



Carr Hall

Shaw Lane, Holywell Green, Halifax, HX4 9DH

A 17th century equestrian home sitting
within an extraordinary wildlife corridor



Charnock Bates

The Country, Period & Fine Home Specialist





Carr Hall
Shaw Lane
Holywell Green
Halifax
HX4 9DH

Guide price: £1,750,000

At a glance

- Exceptional 17th/18th century residence in a beautiful setting
- Widely regarded as one of the finest residential settings in Calderdale
- Multiple reception rooms blending period character with everyday comfort
- Highly versatile annexe-style wing with independent living potential
- Indoor swimming pool room with dedicated WC and shower facilities
- Five-bedroom accommodation including generous principal suite
- South-facing gardens with Yorkshire stone flagged terrace and valley views
- American barn with four stables, plus additional outbuildings
- Surrounded by wildlife, including pheasants, squirrels, and other woodland species

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A 17th century equestrian home sitting within an extraordinary wildlife corridor

Carr Hall is a distinguished 17th/18th century residence enveloped by mature woodland and sweeping valley views. The property occupies a 7.37-acre plot that is as exceptional as the house itself – offering complete privacy, striking natural surroundings, and a sense of permanence rarely found in modern living.

Located within Calderdale near Holywell Green, the property combines rural seclusion with practical access to nearby towns and commuter routes.



Ground floor

ENTRANCE HALL

A characterful introduction to the home, finished with William Morris wallpaper, exposed beams and Fired Earth tiled terracotta flooring, establishing the tone of craftsmanship and heritage found throughout.

The entrance hall also features a cloakroom, plus a WC with Buckingham suite comprising toilet and wash basin, presented in keeping with the home's traditional detailing.

LOUNGE

A warm and inviting reception room with dual aspect outlook, oak flooring and exposed beams. A Firebelly multi-fuel stove forms a striking focal point, with stairs rising back to the entrance hall.







KITCHEN

A traditional country kitchen at the heart of the home, fitted with painted pine cabinetry, granite worktops and cream units. Features include a four-oven electric AGA, two Belfast sinks, central butcher's block island, concealed dishwasher and walk-in pantry. A large former barn-style opening brings in natural light, while a door leads directly to the pool room.

Positioned above the kitchen space, an open dining area enjoys Fired Earth tiled terracotta flooring and Liberty wallpaper, creating a distinctive and characterful entertaining zone overlooking the heart of the home.

DINING ROOM

The oldest part of Carr Hall, rich in original character with flagstone flooring, exposed beams, mullion windows and a Bower & Child cast iron Yorkshire range, all overlooking the surrounding gardens.

SITTING ROOM

A relaxed yet elegant reception space with dual aspect views, exposed beams and an open fireplace set within a traditional surround.

STUDY

A practical home office featuring an exposed beam, tartan carpeting, and direct access to the exterior – ideal for working from home in a peaceful setting.





THE FINEST TEA SHOP
Flavored blend
Teas
HOME MADE JAM
AND HOT SCONE
WITH FRESH CREAM

SALT & PEPPER





Annexe potential wing

UTILITY KITCHEN

A highly versatile space offering genuine annexe potential. Fitted with a Belfast sink, drainer and mixer tap, AEG oven, two-ring ceramic hob and deep green cabinetry with contrasting worktops. Space and plumbing for laundry appliances complete the practicality.

BOOT ROOM

Flowing from the utility, this generous boot room provides extensive storage and direct access to both the garage and external areas.

SHOWER ROOM

Buckingham WC, vanity sink unit, and rainfall shower with handheld attachment, finished with a heated towel rail.

DOUBLE BEDROOM

A well-proportioned room suitable for guests or independent living, benefitting from natural light and proximity to the annexe facilities. A door leads through to the lounge.

INDOOR SWIMMING POOL

A rare lifestyle feature offering a generous indoor swimming pool with ample surrounding space for relaxation. Includes WC and shower facilities, creating a private leisure suite within the home.





First floor

PRINCIPAL SUITE

A generously proportioned principal bedroom with dual aspect outlooks, plush carpets, fitted wardrobes and a window seat positioned to capture the surrounding landscape.

