

Charnock Bates

The Country, Period and Fine Home Specialist



10 Blake Hill End Farm
Blake Hill End, Shibden, HX3 7SZ





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Summary

Blake Hill End Farm is a beautiful, six-bedroom detached property showcasing spacious accommodation set over two floors. The property was once three cottages which have since been converted into a generous family home whilst still retaining character throughout and benefitting from the original attached barn.

Set within approximately 7.4 acres of land comprising of landscaped gardens, private courtyard parking, double garage and grazing land with outbuildings and a summer house. Well-presented throughout, this home needs to be viewed to be truly appreciated.

Internally the accommodation briefly comprises; entrance porch, lounge, kitchen, utility, pool room and games room to the ground floor. To the first floor a principal bedroom, five further bedrooms, study, bathroom, and separate shower room.

Location

The property is located within the picturesque and idyllic Shibden Valley, offering far-reaching views, bridleways, and public footpaths. Nearby Shibden Hall is a Grade II listed Historic House made world famous by the recent Gentleman Jack television series and The Shibden Mill Inn is an award-winning country inn nestled within the fold of the beautiful Shibden Valley. Lee Lane, located close-by is known in cycling circles as the 'Cote de Shibden Wall' having formed part of the Tour de Yorkshire route. The property is ideally situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations.



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General Information

The property has three entrance points from the courtyard, with the current main entrance leading directly into the kitchen.

A period aesthetic is present throughout the entire property, beginning in the kitchen with exposed timber beams. Having a range of wall, drawer, and base units with laminate worksurfaces and an inset one and a half bowl composite sink. A mullion window overlooks the courtyard and tiled flooring runs throughout. Integrated appliances include a fridge freezer and a five-ring gas Rangemaster. With additional plumbing for a dishwasher and a door through into the utility.

Having been recently modernised with a range of white, high gloss wall and base units and contrasting worksurfaces with an inset, stainless-steel sink. Additional undercounter space and plumbing is available for a washing machine and a condensing dryer. With a mullion window to the front elevation and a door through into a hallway with a staircase to the first floor and a further internal door through into the porch.

Being a second entrance into the property leading in from the courtyard again, the porch has exposed stonework and tiled flooring.

Continuing back to the kitchen and through into the main hallway, giving access to the remaining ground floor rooms.

The generous sized lounge is the heart of this family home. A beautiful exposed stone chimney breast currently splits the lounge into the living area and a dining area with exposed timber beams to the ceiling. Two mullion windows with quaint window seats overlook the rear terrace and land beyond showcasing the views this property has to offer. Within the living area, a multifuel stove is set within a exposed stone fireplace with a timber surround and mantle offering a cosy feel to the room. Exiting the lounge and leading through into the pool room.

Having once been the dining room, now showcasing an impressive collection of memorabilia and a bar area making it an ideal space for entertaining. Mullion windows overlook the rear elevation, and an archway leads through into the current games room.

The games room has exposed timber beams and mullion windows overlooking the front of the property. This versatile room can be tailored to suit individual family requirements.

Adjacent to the games room, a door gives access to a concealed staircase which leads to the vaulted cellar room.

Proceeding up to the galleried landing of the first-floor accommodation from the main entrance hall. The property has two staircases leading to the first floor, with the second staircase being from the hall accessed via the utility. Features continue with exposed beams and trusses.

Moving across the landing and into the spacious principal bedroom. Mullion windows set to the rear elevation overlook the picturesque countryside views and built-in cupboard space provides excellent storage.

Two further, spacious double bedrooms enjoy windows to the rear.

To the front of the property are another three, ample sized double bedrooms showcasing far-reaching views over the idyllic Shibden Valley.

A study is situated on the first floor offering a versatile space for those looking for a home office.

Completing the first-floor accommodation is a shower room and the house bathroom. The shower room is fully tiled and comprises of a three-piece suite including a WC, a wash hand basin, and a shower cubical with a wall-mounted electric shower. Having a frosted window to the side elevation for privacy.

The house bathroom comprises of a four-piece suite including a WC, wash hand basin, bath, and a shower cubical with a wall-mounted electric shower. Having part tiled walls, decorative coving, and a frosted window for privacy.

