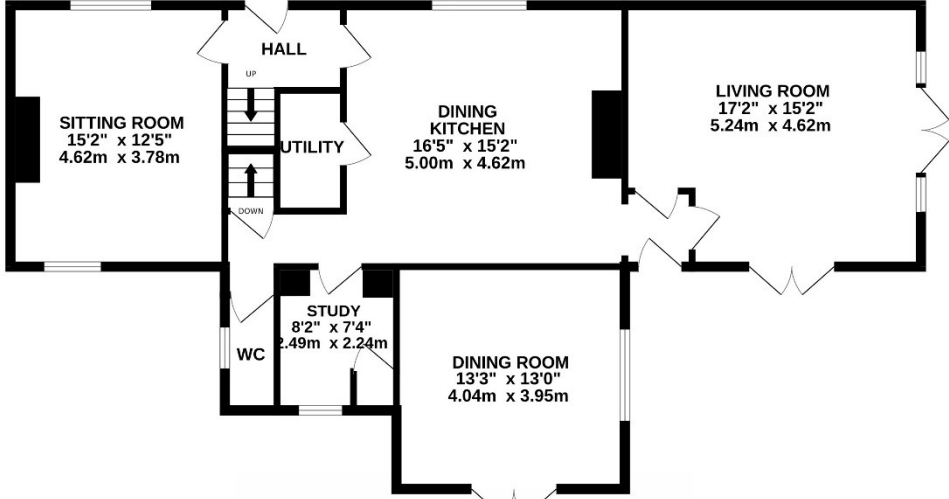


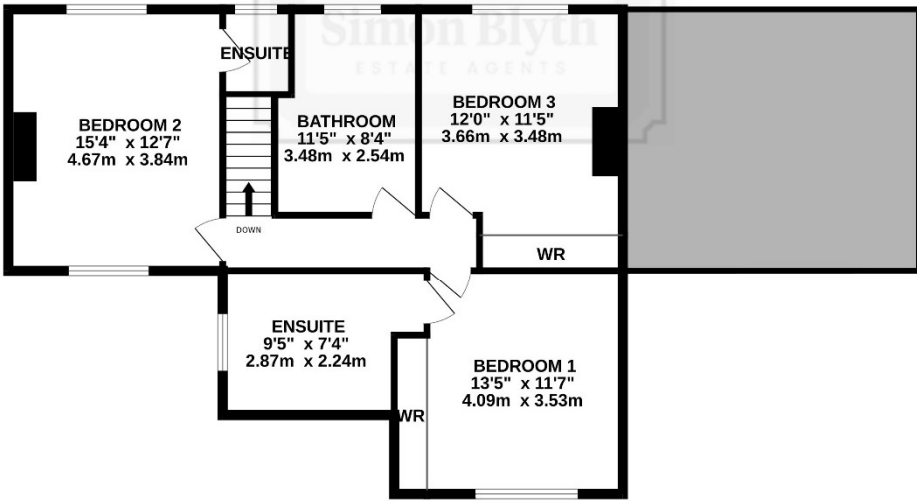


**2 Shaw Farm, Outlane, Huddersfield, HD3 3FQ**

GROUND FLOOR



1ST FLOOR



SHAW FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

Shaw Farm is a characterful detached stone farmhouse, remodelled, refurbished and extended by the current owners in 1997 and providing generous family accommodation in a picturesque semi-rural setting and standing in circa half an acre.

The property enjoys some lovely views over Outlane golf course and surrounding countryside but also has the convenience of Junctions 23/24 of the M62. There is hardwood double glazing, oil fired central heating, septic tank drainage and briefly comprises to the ground floor entrance hall, living room, sitting room, dining room, study, dining kitchen, utility and downstairs w/c. Basement with vaulted cellar. First floor landing leading to master bedroom with ensuite shower/steam room, guest bedroom with ensuite w/c, third double bedroom and large family bathroom. Externally there is a long electrically gated driveway leading to parking and 2 large garages, there are gardens, detached summer house and paddock all in all totalling around half an acre.

**Offers Around £800,000**

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## GROUND FLOOR

### ENTRANCE HALL

With a timber and frosted glazed door, quarry tiled floor, ceiling light point, central heating radiator and stone staircase rising to the first floor. From the hallway there are doors giving access to the sitting room and dining kitchen.



