



GREENHEAD FARM SOUTH LANE

HALIFAX, HX3 7TW

£2,250,000
FREEHOLD

Stunning Semi-Rural Retreat with Excellent Transport Links

Discover Greenhead Farm, a unique semi-rural home offering the perfect blend of peace, privacy, and convenience. Set in a secluded location along South Lane, Halifax, this property provides a tranquil countryside feel without being far from everyday amenities. Enjoy quick access to Halifax and Brighouse, excellent motorway connections, and just a 20-minute drive to Halifax station for direct trains to London.

Ideal for families, professionals, or anyone seeking space and serenity, the area combines picturesque surroundings with the practicality of nearby towns, schools, and shops. With its private, quiet setting and unbeatable location, Greenhead Farm is a rare opportunity to experience the best of Yorkshire living.

MONROE

SELLERS OF THE FINEST HOMES

GREENHEAD FARM SOUTH LANE

- Sold with approximately 10 acres of picturesque West Yorkshire countryside
- Triple / Laminated Glazing
- Exceptional contemporary residence designed by Ben Huckerby
- Four-storey, high-spec home offering privacy and style, ideal for discerning buyers seeking exclusivity
- Prime location combining seclusion with excellent access to major cities
- Five spacious double bedrooms, including a principal suite with dressing area and en-suite
- High-end open-plan kitchen, living, and dining space featuring Nobilia kitchen
- Full smart home integration including La Grade Vantage system, Bose audio, and advanced lighting and heating
- Lower ground leisure suite with heated indoor pool, jacuzzi, sauna, cinema, and bespoke bar area
- Expansive grounds with gated entrance, sweeping driveway, extensive parking, and long-term development or lifestyle potential



Greenhead Farm, South Lane

Greenhead Farm is a truly exceptional private estate set within approximately 10 acres of beautifully maintained West Yorkshire countryside, offering an unparalleled combination of architectural excellence, high-specification build, and lifestyle-focused amenities. This rare opportunity is ideal for buyers seeking space, privacy, turnkey luxury living, and long-term land value, with the flexibility to purchase the home with or without the surrounding land.

Completed in 2022, this four-storey contemporary residence has been designed to the highest standards and is sold fully furnished, including designer curtains, bespoke furniture, and integrated smart home technology. From the moment you arrive, the sense of exclusivity is clear: electric gates open onto a sweeping driveway with parking for 10+ vehicles, within a fully gated private estate.

Internally, the home boasts 500m² of premium tile flooring, a fully programmable smart home system controlling CCTV, alarms, lights, and sound, bespoke lighting throughout, and Bose speakers integrated across every room. The heart of the property is a stunning open-plan kitchen, dining, and living space, complete with granite and quartz worktops, Sub-Zero and Wolf appliances, alongside Miele wet appliances (dishwasher, washer, and dryer), and a feature fire—designed for both entertaining and family life. Additional features include a gas fireplace in the lounge, electric blinds, and high-spec bathrooms with marble finishes and a smart toilet in the principal en-suite.

The property's leisure and wellness facilities are exceptional: a luxury cinema room with projector and integrated sound system, an indoor heated pool, jacuzzi, and sauna with facial recognition for child safety, and a dedicated wellness suite with steam and changing facilities. The double garage with

external storage offers potential for a home office, annex, or further development.

Greenhead Farm also offers excellent connectivity, with easy motorway access for commuters and proximity to a local station with free parking and direct links to London.

This estate represents a rare turnkey opportunity, combining luxury living, cutting-edge technology, leisure amenities, and significant land value all in one exceptional property.

