

Charnock Bates

The Country, Period and Fine Home Specialist



The Weigh House

61–61a Carr House Lane, Shelf, Halifax, HX3 7RH





# The Weigh House

61–61a Carr House Lane  
Shelf  
Halifax  
HX3 7RH



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## Summary

Dating back to approximately 1850, The Weigh House was originally part of Shelf Iron Works which was used to weigh iron ore. A unique property creating the feeling of privacy and seclusion, offering the opportunity to create further living accommodation subject to obtaining the relevant planning consents. The Weigh House is a four double bedroom detached family home offering a wealth of original fixtures and fittings throughout.

Internally, the property briefly comprises; entrance hallway, lounge, open plan living kitchen, dining room, study/dresser and principal bedroom with en-suite shower room to the ground floor with spacious cellar room to the lower ground floor and three double bedrooms and the house bathroom to the first floor.

Externally, gates access a private pebbled driveway providing off-street parking for six cars. A Yorkshire-stone flagged pathway wraps round the property with a flagged terrace and lawns bordered by mature plants and shrubbery.

## Location

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. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.

## General Information

Access is gained through a wooden door into the double height entrance hallway with an understairs office and an open staircase with spindle balustrade rising to the first floor.

Leading off the hallway and through to the spacious lounge featuring dual aspect windows, timber beams and a high ceiling. A multi-fuel burner sits at the focal point on a Yorkshire-stone flagged hearth, with sandstone mantel and surround.



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Moving through to the open plan living kitchen being the heart of the home, with a high ceiling, dual aspect windows and Velux skylights allowing for plenty of natural light to flood through. Finished with Indian slate flooring benefitting from underfloor heating, timber beams and French doors leading out to the rear garden.

The kitchen offers a range of bespoke cream shaker-style wall, drawer and base units with Granite worksurfaces incorporating a Falcon gas cooker. The kitchen also showcases a hand-built Oak larder cupboard and plate rack, and a stand-alone sink unit with an Iroko wood worktop incorporating a Belfast sink with mixer-tap and waste disposal.



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An archway from the living kitchen leads through to the dining room and then through to a study/dresser enjoying dual aspect windows.





Leading off the study/dresser, the spacious principal bedroom benefits from French doors leading out to the front garden and a part tiled en-suite comprising a WC, wash-hand basin and a double walk-in rainfall shower.

A door from the principal bedroom leads down to three spacious keeping cellars, one currently being used as a utility room with plumbing for a washing machine, space for a dryer and a WC. The cellar creates the opportunity to convert subject to obtaining the relevant planning consents.



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The first-floor landing accesses three double bedrooms, the house bathroom and benefits from a large airing/storage cupboard.

A spacious double bedroom, situated to the rear aspect, enjoys dual aspect windows, exposed beams and a feature decorative fireplace. Two further double bedrooms are positioned to the front of the property, featuring exposed beams and stonework, and enjoying countryside views.



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Completing the internal accommodation, the house bathroom showcases exposed beams and stonework. Enjoying a four-piece suite comprising a WC, wash-hand basin, walk-in shower cubicle and a stand-alone bath.

## Externals

A private shared driveway with electric gates leads up to a second set of metal gates allowing access to The Weigh House. A pebbled driveway provides off-street parking for six cars, leading up to a small lawn and a Yorkshire-stone flagged path which continues round the side and rear of the property.

A flagged terrace offers a space to sit and relax, with a lawn wrapping round the side and rear, bordered by mature plants and shrubbery, containing a shed and children's playhouse.

## Fixtures and Fittings

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

## Local Authority

Calderdale – Band E.

## 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.

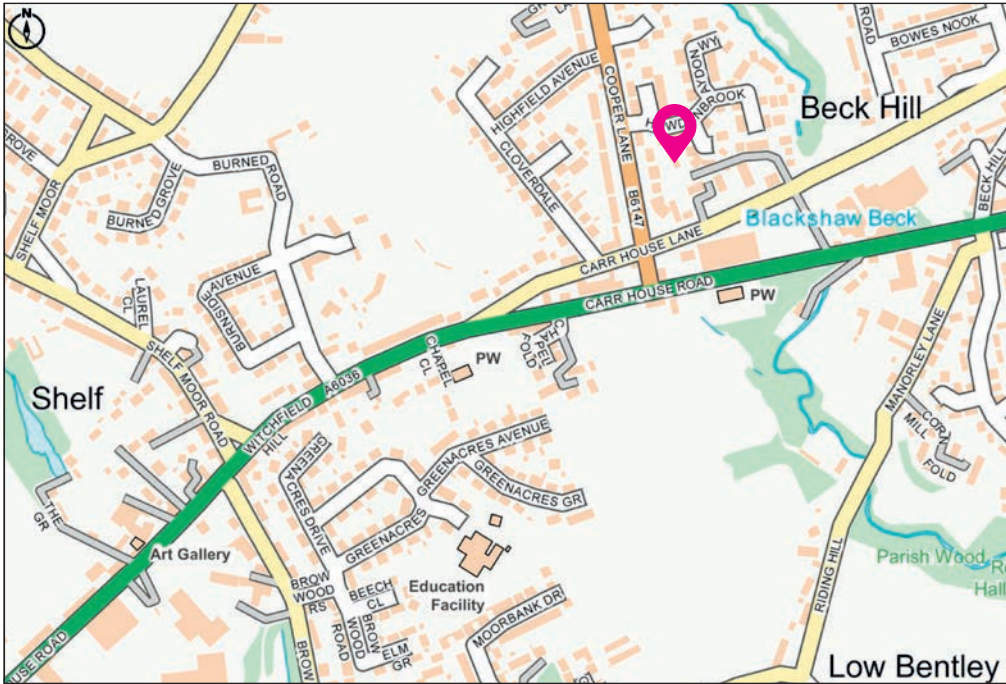
## Services

We understand that the property benefits from all mains services. 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, head to Orange Street roundabout, take the third exit on to Burdock Way (A58). Continue past Shibden Park and then keep left at the traffic lights on to Bradford Road (A6036). Proceed straight ahead at Stone Chair roundabout and continue on Halifax Road (A6036) for approximately 1.0 mile before taking a left on to Carr House Lane by the Shoulder & Mutton pub. Continue straight on at the roundabout and then take a left just after Fairfield Nursery where you will arrive at the electric gates indicated by a Charnock Bates board.

