



Bradshaw, Halifax, HX2 9XE
Offers Over £1,500,000

E&H Edkins Holmes
ESTATE AGENTS

****Bradshaw House Farm**** is an exceptional five-bedroom detached farmhouse occupying a superb rural position within approximately 22 acres of paddocks and grazing land. Combining substantial family accommodation with extensive equestrian facilities, the property presents a rare opportunity to acquire a highly versatile country residence ideally suited to equestrian enthusiasts, smallholding interests or those seeking a lifestyle property with extensive land and outbuildings.

The farmhouse is beautifully presented throughout and offers generously proportioned accommodation arranged over two floors. At the heart of the home is a stunning bespoke handcrafted dining kitchen, thoughtfully designed to provide both practicality and style, creating an ideal space for everyday family life and entertaining alike. The property further benefits from multiple reception rooms, offering a high degree of flexibility for formal and informal living, home working or recreational use. A spacious conservatory provides an additional reception area, enjoying pleasant views across the gardens and surrounding countryside.

The first floor is centred around an impressive principal bedroom suite, complete with a dressing room and en-suite facilities, creating a luxurious private retreat. Four further well-proportioned bedrooms are complemented by quality bathroom accommodation, ensuring ample space for family members and guests.

A particular feature of the property is the inclusion of a second kitchen and living room, offering excellent flexibility and providing potential for the creation of a self-contained annexe for multi-generational living, guest accommodation or ancillary use, subject to any necessary consents.

Externally, Bradshaw House Farm is exceptionally well equipped for equestrian use. The extensive facilities include 18 stables, an outdoor riding arena and five substantial barns, providing excellent storage, livestock accommodation or potential for a variety of agricultural an



To the Ground Floor:

Entrance Hall

Understairs cupboard. Cupboard housing boiler. Radiator. Underfloor heating. Stable door to front elevation.

Lounge 20'10" x 16'4" (6.355 x 5.000)

Media wall with electric fire and shelving. Underfloor heating. Air conditioning. Double glazed sash window to front and double glazed sash picture windows to side rear elevation.

Snug 14'7" x 15'0" (4.452 x 4.575)

Open fire with exposed chimney breast. Wooden floor. Radiator. Double glazed Sash window to rear elevation.

Dining Kitchen 20'11" x 28'0" (6.394 x 8.544)

Handmade 'Jeremy Wood' fitted kitchen with wall and base units. Large granite island with stainless steel sink with Quooker tap and wooden breakfast bar. Built-in banquet seating with circular dining table included. Granite work surfaces. Ceramic Butler sink. 'Rangemaster' range with induction hob. Integrated dishwasher. Integrated, double fridge and freezer. Integrated wine fridge. Drinks cabinet. Back-lit pantry cupboards. Air-conditioning. Underfloor heating. Double glazed bi-fold doors. Double glazed window to front elevation.

Second Kitchen 8'11" x 13'3" (2.735 x 4.040)

Situated in the original farmhouse and currently used as a utility room. Handmade kitchen with solid work surfaces. Ceramic Butler sink. Rangemaster dual fuel range. Integrated fridge / freezer. Exposed beams. Double glazed sash window to front elevation.

Living Room 14'8" x 17'11" (4.478 x 5.468)

Open plan to the second kitchen. Inglenook fireplace with log burner. Radiator. Stable door to rear garden. Double glazed sash window to rear elevation.

Cloakroom

Wash hand basin. W.C. Underfloor heating. Double glazed sash window to front elevation.

Reception Room 15'5" x 12'6" (4.716 x 3.811)

Radiator.

Conservatory 12'8" x 12'5" (3.861 x 3.798)

UPVC constructed conservatory.

To the First Floor:

Landing

Stairs from Dining Kitchen. Glass and oak balustrade. Radiator. Arch windows. Two double glazed sash windows to front elevation.

Laundry station with plumbing for washing machine, space for dryer and cupboards.

Master Bedroom 13'2" x 16'0" (4.038 x 4.894)

Vaulted ceiling with exposed beams. Air-conditioning. Double glazed sash windows to front and side elevations.

Dressing Room 7'1" x 15'10" (2.172 x 4.837)

Ample hanging and shelving. Double glazed sash windows to rear elevation.

En-Suite

Burlington fittings. Vanity unit with wash hand basin. Bluetooth mirror. W.C. Free standing bath with mixer taps. Walk-in shower cubicle with seat. Underfloor heating. Traditional style radiator. Double glazed window to rear elevation.

Bedroom Two 11'8" x 15'10" (3.565 x 4.850)

Air-conditioning. Two double glazed sash windows to rear elevation.

Walk-in Wardrobe 5'4" 4'10" (1.632 1.490)

En-Suite

Vanity unit with wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Underfloor heating. Towel radiator. Extractor fan.

Bedroom Three 14'10" x 14'5" (4.531 x 4.411)

Built in wardrobes. Storage cupboard with hanging. Radiator. Double glazed windows to rear and side elevations.

Bedroom Four 8'11" x 13'7" (2.722 x 4.157)

Walk-in wardrobe with loft access via pull down ladder. Radiator. Two double glazed sash windows to front elevation.

Bedroom Five 9'11" x 8'9" (3.044 x 2.674)

Walk-in wardrobe. Radiator. Double glazed window to rear elevation.

Bathroom

Burlington fittings. Wash hand basin. W.C. Bath with mixer taps. Underfloor heating. Traditional style towel radiator. Double glazed sash window to rear elevation.

To the Exterior:

Garden

Lawn garden with patio.

Barn One 44'7" x 28'8" (13.602 x 8.752)

Four stables, power, light and water. Roller shutter door. Re-roofed 2025.

Barn Two 30'1" x 19'1" (9.184 x 5.838)

Utilized as a wash room. Power, light and plumbing.

Barn Three 57'7" x 29'7" (17.558 x 9.022)

Power, light and water.

Barn Four 57'7" x 43'7" (17.558 x 13.293)

Six stables (including foaling stable)

Foaling stable 4.670m x 6.630 m

Five stables 5.409m x 4.459m

Electric roller door, power, light and water. Cross ties included. Part liquid rubber flooring. Mezzanine for storage.

Barn Five 58'10" x 33'2" (17.951 x 10.122)

Eight stables with electric roller door, power and light.

Three stables 3.880m x 4.260m

Plus five additional well sized stables

Arena 82'0" x 137'9" (25 x 42)

Sand and fibre surface. Wall drained (rarely freezers or floods). 4 x LED spotlights. Built in mounting block. Jump and pole storage area.

Field Shelter 32'2" x 21'0" (9.817 x 6.410)

Fenced Area

Suitable for use as non grass turn out pen (or childs play area). Water.

Other Information:

Set in approx. 22 acres of grazing land. Approx. 12 fenced paddocks (majority have water).

CCTV.

Single and 3 phase electrics.

The property benefits from mains utilities.

Council Tax Band

F

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: sugar.saying.executive

Disclaimer

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