

Charnock Bates

The Country, Period & Fine Home Specialist



Crawstone Laithe
Dog Lane, Greetland, Halifax, HX4 8PW





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DETACHED HOUSE, DETACHED GARAGE/ANNEXE & DETACHED BARN



FOUR-BEDROOM HOUSE & TWO-BEDROOM ANNEXE



SWEEPING DRIVEWAY & TWO SPACIOUS GARAGES



**SOUTH-FACING GARDENS & APPROXIMATELY 6.68-ACRES OF LAND
INCLUSIVE OF MANEGE**

Guide price: £2,500,000

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Summary

Occupying a most wonderful plot within its own grounds of approximately 10.95-acres, offering extensive panoramic views of the surrounding Calder Valley countryside, Crawstone Laithe is a truly magnificent stone-built detached family home with additional detached garage with annexe and swimming pool, detached barn with stable-block, 6.68-acres of grazing land inclusive of a manège.

Internally, the main residence briefly comprises; entrance hallway, cloakroom with w/c, study, principal bedroom with dressing room and en-suite, lounge/snug, living kitchen and utility room to the ground floor and open landing, two double bedrooms with en-suite dressing rooms, bedroom/second entrance hallway and house bathroom to the first floor.

The garage/annexe comprises; large double garage with adjoining garage, study, cardio gym, boot room, cloakroom with w/c, large storage room, second weights gym, dressing room and swimming pool with jacuzzi, wet room and steam sauna to the ground floor and open plan living kitchen and two bedrooms with en-suites to the first floor.

Externally, electric gates access a sweeping tarmac driveway providing off-street parking for four cars, leading to two detached garages, providing further secure parking. A gate accesses the landscaped South-facing garden to the house alongside a summerhouse taking advantage of views across the Calder Valley countryside. The driveway then continues through further timber gates to the detached barn with stable block and approximately 6.68-acres of grazing land, inclusive of a manege.

Location

Greetland is an extremely popular residential location within a short distance of West Vale where there are a variety of local amenities to include various restaurants including Thai and Asian, and numerous popular bars including gin and craft ale bars. Two small supermarkets, hairdressers, butchers, cafes, garden centre and florists are available. The property is a short drive away from Sowerby Bridge, Elland, and Halifax Town Centre. Good local schools and two golf courses are nearby. Railway stations in both Sowerby Bridge and Halifax Town Centre provide access to the cities of Leeds, Manchester, Bradford, and London. The M62 motorway is conveniently accessible.



General Information

MAIN HOUSE

Access is gained through a composite door with glass and exposed stone surround into the welcoming entrance hallway, finished with Oak laminate flooring (underneath is York Stone that has been protected and can be revealed if chosen) and benefitting from a part tiled cloakroom comprising a w/c and wash-hand basin and a study with built-in floor to ceiling storage cupboards. A fantastic central oak staircase with glass balustrade rises to the first floor.

Steps from the hallway lead down to the spacious principal bedroom, with stone-mullion windows enjoying an outlook into the front garden. Sliding doors lead through to a dressing room benefitting from built-in storage wardrobes and a window allowing for natural light, then leading through to a fully tiled en-suite enjoying a contemporary three-piece suite comprising a w/c, his & her wash-hand basins with storage beneath and a corner walk-in rainfall shower.

Leading back to the hallway, double doors lead through to the generous lounge/snug, continuing the Oak laminate flooring (underneath is York Stone that has been protected and can be revealed if chosen), with full length windows with an exposed stone surround to the front aspect enjoying far reaching rural views. A multi-fuel burner sits within an exposed chimney breast to the focal point with oak mantel and Yorkshire-stone flagged hearth.

A utility room is accessed off the lounge/snug, offering built-in storage, a pantry cupboard, and a range of cream high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

Moving through the other side of the lounge/snug to the living kitchen being the real heart of the home, finished with Karndean flooring, with bi-fold doors leading out the front garden creating the perfect entertaining space for bbq's and alfresco dining while enjoying the breathtaking views or the surrounding Calder Valley countryside.

The newly fitted kitchen offers a central island with breakfast bar and oak dining table and a range of bespoke wall, drawer and base units with contrasting Quartz worksurfaces incorporating an inset one-and-a-half bowl sink with Quooker instant hot-water tap. Integrated appliances include; Neff oven, combination oven, warming drawer and induction hob with extractor, and a dishwasher and fridge freezer.

In the entrance hall rising to the half-landing, a wonderful space with a vaulted ceiling with exposed beams forming a truss structure and showcasing exposed stonework and a picture window boasting a fantastic outlook into the gardens and beyond. A multi-fuel burner sits within an exposed chimney breast to the focal point with oak mantel and Yorkshire-stone hearth. Steps then lead up to a galleried landing with glass balustrade, accessing three bedrooms and the house bathroom. A pull-down ladder accesses the spacious loft.