For satellite navigation: **HX3 7RH**

## Local Information

### Nearest Stations

Low Moor	2.5 miles
Bradford	3.5 miles
Halifax	4.0 miles

### Nearest Schools

St Michaels & All Angels C of E Primary School	0.7 miles
Shelf Junior & Infant School	0.9 miles
Hipperholme Grammar School	2.6 miles

### Motorway Network

Junction 26, M62	5.0 miles
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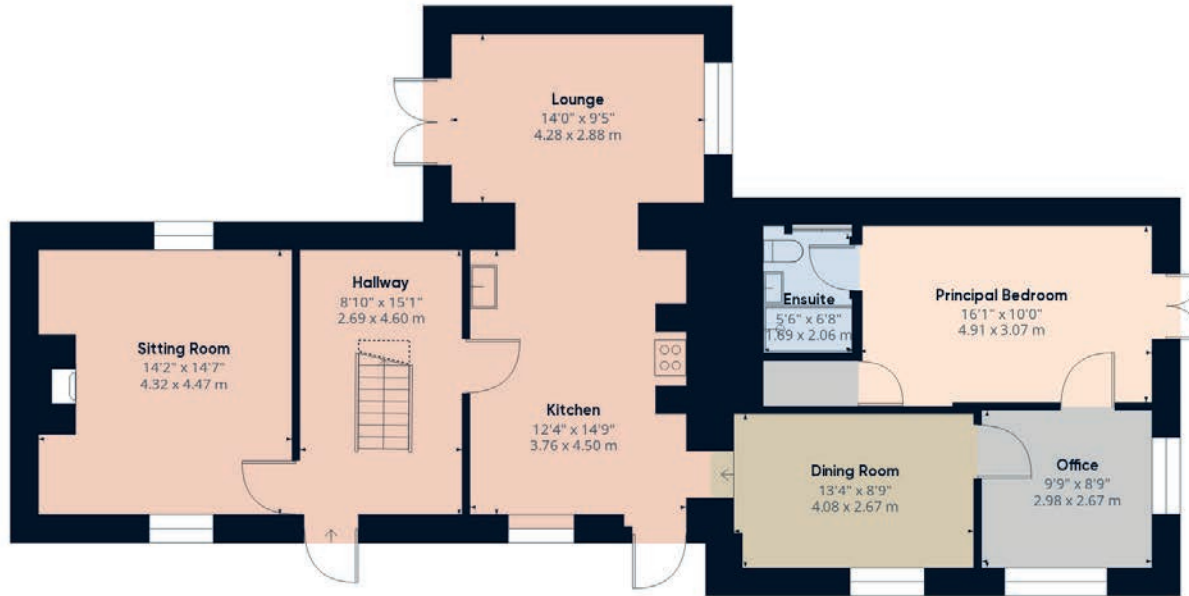


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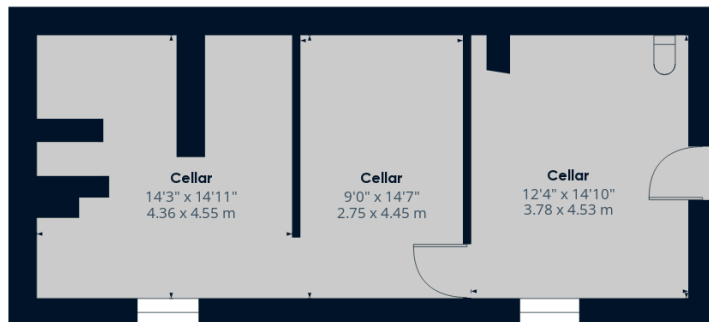
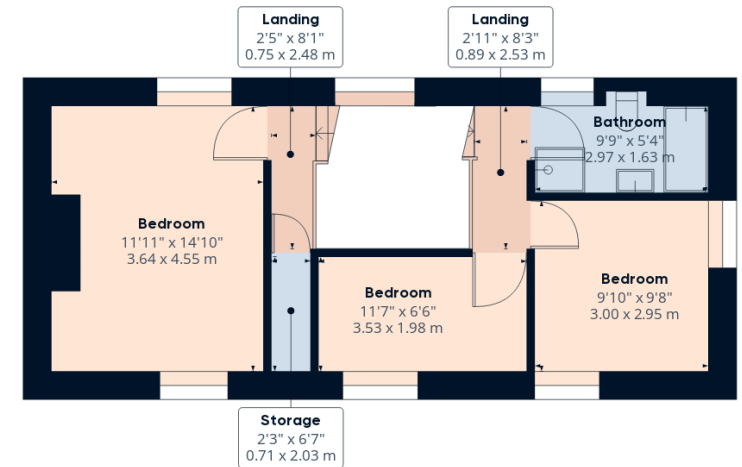


# Floor Plans

## Ground Floor



## First Floor



## Lower Ground Floor

Approximate floor area = 2,090.79 sqft (194.24m<sup>2</sup>)  
(inc Cellar)

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