



Dog Lane, Greetland, HX4 8PW
£775,000

E&H Edkins Holmes
ESTATE AGENTS

An exceptional five-bedroom detached barn conversion, thoughtfully arranged over split levels and showcasing an abundance of character and architectural charm throughout. Rich in period features, including exposed beams and stonework, the property is further enhanced by an impressive vaulted ceiling within the principal reception room, creating a wonderful sense of space and light. The accommodation includes a superb master suite with en-suite facilities, complemented by three further generously proportioned double bedrooms and a study / fifth bedroom. A beautifully appointed breakfast kitchen and an elegant dining room, with French doors opening onto the terrace, provide superb spaces for both relaxed family living and refined entertaining. An integral garage with mezzanine storage presents an rare opportunity for conversion into additional living accommodation, subject to the necessary consents. The property is set within exquisitely landscaped, south-facing gardens extending to three sides, enjoying a high degree of privacy alongside far-reaching rural views, yet is sheltered from both north and prevailing westerlies. The driveway provides off-road parking with additional spaces available. Occupying a prestigious position along Dog Lane, one of Greetland's most desirable addresses, the property enjoys a tranquil, semi-rural setting surrounded by picturesque countryside. Greetland itself is a highly regarded Calderdale village, known for its strong sense of community and excellent local schooling. A wider range of amenities can be found in nearby Elland and Halifax, while superb transport links, including swift access to the M62, provides excellent connectivity to Leeds, Manchester, and beyond. Rail services from nearby stations further enhance accessibility for commuters. The surrounding landscape offers an array of scenic walks and outdoor pursuits, making this a perfect setting for those seeking an idyllic lifestyle without compromising on convenience



Outer Beamed Entrance Porch 9'10" x 6'6" (3.0 x 2.0)
Yorkshire Stone floor. Main wooden entrance door. Wooden side door to garage.

Entrance Hall 9'10" x 9'10" (3.0 x 3.0)
Yorkshire Stone floor. Exposed stone walls with impressive quoin stones. Exposed beams. Supply point for radiator. Two UPVC double glazed windows to West elevation.

Dining Room 13'9" x 14'5" (4.2 x 4.4)
Feature fireplace. Radiator. Double glazed French doors leading to terrace. Stairs lead to mid level (1st Floor on Plan) Lounge and Study / Bedroom Five.

Breakfast Kitchen 13'1" x 14'5" (4.0 x 4.4)
Handmade 'Drew Forsyth' kitchen with wall and base units. Stainless steel one and a half bowl sink with InSinkErator waste disposal. Neff electric double oven. Neff five ring gas hob. Neff stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Myson kickspace thermostatic fan heater from CH feed. Stainless steel towel radiator (CH feed and electric). Wooden door to terrace. Double glazed window to East elevation with extractor fan.

Vaulted Lounge 13'5" x 22'7" (4.1 x 6.9)
Exposed beams. Two radiators. Three double glazed windows to South elevation. Stairs lead to upper level (2nd Floor on Plan) mezzanine landing and bedrooms.

Study / Bedroom Five 13'1" x 9'2" (4.0 x 2.8)
Exposed beam. Radiator. Velux.

Mezzanine Landing
Exposed beam. Landing overlooks entrance hallway. Storage cupboard.

Master Bedroom 13'9" x 17'0" (4.2 x 5.2)
Exposed beams. Radiator. Velux. Double glazed windows to North and East elevation.

En-Suite 7'10" x 4'11" (2.4 x 1.5)
Wash hand basin. Low flush W.C. Shower cubicle with power shower. Shaver point. Exposed beam. Extractor fan.

Bedroom Four 13'5" x 12'5" (4.1 x 3.8)
Fitted wardrobes. Exposed beam. Radiator. Loft access. Double glazed window to East elevation.

Lower Ground Floor:
Stairs lead down from entrance hallway.

Bedroom Two 15'5" x 13'9" (4.7 x 4.2)
Two radiators. Wash hand basin. Shaver point. Window seat. Double glazed windows to South elevation.

Bathroom 9'2" x 8'2" (2.8 x 2.5)
Wash hand basin vanity unit. Large heated mirror with lighting. Low flush W.C. Bath with power shower over. Shaver point. Tiled floors with underfloor heating. Towel radiator (CH feed and electric). Extractor fan. Double glazed windows to South elevation.

Cloakroom 4'3" x 2'11" (1.3 x 0.9)
Wash hand basin. Low flush W.C. Extractor fan.

Bedroom Three 13'1" x 8'10" (4.0 x 2.7)
Radiator. Double glazed windows to South and West elevations.

Double Integrated Garage 14'9" x 16'4" (4.5 x 5.0)
Electric up and over door. Power. Light. Stainless steel sink. Tap. Mezzanine storage. Gas boiler (installed March 2021 with full service history).

Parking
Private driveway parking for two cars. Additional parking for a further two cars. Plus further gated area suitable for parking if required (also offers potential for development to a second driveway and space to construct a garage (subject to planning permission)). Please note there is shared turn in/out access with adjacent property at the top of both property's driveways to ease access.

Rear Garden
Garden to three sides with tiered terrace seating areas on east and south sides, landscaped lawn and attractive planting. Tap on south side for hose attachment etc.