ENSUITE

A luxurious and atmospheric bathroom featuring freestanding bath, rainfall shower, Buckingham sink, high-flush WC, heated towel rail, ornate cast iron radiator and oak flooring.

DOUBLE BEDROOM

A vaulted double bedroom with exposed beams, built-in storage and dual-aspect views across the valley and woodland.

DOUBLE BEDROOM

A vaulted room with exposed beams, mullion windows, plush carpeting and calming blue dragonfly motif wallpaper, enjoying peaceful views over the gardens.

DOUBLE BEDROOM

Currently used as a sewing room, this versatile space features stone mullion windows, a window seat and elevated views across the garden and valley.

SHOWER ROOM

A striking, design-led space with dark and atmospheric styling. Features include rainfall shower, high-flush WC, Fired Earth basin, fitted cabinetry and Emma J Shipley wallpaper, all framed by characterful windows with leafy outlook.







Gardens and grounds

Two electric gates secure the approach, leading to extensive parking and a sense of complete arrival.

Set within approximately 7.37 acres of mixed grazing and woodland, the south-facing gardens feature a flagged terrace, lawned areas and mature planting, all framed by uninterrupted valley views. Carr Hall sits within an extraordinary wildlife corridor, home to pheasants, squirrels, and more.

Additional features include a shed, greenhouse and American barn with four stables, offering excellent equestrian or ancillary use potential.







Key information

- Fixtures and fittings:**
 Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Wayleaves, easements and rights of way:**
 The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone walls and slate roof
PROPERTY TYPE	Detached
PARKING	Private - sufficient for 5 vehicles
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
EPC RATING	E
ELECTRICITY SUPPLY	Mains – Octopus
GAS SUPPLY	Not connected to mains
WATER SUPPLY	Mains - Yorkshire Water
SEWERAGE	Mains - Yorkshire Water
HEATING	Oil heating and solar panels Oil heating – tank holds circa 5,000 litres Solar panels used to heat the pipes running through the pool and heat hot water tank – supplementary for the oil heating
BROADBAND	Quickline – Super Fibre
MOBILE SIGNAL	Good (EE)