## SITTING ROOM

Measurements- 15'2" x 12'5"

This is the first of three reception rooms and has windows to the front elevation with views over the golf course and beyond whilst to the rear there is a frosted leaded and stained-glass window. There is a beamed ceiling, central heating radiator and as the main focal point of the room there is feature stone fireplace with oak mantle and home to a multi fuel stove which rests on a raised stone hearth.



## DINING KITCHEN

Measurements- 16'5" x 15'2"

Once again this enjoys views over the golf course and beyond, with exposed floor boards, beamed ceiling with inset LED downlighters, two central heating radiators and having bespoke fitted units with pine cupboards and drawers together with overlying oak worktops, 'Shaws' original Belfast sink, rustic brick island unit with storage areas, cupboard and overlying oak worktop which extends to from a breakfast bar, there is a large rustic brick chimney breast with inset electric hob with extractor hood, electric fan assisted oven and wine rack.



**DINING ROOM**

*Measurements- 13'3" x 13'0"*

This has twin timber and glazed doors from the kitchen and has sealed unit double glazed windows to the side elevations together with twin timber and glazed French doors to the rear. There is a beamed ceiling with two ceiling light points, central heating radiator and oak flooring.



## STUDY

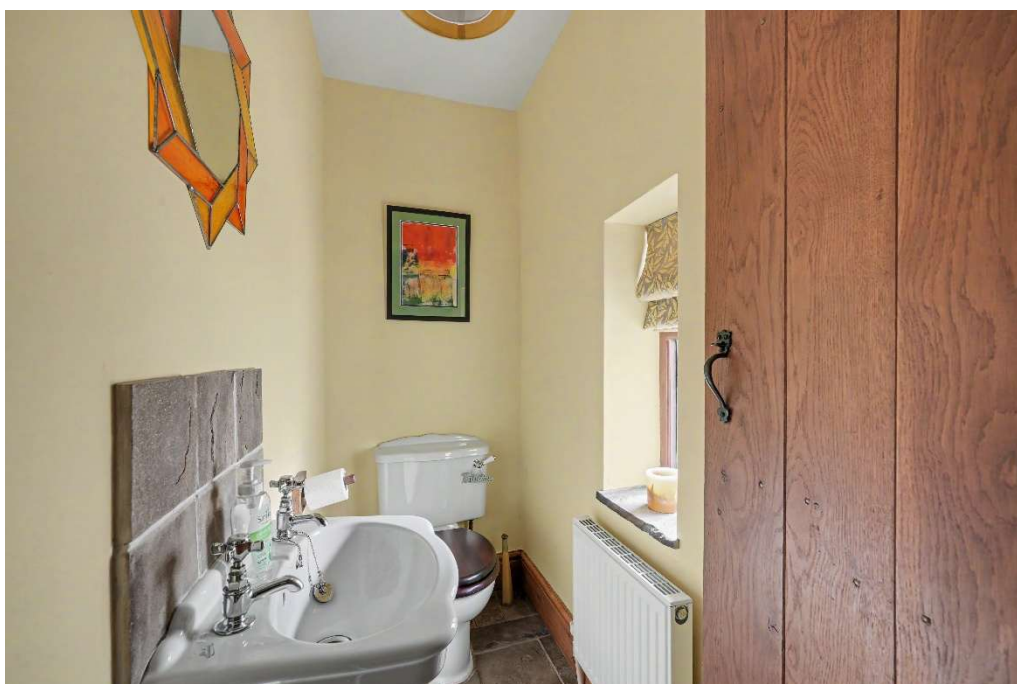
Measurements- 8'2" x 7'4"

This is accessed from the kitchen and has sealed unit double glazed windows, an oak braced door opens to a storage cupboard, ceiling light point, fitted desk, central heating radiator and wood flooring.



## DOWNSTAIRS W.C.

This is situated adjacent to the study and has a sealed unit double glazed window, tiled floor, ceiling light point, central heating radiator and fitted with a handwash basin with tiled splashback and low flush w.c.



## LIVING ROOM

Measurements- 17'2" x 15'2"

As the dimensions indicate this is generously proportioned reception room which has sealed unit double glazed French windows with additional windows to either side and another set of French doors to the rear elevation all of which provide the room with ample natural light. There are inset ceiling downlighters, inset ceiling speakers, oak flooring with under floor heating, two vertically hung radiators and oak flooring.



