



Gate Head Lane, Halifax, HX4 8QS
£575,000

E&H Holmes
ESTATE AGENTS

Set within an exclusive enclave and surrounded by open countryside with a picturesque brook, this property is a stunning six-bedroom, five-bathroom residence built in 2020, offering exceptional space and contemporary luxury.

The property beautifully blends modern design with original mill-style character, featuring exposed beams and pillars that add charm and authenticity throughout. At the heart of the home is a luxurious open-plan living, dining, and kitchen space, finished with high-quality contemporary fittings—perfect for both everyday living and entertaining.

There are four generously sized en-suite bedrooms in total, including an impressive principal suite boasting a mezzanine level, a walk-in wardrobe, and a beautifully appointed luxury en-suite bathroom. The remaining bedrooms are well-proportioned and ideal for family living or guest accommodation.

A standout feature is the expansive basement level, with both internal and external access, offering excellent potential to create a self-contained annexe or additional living space, subject to the necessary planning permissions.

Combining stylish modern living with an idyllic semi-rural setting, this unique home offers privacy, character, and versatility in equal measure.



Ground Floor:

Entrance Vestibule

Built in storage. Underfloor heating. UPVC double glazed door to front elevation.

Entrance Hall

Underfloor heating. UPVC double glazed door to rear elevation.

Cloakroom

Wash hand basin. Low flush W.C. Underfloor heating.

Living / Dining Kitchen 30'9" x 17'6" (9.379 x 5.351)

Fitted kitchen with wall and base units. Large island with seating. Composite one and a half bowl sink. Eye level electric oven and eye level combination oven with warming drawer. Gas hob. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Exposed beams. Underfloor heating. UPVC double glazed French doors leading to rear garden. Two UPVC double glazed windows to front and rear elevations.

Lower Ground Floor:

Basement Room 27'8" x 24'10" (8.433 x 7.581)

A large multi purpose room with its own external access, along with internal access from the main house. There is potential for subdivision into smaller rooms however is currently utilised as a open plan family room and gym with a small utility area to one corner.

First Floor:

Landing

Stairs leading from Entrance Hall.

Bedroom Five 10'9" x 9'0" (3.302 x 2.749)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 16'0" x 14'9" (4.882 x 4.501)

Radiator. Two UPVC double glazed windows to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator.

Bedroom Two 9'6" x 16'5" + 5'10" x 9'0" (2.910 x 5.012 + 1.799 x 2.745)

Walk-in wardrobe. Two radiators. Two UPVC double glazed windows to rear elevation.

Jack & Jill En-Suite / House Bathroom

Doors from Bedroom Two and Landing. Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator.

Second Floor:

Landing

Stairs from First Floor Landing.

Master Bedroom 16'9" x 16'0" (5.107 x 4.901)

Exposed beams. Stairs leading to mezzanine floor. Two radiators. Two UPVC double glazed windows to rear elevation.

Mezzanine 11'11" x 7'7" (3.639 x 2.335)

Walk-in Wardrobe

En-Suite

Twin wash hand basins. Low flush W.C. Bath. Partially tiled. Exposed beam. UPVC double glazed window to rear elevation.

Bedroom Four 16'0" x 8'6" (4.901 x 2.60)

Exposed beams. Stairs leading to mezzanine floor. Radiator. Two UPVC double glazed windows to front elevation.

Mezzanine 10'10" x 16'8" max (3.316 x 5.090 max)

Exposed beams.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator.

Bedroom Six 10'9" x 9'0" (3.300 x 2.748)

Radiator. UPVC double glazed window to front elevation.

Parking

Driveway to rear with parking for two+ cars. EV charger. Driveway to front with parking for one car.

Front Garden

Lawn garden.

Rear Garden

Composite decked seating area with glass balustrade. Steps leading to artificial lawn garden. Power, lighting and outside tap.

Council Tax Band

E

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: spends.monday.also

Disclaimer

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