







SCOUT HALL FARM

LEE LANE | HALIFAX | HX3 6UJ

Dating back to the late 1600s, Scout Hall Farm enjoys an enviable position with magnificent views over the Shibden Valley. Situated in a small rural hamlet at the end of a private track the property also includes more than 2 acres of grazing land, yet is only a 10 minute drive from the centre of Halifax with easy access to the motorway network, providing the best of both worlds.

Accommodation is arranged over two floors and includes two reception rooms with open fireplaces and multi-fuel stoves, a recently added bespoke breakfast kitchen, four double bedrooms complemented by two bathrooms and two shower rooms.

Externally there are formal landscaped gardens with terraces positioned to enjoy the panoramic views, private parking and a large storage shed.



GROUND FLOOR

Entrance Hall
Dining Room
Kitchen
Sitting Room
Shower Room

FIRST FLOOR

Master Bedroom
En-suite Bathroom
Bedroom 2
En-suite Shower Room
Bedroom 3
Bedroom 4
Family Bathroom

COUNCIL TAX

E

EPC RATING

N/A

INTERNAL

Scout Hall Farm is full of character and includes original features such as exposed stone walls, mullion windows, timber beams and exposed trusses, whilst benefitting from 21st century comforts and a recently added two-storey extension.

The spacious entrance hall is open to the first reception room, a dining hall with French doors opening into the garden, open fireplace with multi-fuel stove and timber staircase rising to the first floor. The adjacent dual aspect sitting room has French doors into the garden and an inglenook fireplace with multi-fuel stove. The recently installed kitchen houses a range of bespoke units with large island breakfast bar, and is flooded with light from dual aspect windows and French doors into the garden – ideal for al fresco dining. Equipment includes an undermounted twin butler sink, double oven, five-ring gas hob, integrated dishwasher, wine cooler and space for a free-standing fridge freezer. Completing the ground floor accommodation is a three-piece shower room.

There are four double bedrooms located on the first floor, the dual aspect Main Bedroom is open to roof height, features have been made of the original “owl” windows and there is a smart en-suite bathroom with free-standing bath, large shower cubicle, WC and wash basin housed in a vanity unit. Bedroom 2 benefits from a three-piece shower room. The first floor accommodation is completed with a three-piece bathroom housing a P-shaped bath with shower over, WC and wash basin, and a large utility cupboard with plumbing for a washer.

EXTERNAL

The exterior of this substantial property is perfect for entertaining with landscaped gardens to the front and side elevations enjoying panoramic views along the valley; there are level lawns and stone-flagged terraced patios bordered with mature shrubs. Beyond the garden is more than 2 acres of sloping grazing land, there is a large storage shed and private parking.

LOCATION

Although located in a stunning rural valley, Scout Hall Farm is only a 10 minute drive from the centre of Halifax and all the amenities therein which include the fabulous Piece Hall, wide variety of shops, restaurants and bars, multiplex cinema, hospital and choice of dental surgeries.

There is mainline railway station a short drive away in Halifax and the M62 is a 20 minute drive providing links to Leeds, Manchester and beyond.

SERVICES

Mains Electric. LPG Gas central heating, boiler located in bathroom utility cupboard. Spring Water supply. Sewage treatment plant.