KEY FEATURES -

- Prestigious private estate set within approx. 10 acres of West Yorkshire countryside
- Repositioned as a rare lifestyle and long-term landholding opportunity
- Exceptional contemporary home designed by Ben Huckerby and built in 2022
- Four-storey luxury residence finished to an outstanding turnkey specification
- Prime location offering privacy with convenient access to Leeds, Harrogate, and Manchester
- Five spacious double bedrooms, including a luxurious principal suite with dressing area and en-suite
- High-end open-plan kitchen/living space with Nobilia kitchen, quartz surfaces, and premium appliances
- Full smart home integration including La Grade Vantage system, Bose audio, and advanced heating
- Dedicated lower ground leisure suite featuring pool room, steam room, cinema, and bar area
- Expansive grounds with gated entrance, sweeping driveway, extensive parking, and long-term development appeal

ENVIRONS

Halifax is a fantastic place to call home, blending rich history with breathtaking surroundings. The town seamlessly combines the timeless charm of historic architecture with the convenience of modern amenities. Residents enjoy a vibrant mix of high street stores, independent shops, cozy cafes, diverse restaurants, and a thriving cultural scene. The area's stunning natural beauty, including the nearby South Pennines and Yorkshire Dales, offers endless opportunities for outdoor adventures. With excellent transport connections to major cities like Leeds and Manchester, as well as top-rated schools, Halifax fosters a warm, community-oriented atmosphere. Whether you're a family or an individual, it's a welcoming, dynamic place to live.

Location & Lifestyle

Greenhead Farm is perfectly positioned to offer the best of both worlds: the peace and privacy of a semi-rural setting with convenient access to urban amenities. Nestled along South Lane in Halifax, this property enjoys a secluded, quiet environment—ideal for those seeking a tranquil retreat away from the bustle—without being isolated miles from shops, schools, and services.

Transport links are a major advantage. The property provides easy access to the motorway network, making journeys to Leeds, London, and other major cities straightforward. Halifax station is just a 20-minute drive, offering direct train services to London, while Brighouse railway station is equally convenient, approximately 20 minutes away by car, providing additional rail connections.

The surrounding area combines charming countryside with local conveniences. Residents enjoy nearby villages, green open spaces, and scenic walks, while still being within reach of Halifax town centre and Brighouse's local shops, cafes, and

restaurants. This location is ideal for professionals who commute, families seeking space and quiet, or anyone wanting a rural feel without sacrificing connectivity.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Calderdale Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Calderdale Council

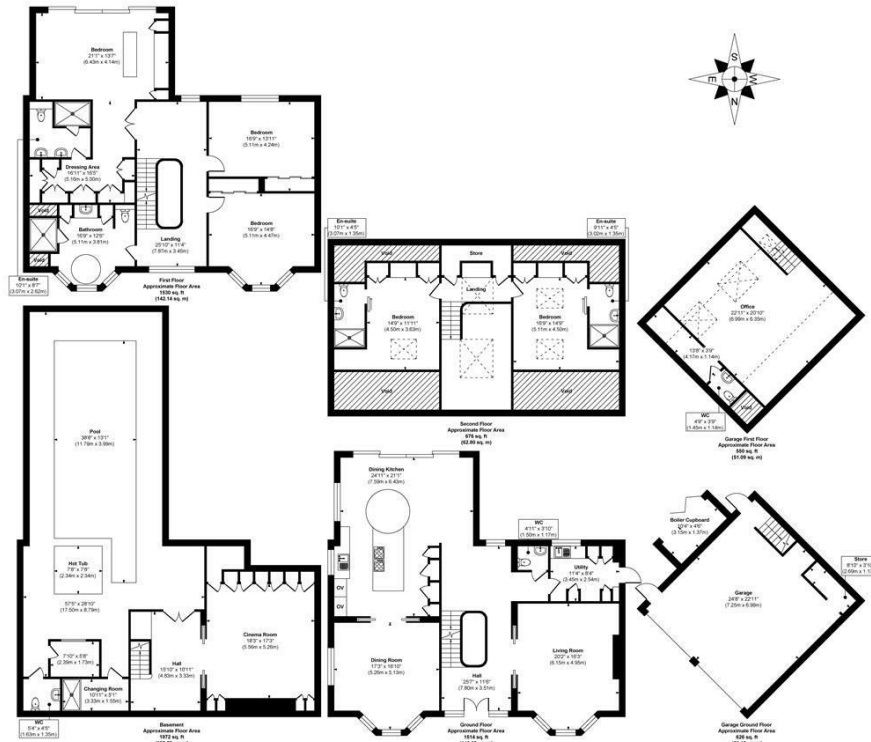
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 6868.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 6868 sq. ft / 638.03 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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