Adjoining the property is a large, stone-built barn. Currently used as storage the barn would be ideal for conversion to create an additional dwelling or extension to the existing accommodation subject to obtaining the relevant planning permissions and consents. Having access points to the front and rear and a historic second floor.















Externals

A private gated courtyard gives access to the property, providing ample, off-street parking for multiple cars. A spacious double garage with an electric roller door also offers secure parking.

The external space for Blake Hill End Farm is truly spectacular and viewing will be required to fully appreciate this unique opportunity. Set within approximately 7.4 acres of grazing land and private gardens.

Generous lawned gardens are set to the front of the property with access to a potting shed and two large outbuildings. The outbuildings are currently used as storage, but they offer the potential for development subject to obtaining the relevant planning consents.

To the side of the property a paved terrace offers an ideal space for entertaining and al-fresco dining whilst enjoying the far-reaching views across the Shibden Valley. The terrace leads to the detached summer house which is a recent addition to the property. This unique space is timber panelled throughout with patio doors opening up to a generous decked area which also benefits from the extraordinary views that this property has to offer and leads to an adjoining orchard.

A drystone wall borders the spacious gardens, with the adjoining grazing land located to the other side with gated entry directly from the garden.





Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale Council – Band G.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

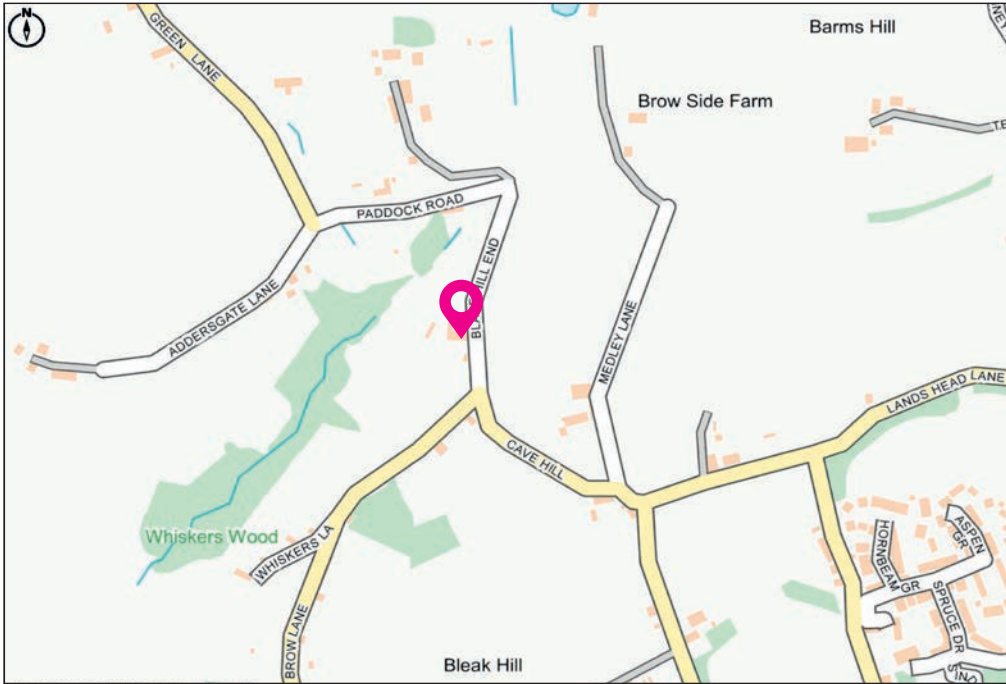
Services

We understand that the property benefits from all mains services except for drainage which is via a septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.





Directions

From Halifax Town Centre proceed along the A629 and at the roundabout take the 3rd exit onto the A58. Continue straight onto the A58 and follow for around half a mile. Turn left onto Kell Lane and then continue onto Brow Lane. In another half a mile continue onto Blake Hill End. The property is located on the left as indicated by a Charnock Bates board.

