

Peter David

Properties Ltd

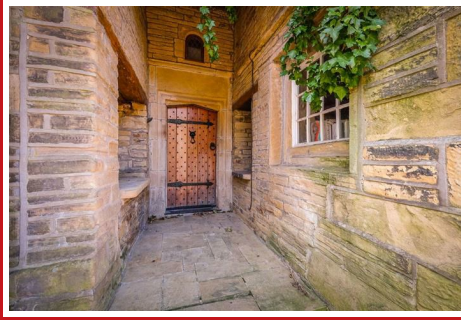
Residential Sales and Lettings



Dam Head, Shibden

Offers In The Region Of £1,800,000





Selby House presents a rare development opportunity in the heart of the highly sought-after Shibden Valley. Dating back to circa 1485, this substantial detached historic residence retains a wealth of authentic period features while offering generous accommodation in a tranquil yet accessible countryside setting.

Set close to the renowned Shibden Mill Inn and surrounded by the natural beauty of the Yorkshire landscape, the property combines rural charm with convenient access to local amenities and transport links. Off-road parking is available around the house, enhancing everyday practicality.

In addition to the main residence, the property includes a now-derelict barn, former stables and an outdoor swimming pool, all occupying a footprint comparable to the main house. These buildings may offer significant potential for redevelopment or conversion, subject to the necessary planning permissions and listed building consents.

For buyers with equestrian or lifestyle interests, grazing land extending to approximately 2 acres is also available.

Selby House is more than a home—it is a piece of local history, offering a compelling blend of heritage, space and future potential in one of Calderdale's most desirable locations.

- DETACHED PERIOD PROPERTY IN THE HEART OF SHIBDEN VALLEY
- DEVELOPMENT OPPORTUNITY
- 2 ACRES OF GRAZING LANE
- FORMER SWIMMING POOL & BARN
- GARDENS AND PRIVATE PARKING
- STUNNING CHARACTER HOME DATING BACK TO 1485
- HISTORIC HOME WITH FIVE BEDROOMS / FOUR RECEPTIONS
- GRAND HALL / LIBRARY / GAMES ROOM / LOUNGE
- TENURE : FREEHOLD
- COUNCIL TAX BAND G : EPC TO FOLLOW

Accommodation

Grand Hall

19'5" x 19'0" (5.92 x 5.80)

Lounge

11'3" x 15'1" (3.45 x 4.60)

Office

7'7" x 9'6" (2.32 x 2.92)

Kitchen / Diner

13'2" x 26'10" (4.02 x 8.20)

Utility Room

12'3" x 10'4" (3.75 x 3.15)

Games Room

17'10" x 31'7" (5.45 x 9.65)

Library

14'3" x 15'1" (4.35 x 4.60)

First Floor

Bedroom 1

17'10" x 15'11" (5.45 x 4.87)

En suite

5'7" x 6'11" (1.72 x 2.12)

Bedroom 2

13'11" x 26'8" (4.25 x 8.15)

Bedroom 3

17'10" x 15'7" (5.45 x 4.75)

Bedroom 4

14'11" x 15'1" (4.55 x 4.60)

Bedroom 5

15'5" x 10'4" (4.70 x 3.15)

House Bathroom

7'11" x 9'8" (2.42 x 2.95)

External Details

You approach the property via a private shared driveway where off road parking is available. There are gardens surrounding the house and an area of raised beds for growing your own produce and useful outbuildings for storage.