Other Information:
Mains electric, sewer, gas and water.

The property is not a listed building.

Fibre optic broadband scheduled for installation 31/03/2026.

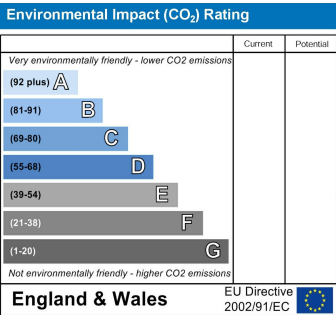
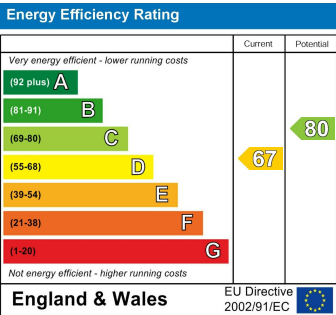
Situated within the Green Belt.

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:
legal.bind.gone

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



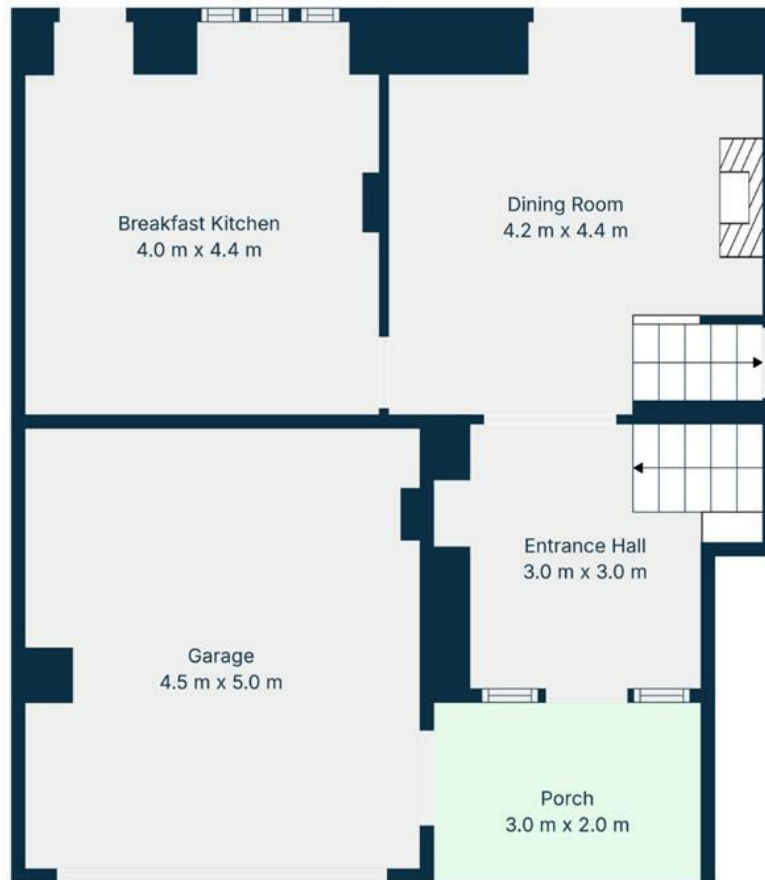




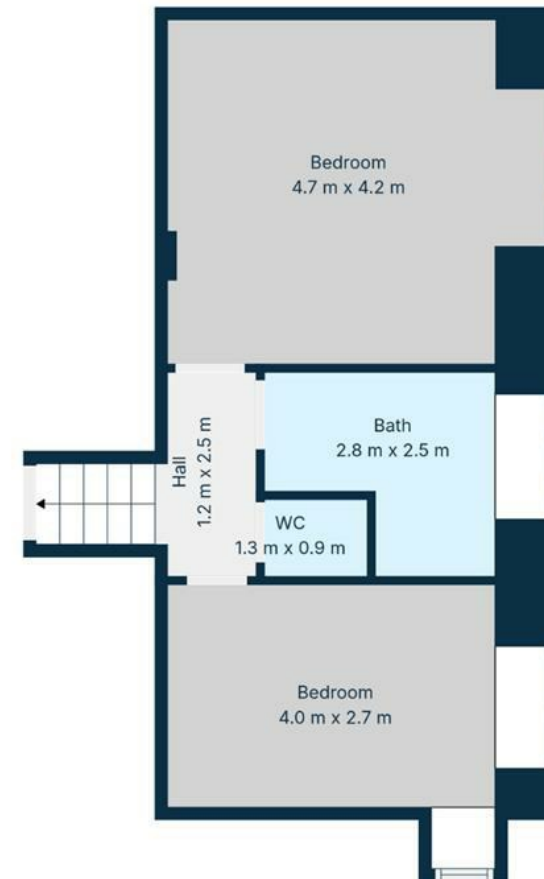
The Barn, Dog Lane, Greetland, Halifax, HX4 8PW

enquiries@edkinsandholmes.co.uk

01422 310044



Ground Floor



Lower Ground Floor

TOTAL: 210 m²

Lower Ground Floor: 48 m², Ground Floor: 70 m², 1st Floor: 45 m², 2nd Floor: 47 m²

Measurements deemed highly reliable but not guaranteed.

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD

www.edkinsandholmes.co.uk • 01422 310044