

Charnock Bates

The Country, Period & Fine Home Specialist



Silver Birches

Halifax Old Road, Shibden, Halifax, HX3 8PJ









# Silver Birches

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Shibden  
Halifax, HX3 8PJ



**STONE-BUILT DETACHED**



**FOUR DOUBLE BEDROOMS**



**GATED DRIVEWAY & DETACHED DOUBLE GARAGE**



**MOST WONDERFUL LANDSCAPED GARDEN**

Guide price: £795,000

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## Summary

Occupying a generous plot in the much sought-after location of Shibden, sat within its own grounds of truly wonderful gardens, Silver Birches is an attractive stone-built detached family home offering well-presented accommodation over two floors.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, spacious lounge, sunroom, kitchen/diner and further reception room to the ground floor and principal bedroom with en-suite, second double bedroom with dressing room, two further double bedrooms, house bathroom and laundry room to the first floor.

Externally, a gated driveway provides off-street parking for four cars, leading to a detached double garage providing further secure parking. A generous wrap-around garden has a flagged patio leading off the sunroom and a number of well-manicured lawns bordered by mature planting and shrubbery.

## Location

Shibden Valley is a stunning rural valley situated to the east of Halifax Town centre and is conveniently positioned for commuter links to the northern business centres of Leeds and Manchester via nearby rail stations and the M62 Motorway network. Sparsely populated with only a small number of mainly traditional period homes, stone cottages and farmhouses, the area boasts an established network of walking routes and bridleways ideal for outdoor leisure and those with equestrian interests. Nearby Shibden Hall is a Grade II listed Historic House made world famous by the recent Gentleman Jack television series. Lee Lane is known in cycling circles as the 'Cote de Shibden Wall' having formed part of the Tour de Yorkshire route. Whilst offering a rural setting, a wide range of amenities exist within a short distance including a range of independent retailers in the nearby Hipperholme, Northowram and Brighouse





## General Information

Access is gained through a Upvc door with glazed surround into the welcoming entrance hallway, benefiting from a cloakroom with w/c and wash-hand basin. An open staircase with decorative balustrade rises to the first floor. Double doors to the left take you through to the spacious lounge benefitting from dual-aspect windows allowing for natural light. A gas fire sits at the focal point with decorative Adam-style surround and a sliding glazed door leads through to the sunroom. The stone-built sunroom boasts triple aspect windows flooding the room with natural light while enjoying a pleasant outlook into the wonderful gardens. French doors lead out from the sunroom to a raised and flagged seating area.

Moving back across the hallway is the kitchen/diner which offers a central island and a range of bespoke wall, drawer and base units with contrasting worksurfaces and splashback incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include an oven, four-ring induction hob with extractor above, fridge, freezer and dishwasher. A door from the kitchen/diner leads out to a further entrance porch while a gas fire sits at the focal point with decorative Adam-style surround. Double doors from the kitchen/diner and a door from the hallway access a further reception room, currently used by the owners as a dining room and offering a versatile space to suit a family's needs.

Rising to the first-floor landing accessing four double bedrooms, the house bathroom and a laundry room. The spacious principal has dual aspect windows enjoying and outlook over the rear garden and benefits from built-in wardrobes and a fully tiled en-suite with three-piece suite comprising a w/c, pedestal wash-hand basin and walk-in shower cubicle. A second double bedrooms positioned to the rear of the property has double doors leading through a dressing room with built-in wardrobes. Two further double bedrooms are positioned to the front of the property also benefitting from built-in wardrobes whilst the spacious and fully tiled house bathroom boasts a four-piece suite comprising a w/c, wash-hand basin with storage beneath, stand-alone bath with overhead shower attachment and walk-in rainfall shower.







































## Externals

Electric gates access a tarmacked driveway providing off-street parking for four cars, leading to a detached double garage with power, lighting and electric up-and-over door. A well-manicured lawn is adjacent to the garage and a decked bridge leads to a lean-to conservatory adjoining the garage and currently used as a spotting shed. A gated pathway to the side of the property leads down to the front door and a flagged patio accesses a summerhouse with built-in bar, also benefiting from power, lighting and two sets of French doors. Just outside of the summerhouse is a variety of architectural planters, one of which forms a water fountain offering a peaceful place to relax.

The flagged pathway continues down the side of the property to the rear where there is a raised flagged seating area, also accessed from the French doors of the sunroom creating the perfect entertaining space for BBQs and alfresco dining. Adjacent to this patio is a truly wonderful lawn and containing and bordered by an array of colourful planting and shrubbery. To the end of garden is a spacious storage shed and a generous pond continuing into a stream. A bridge crosses over the stream to a further section of private lawn.