For satellite navigation: **HX3 7SZ**

Local Information

Nearest Stations

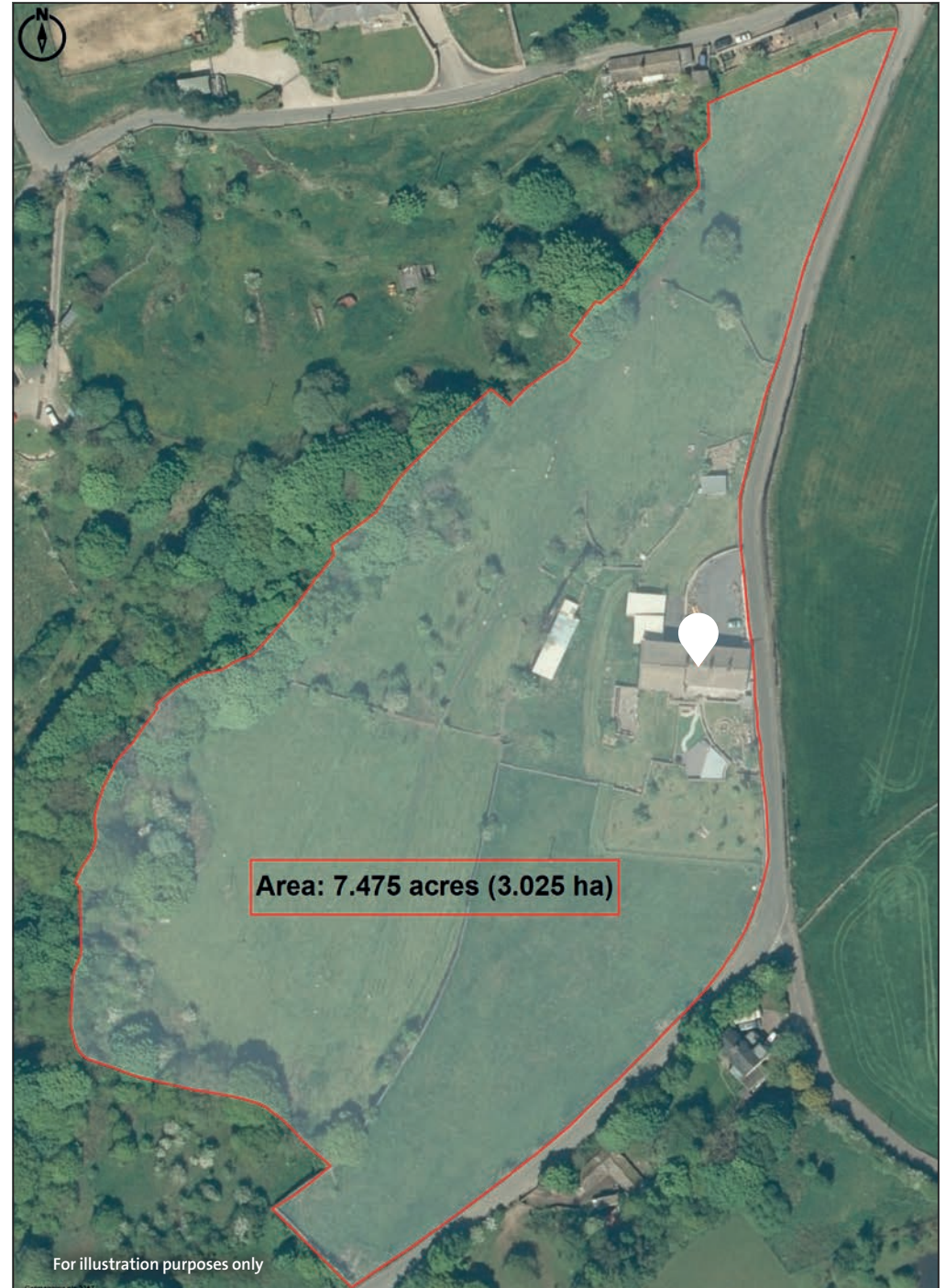
Halifax	3.0 miles
Brighouse	5.2 miles
Low Moor	5.7 miles

Nearest Schools

Salterlee Primary School	0.8 miles
Northowram Primary School	1.0 miles
Shelf Junior and Infant School	2.3 miles
Hipperholme Grammar School	2.5 miles

