANSPORT:
Regular buses to Brighthouse where you can get direct trains to Leeds, Manchester & London




LOCAL SCHOOLS:
Withinfields Primary School (2 mins drive) & Hipperholme Grammar (10 mins drive)



Ashday Hall Farm, Ashday Lane, Southowram, Halifax HX3 9TR

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 WHAT3WORDS: [folds.cowboy.causes](https://www.what3words.com/folds.cowboy.causes)

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