Directions

Please use the postcode HX3 7UL for sat nav directions. On arrival drive up the driveway by the sign 'Dam Head'.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



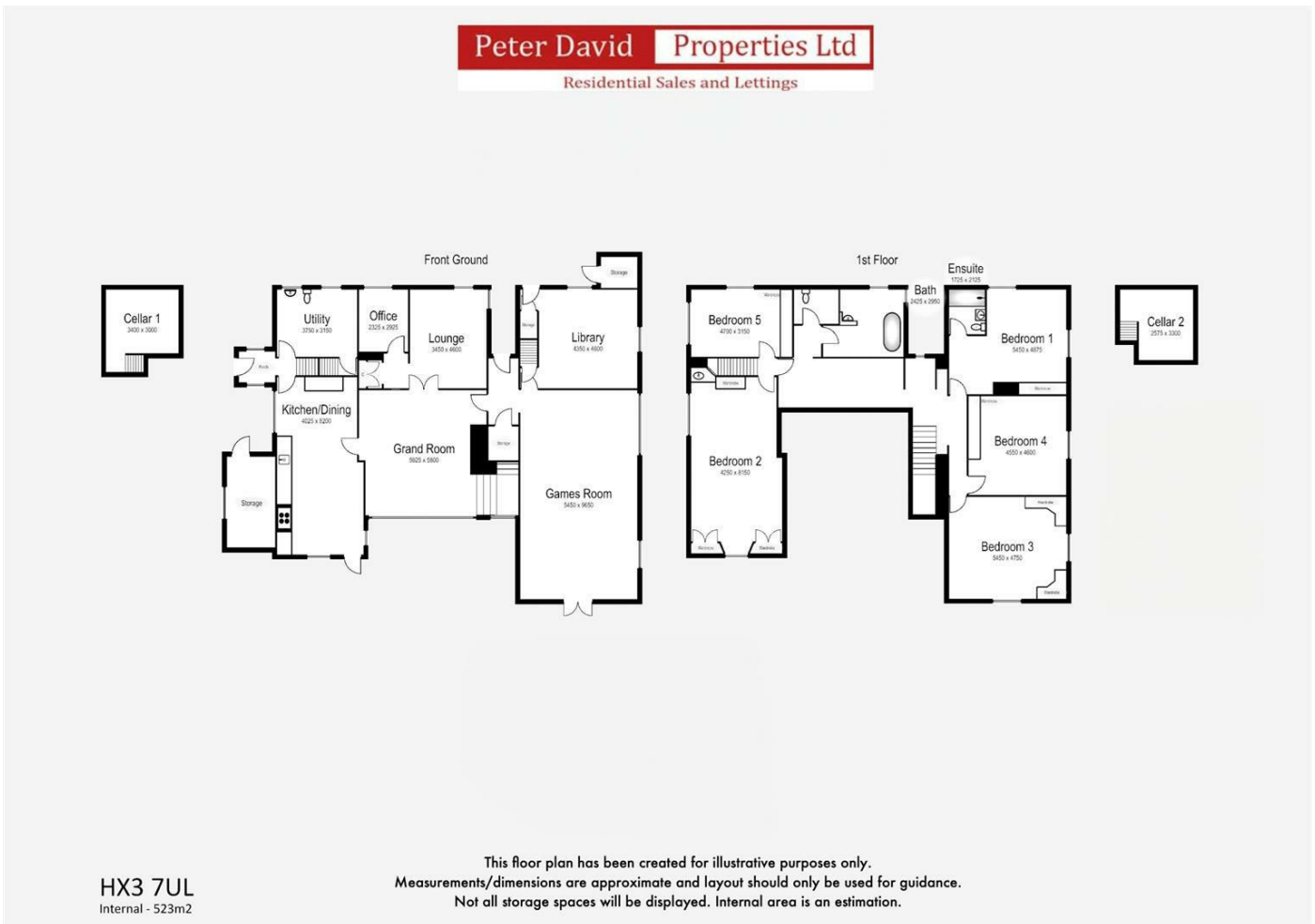
Hybrid Map



Terrain Map



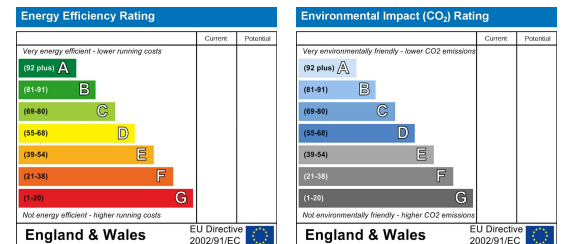
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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