Motorway Network

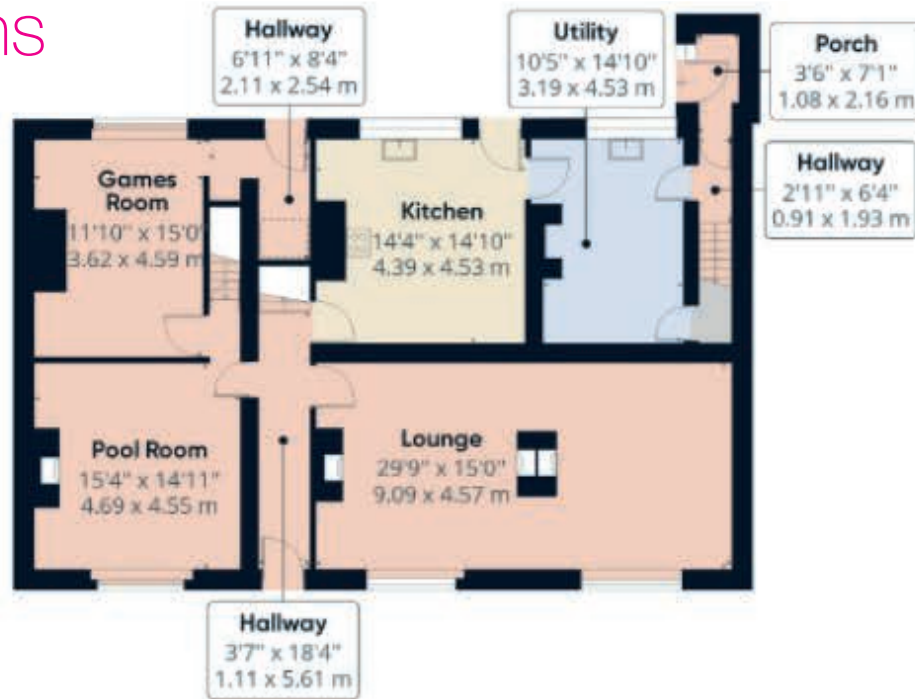
Junction 25, M62	5.6 miles
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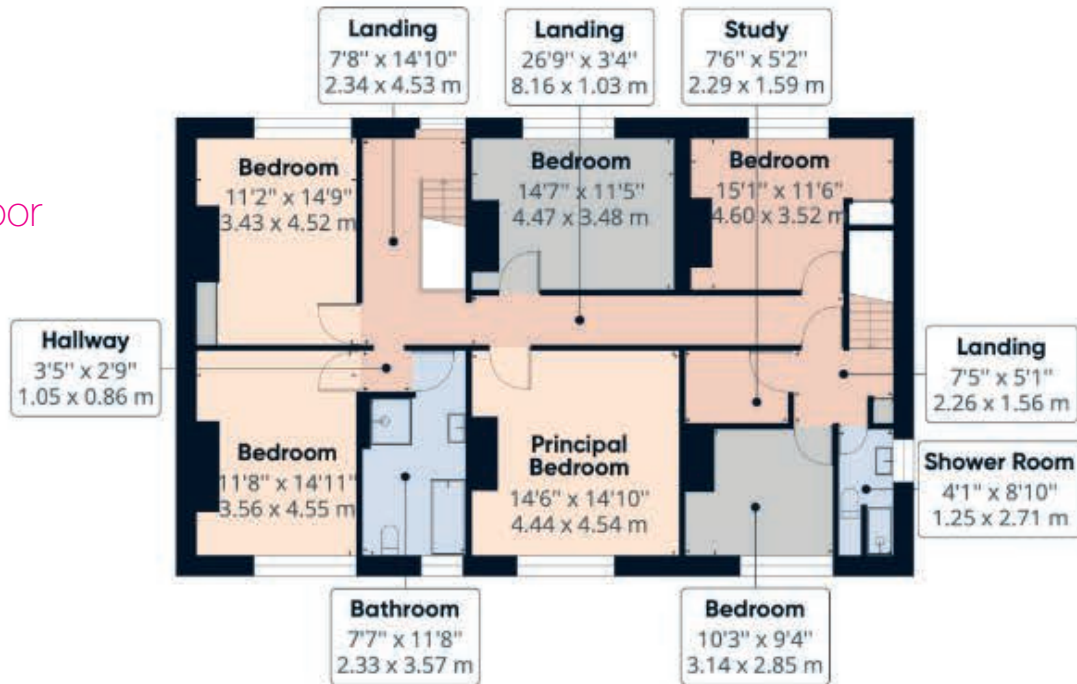
For illustration purposes only

Floor Plans

Ground Floor



First Floor



Charnock Bates

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