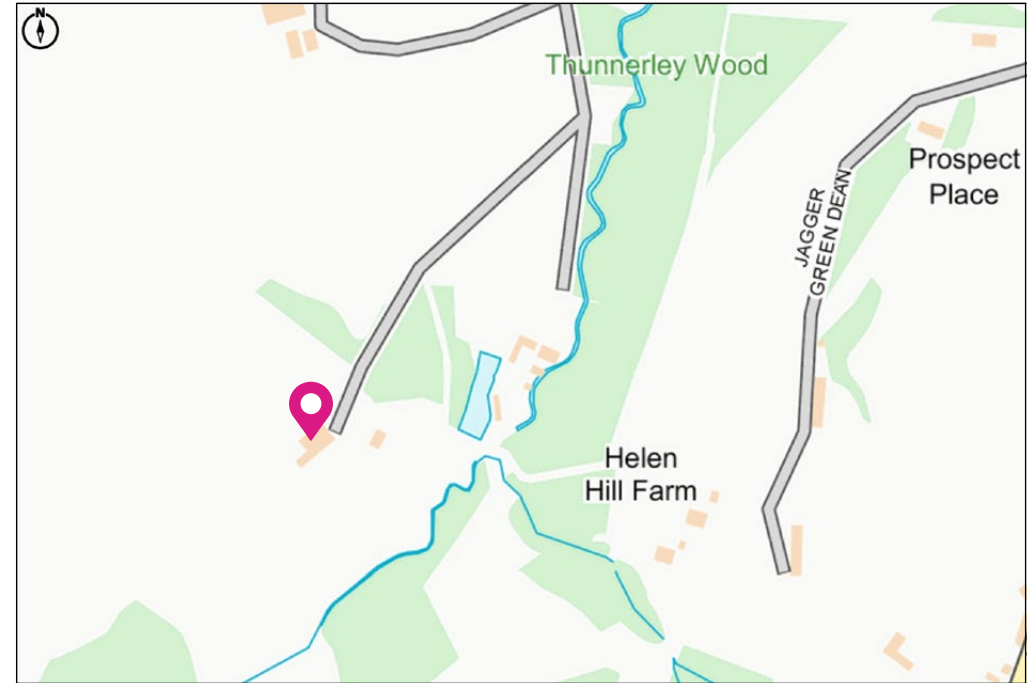
Location

The setting is one of Carr Hall's most defining attributes. Positioned within one of the most sought-after pockets of Calderdale, it offers an exceptional balance of privacy, elevation, and natural beauty.

Despite its secluded feel, Holywell Green and surrounding villages provide convenient access to everyday amenities, while the wider Calderdale area offers outstanding countryside, heritage towns and commuter connections across West Yorkshire.

This is a location defined not just by convenience, but by landscape.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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Lister Lane
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01422 380100

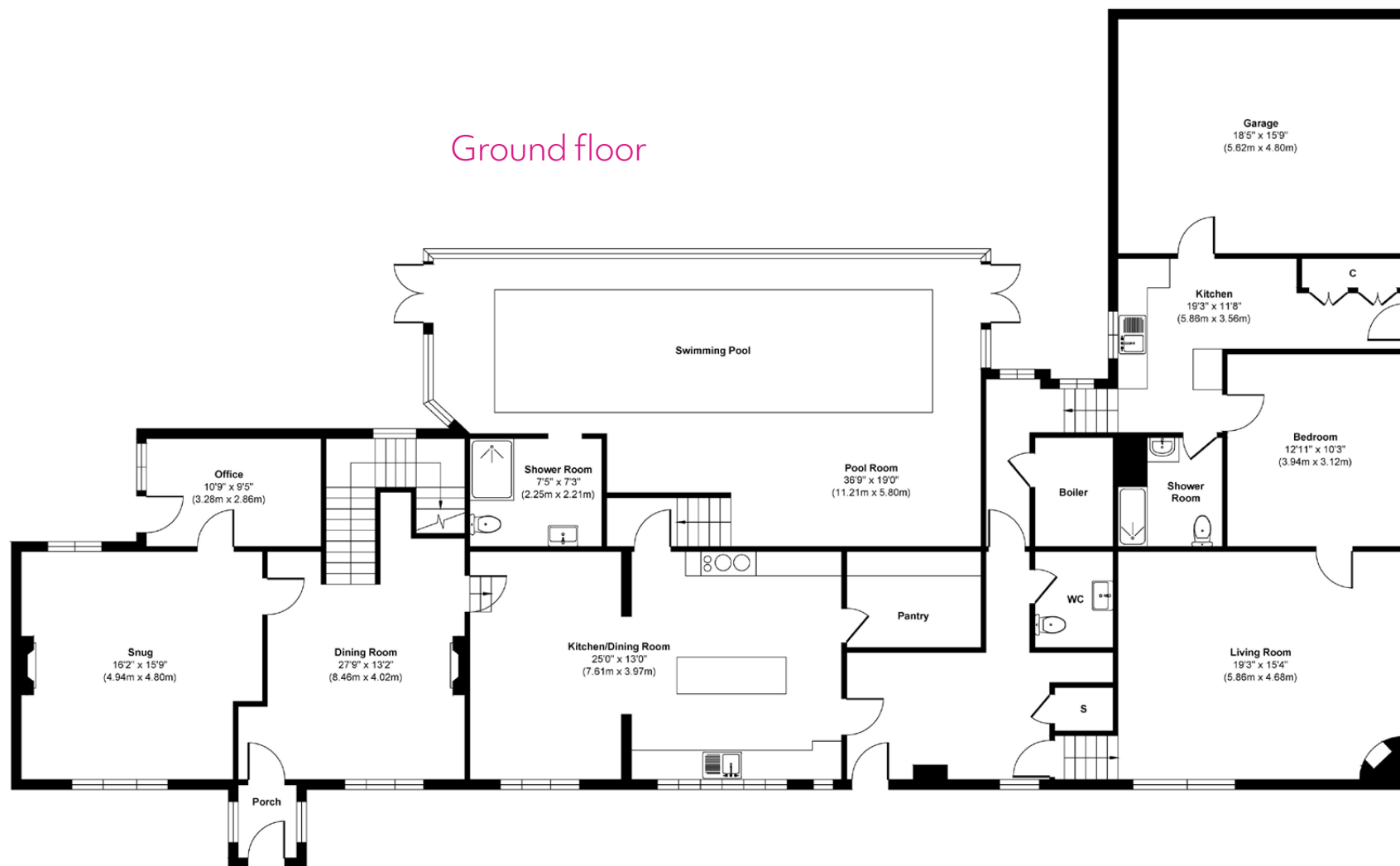
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Floor plans