TENURE

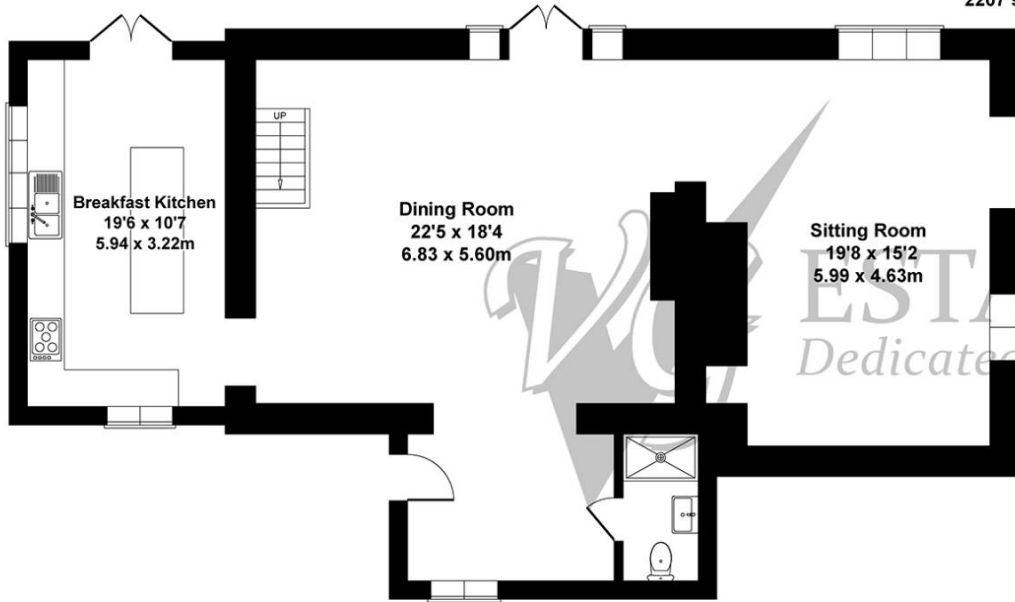
 Freehold.

DIRECTIONS

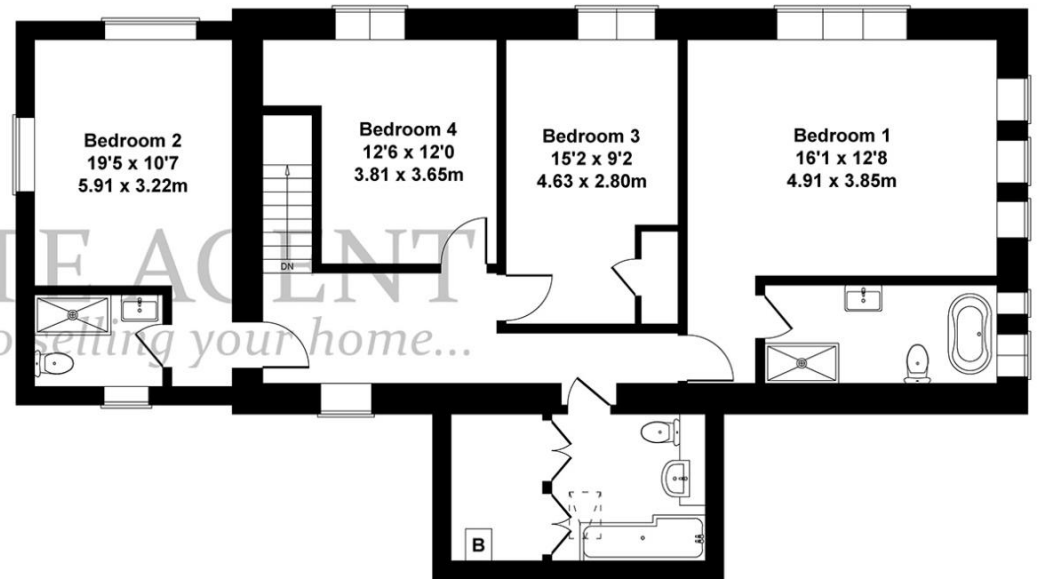
From the centre of Halifax follow the A58 towards Leeds and Bradford, go downhill on Godly Lane and turn left into Kell Lane after the Stump Cross Inn. Continue along Kell lane then turn left down Blake Hill towards Shibden Mill Inn. Pass the Inn and the road becomes Lee Lane, follow the road uphill onto the cobbles and round the sharp right hand bend, at the next left hand bend take the right turn onto the unmade track following it downhill towards Scout Hall, keep right in front of the hall and Scout Hall Farm is the last property on the right.



Approximate Gross Internal Area
2207 sq ft - 205 sq m



GROUND FLOOR



FIRST FLOOR





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.