## 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.







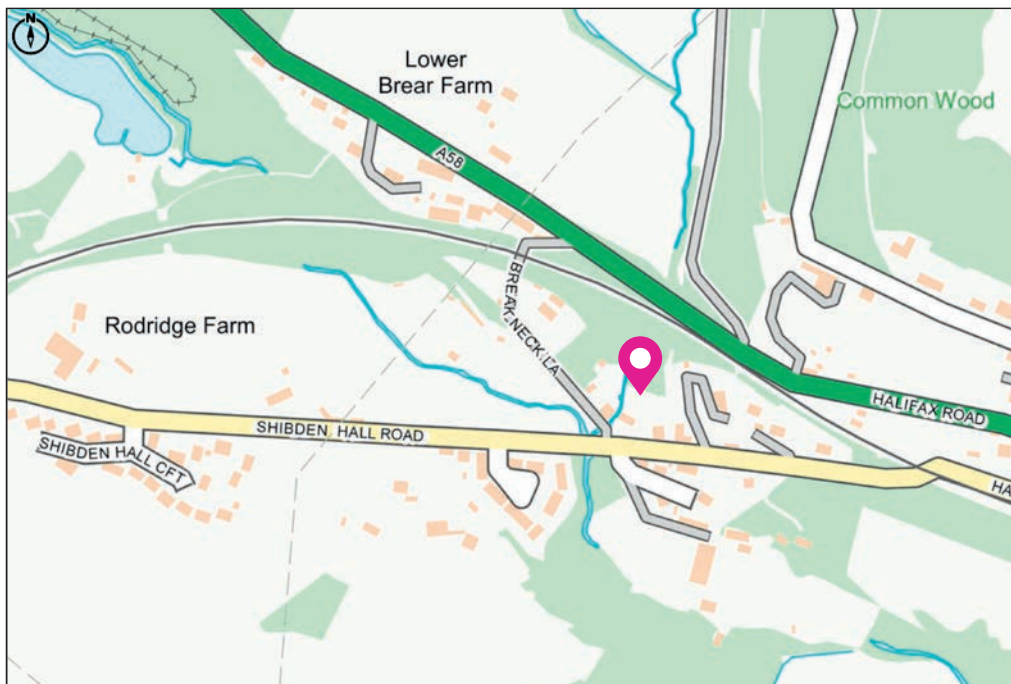












## Directions

From Halifax town centre head to Orange Street roundabout, taking the third exit on to Burdock Way (A58). Stay in the left-hand lane and then via left onto New Bank, continuing straight ahead on to Listers Road turning into Shibden Hall Road. Follow the road for approximately 1.0 mile where Silver Birches will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 8PJ**

## Local Information

NEAREST STATIONS	Halifax	1.7 miles
	Brighouse	3.1 miles
	Sowerby Bridge	4.4 miles
NEAREST SCHOOLS	Greenglade Day Nursery & Forest School	0.7 miles
	Lightcliffe C of E Primary School	1.2 miles
	Hipperholme Grammar School	0.7 miles
MOTORWAY NETWORK	Junction 25, M62	4.1 miles

## Property Information

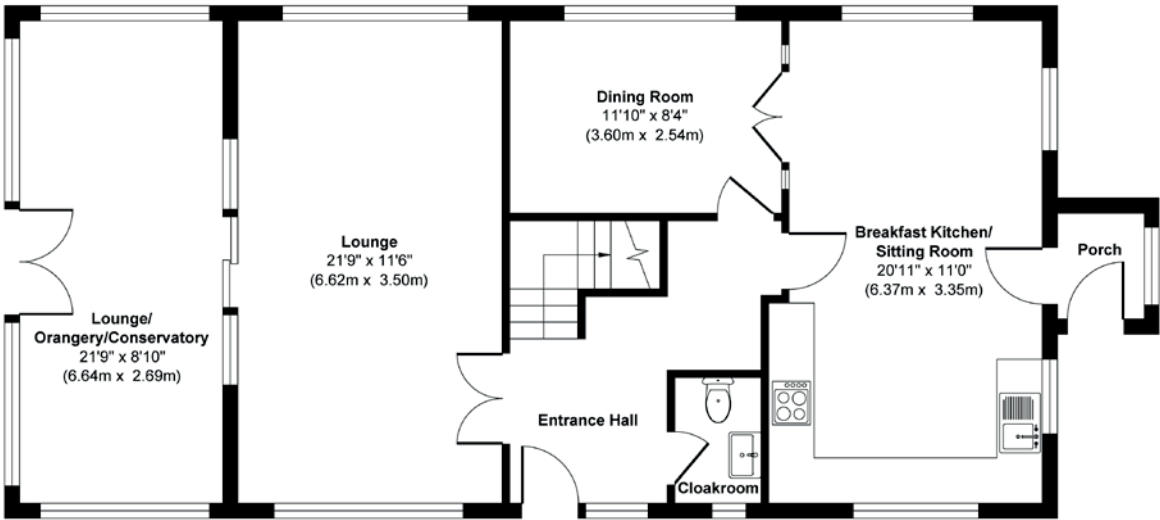
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas Central Heating
BROADBAND	Sky
MOBILE SIGNAL	Average