The first door on the left takes you through to the fully tiled house bathroom, enjoying a contemporary three-piece suite comprising a w/c, wash-hand basin with storage beneath and a corner walk-in rainfall shower alongside built-in floor to ceiling wardrobe storage.

Moving back through to the landing, leading then through to a double bedroom showcasing an exposed beam and mood-lighting and benefitting from a fully tiled en-suite comprising a w/c, wash-hand basin with storage beneath and a corner walk-in rainfall shower, alongside built-in floor to ceiling storage wardrobes.

Completing the accommodation, a bedroom/second entrance hallway has a composite door allowing access to the rear elevation while a further double bedroom with stone-mullion windows enjoying an outlook over the garden and beyond benefits from built-in wardrobes and storage. A fully tiled en-suite comprises a w/c, wash-hand basin with storage beneath and a corner walk-in rainfall shower, leading through to a walk-in wardrobe with built-in storage.



















GARAGE/ANNEXE

Access is gained through a composite door into a boot room with access to the small garage. Leading off the boot room is a cloakroom comprising a w/c and wash-hand basin. A door then leads through to a middle room currently used for storage leading to a reception room, currently used as a weight & boxing gym with a dressing room, offering a versatile space to suit a family's needs.

Moving through to the pool room, complete with a 9-metre pool with a current flow training system (Endless Pool), an automatic roller shutter cover, Sonos music system, mood lighting, a separate jacuzzi pool and a Smart & SkyTV inserted into the wall. A large picture window boasts far reaching views of the Calder Valley countryside offering the perfect space to relax and unwind while bi-fold doors lead out to a sheltered terrace with hot-tub. Leading off the pool room is a wet room with a w/c and wash-hand basin, and a sauna room with built-in seating.

Through the weight & boxing gym is a large garage leading to a study with large windows enjoying an outlook over the countryside, with a composite door leading externally. A further versatile reception room, currently used as a cardio gym, has French doors leading out to a front elevation.

A door at the back of the large garage accesses a staircase rising to the first-floor annexe. A spacious open plan living kitchen has three Velux skylight windows allowing for natural light to flood through while a kitchenette offers a range of shaker-style base and drawer units with contrasting oak worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include a fridge-freezer and wine cooler.

To one side of the open plan living kitchen is a double bedroom with a Velux skylight allowing for natural light and benefitting from eaves storage and a part tiled en-suite comprising a w/c, wash-hand basin and walk-in shower cubicle. A second double bedroom to the opposite side of the living space has eaves storage and an en-suite comprising a w/c and wash-hand basin. Sonos music system is installed and full Sky TV system connected.

Moving to the detached barn, benefitting from power, lighting and an electric up-and-over door, creating the opportunity to convert to making further living accommodation subject to obtaining the relevant planning consents. The barn offers a stable-block with three-stalls with power and lighting, water and sink, suiting those with equestrian interests. A central staircase rises to a further mezzanine floor providing useful storage space. Sonos music system & Smart TV is installed in the barn.













Externals

Electric gates access a sweeping tarmac driveway providing of-street parking for four cars, leading to two garages with power, lighting, an electric car-charging point and electric up-and-over doors, providing further secure parking. The tarmac driveway continues through further timber gates to the front of the garage/annexe and round to the detached barn.

A timber gate from the driveway leads through to the front garden of the main house. A Yorkshire-stone patio has a raised and covered seating area, with a flagged pathway leading through to a generous South-facing astro-turfed section of garden, also accessed from the bi-fold doors of the living kitchen, creating the perfect space for bbq's and alfresco dining.

An Indian-stone flagged terrace and pathway leads through mature planting and shrubbery to a raised and decked seating area, offering another space to sit and relax while taking in your surroundings. Adjacent is a further enclosed section of astro-turfed garden and a summerhouse taking advantage of views across the Calder Valley countryside.

The detached garage/annexe enjoys a south-facing flagged patio to the front elevation, accessed from the French doors of the cardio gym, and a timber sheltered and turfed terrace to the side elevation, accessed from the bi-fold doors of the pool room, with a hot-tub, and accessing the plant room, offering a peaceful place to sit and relax.

The driveway continues round to the detached barn and stable-block with three-stalls, and a gated track, leading down to approximately 6.68-acres of grazing and woodland, inclusive of a manège, facilitating those with equestrian interests.



Further notes

There is a fully automated security alarm system with a fire alarm system throughout the property which has a monitoring station linked to it. This can be set and unset remotely through the iPhone from anywhere in the world. There is a comprehensive high end CCTV system with remote monitoring ability through iPhone from anywhere in the world. This includes the Barn and surrounding grounds.

The electric gate can be operated from numerous areas of the house as well as with iPhone remotely from anywhere in the world whilst watching on the CCTV on the iPhone.