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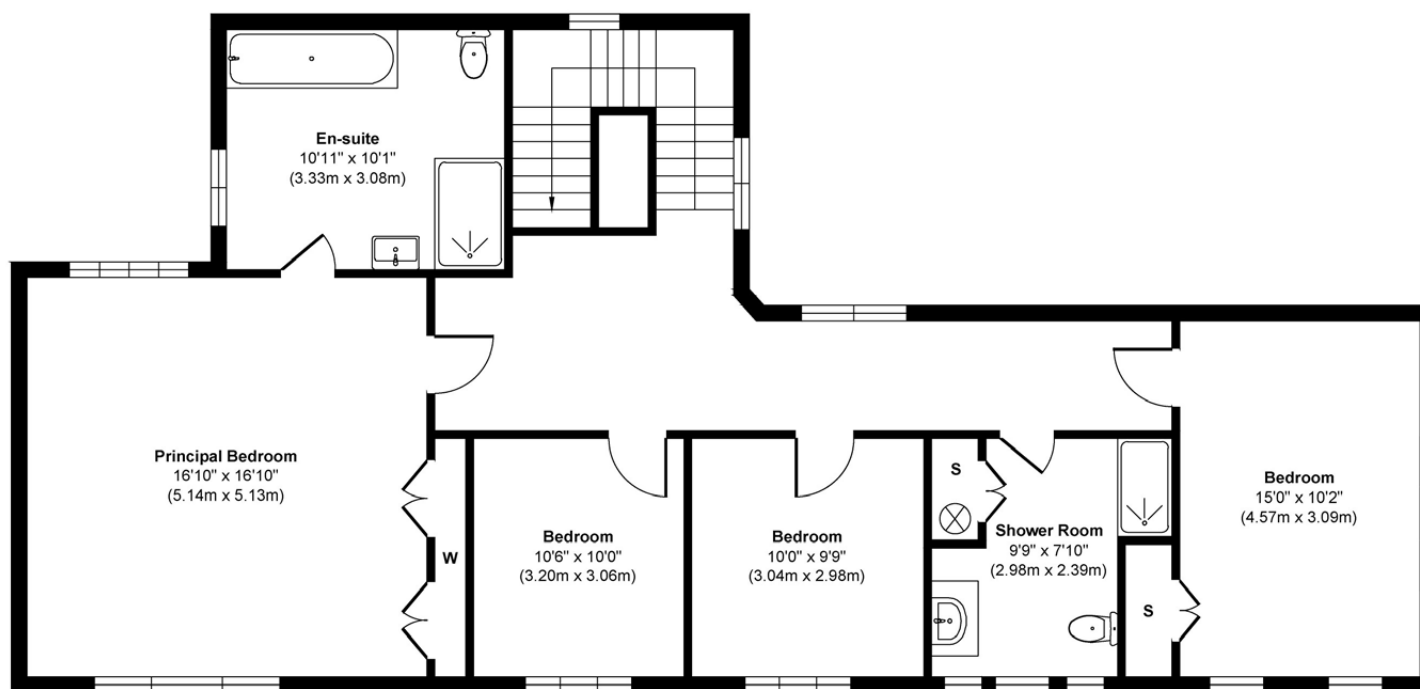


Total approximate floor area:
4,257 sqft (395.63m²)
(inc Garage & Pool Room)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans

First floor



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