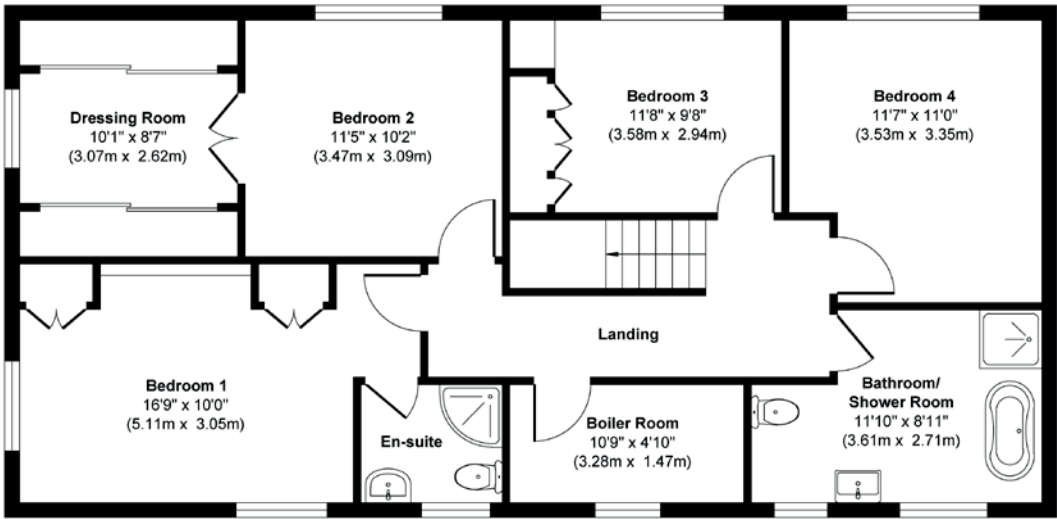


# Floor Plans

## Ground Floor

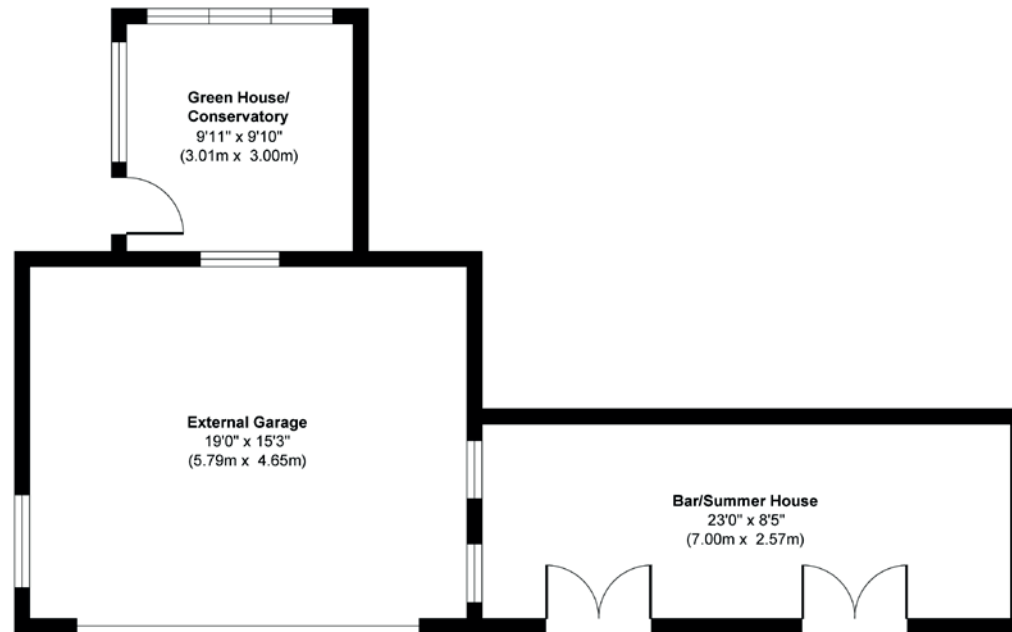


## First Floor





## Garage/Summer House



Total approximate floor area:  
**2,468 sqft (229.44m<sup>2</sup>)**  
(inc Outbuilding)



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