The entertainment system runs from a central system and allows full Smart TV, Sky Tv and CCTV on every TV screen which is in every room including bedrooms, gyms, Pool and the barn. This can also be operated through the iPhone app as a remote control in any room.

Fixtures and Fittings

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

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.

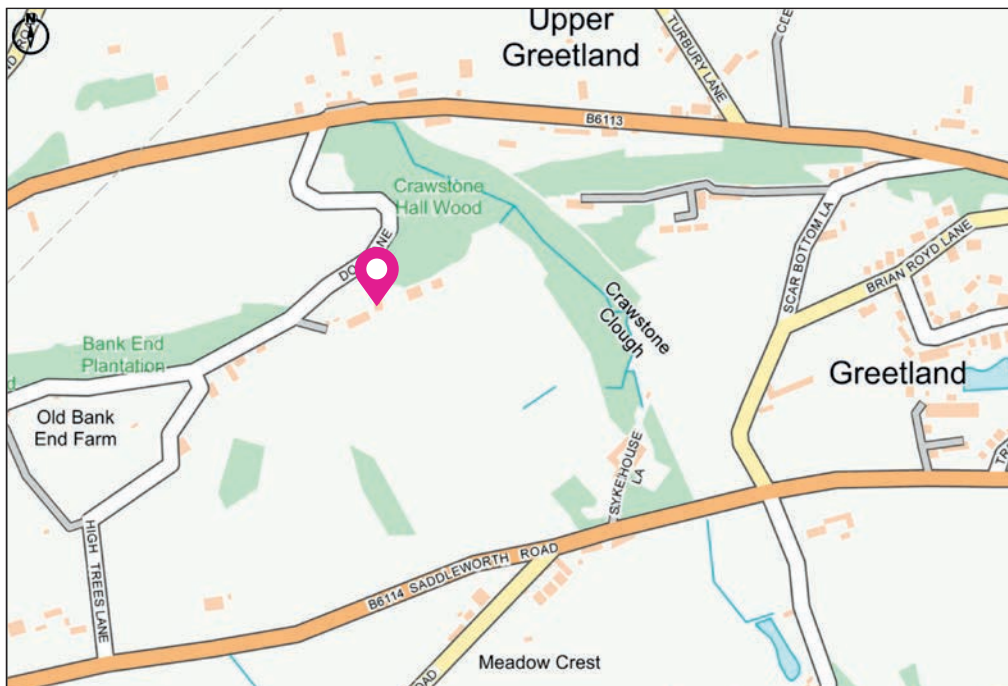
Services

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.









Directions

From Halifax proceed down Skircoat Road (A629) for approximately 1.6 miles before keeping right to head on to Stainland Road (B6112). At the roundabout, take the second exit to continue on Stainland Road (B6112) and then at the first set of traffic lights take a right-hand turn on to Rochdale Road (B6113) continuing for approximately 1.6 miles before taking a left-hand turn on to Dog Lane. Continue down Dog Lane and then take the first left-hand turn and continue down to the bottom where you will find Crawstone Laithe.

For satellite navigation: **HX4 0AD**

Local Information

NEAREST STATIONS	Sowerby Bridge	2.6 miles
	Halifax	4.5 miles
	Huddersfield	6.6 miles
NEAREST SCHOOLS	The Greetland Academy	1.2 miles
	Greetland Academy KS1	1.5 miles
	Barkisland CE Eschool	1.6 miles
MOTORWAY NETWORK	Junction 24, M62	3.8 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



Floor Plans

Ground Floor



First Floor



Floor Plans

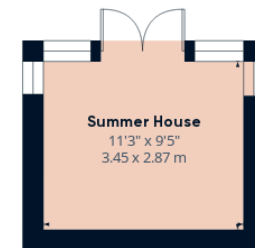
Ground Floor



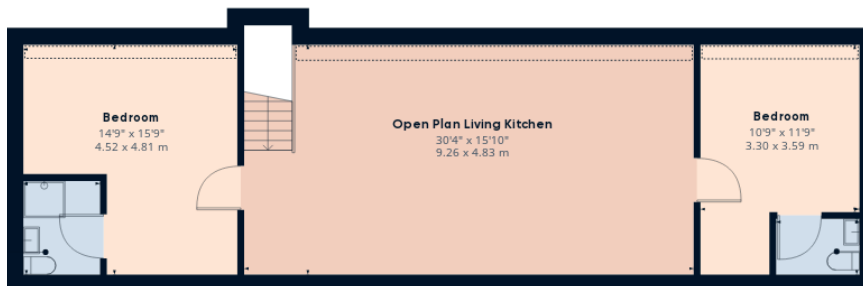
Barn



Summer House



First Floor



Total approximate floor area:
8,434.71 sqft (783.61m²)
 (inc Garage)

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