## BASEMENT

There is a barrel-vaulted cellar with stone table and stone flagged floor.

## FIRST FLOOR

### LANDING

With a feature timber wall, exposed roof timbers, Velux window, central heating radiator and providing access to the following rooms: -

### BEDROOM ONE

*Measurements- 13'5" x 11'7"*

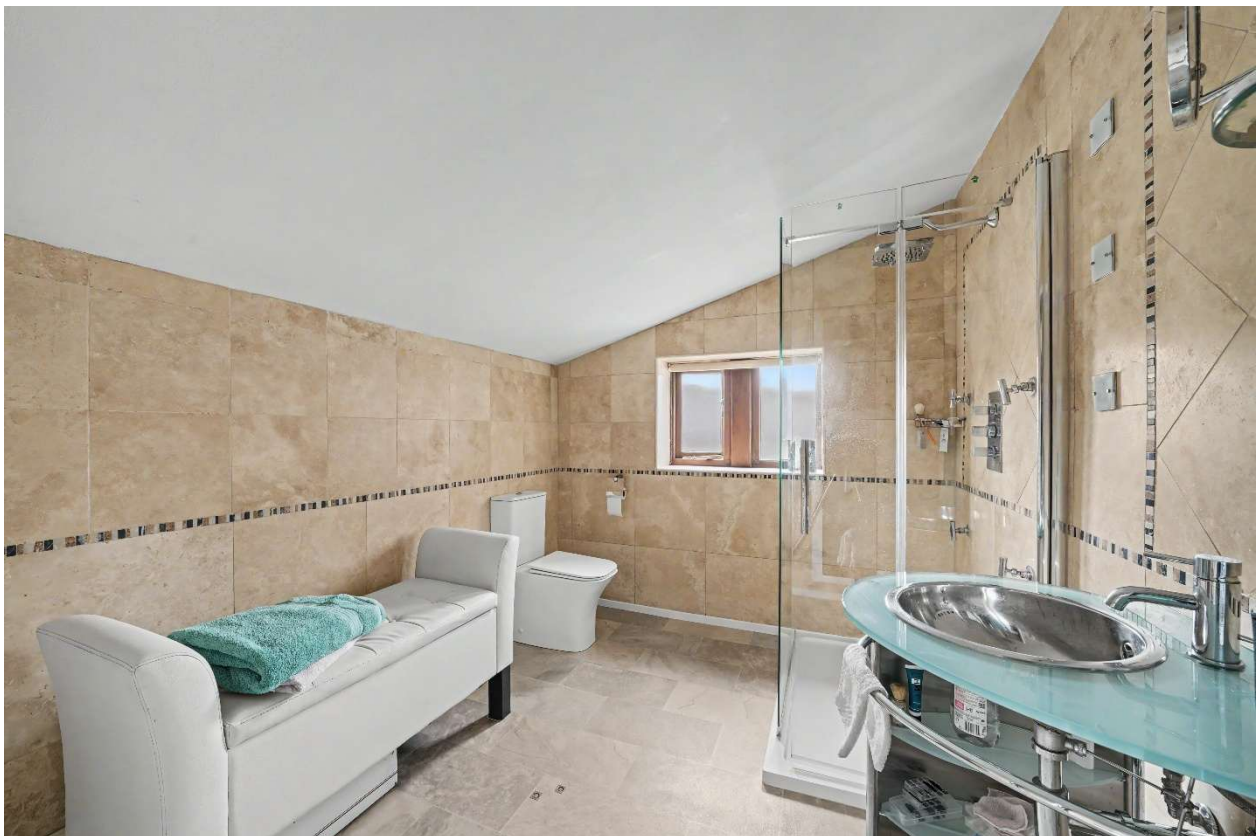
A comfortable double room which has windows looking out over the rear garden and together with views beyond. There are two ceiling light points, central heating radiator and a bank of fitted timber and glazed wardrobes with one of the doors giving access to a lobby which has a tiled floor and a bi-fold door opening into the en-suite shower and steam room.



## EN-SUITE SHOWER AND STEAM ROOM

*Measurements – 9'5" x 7'4"*

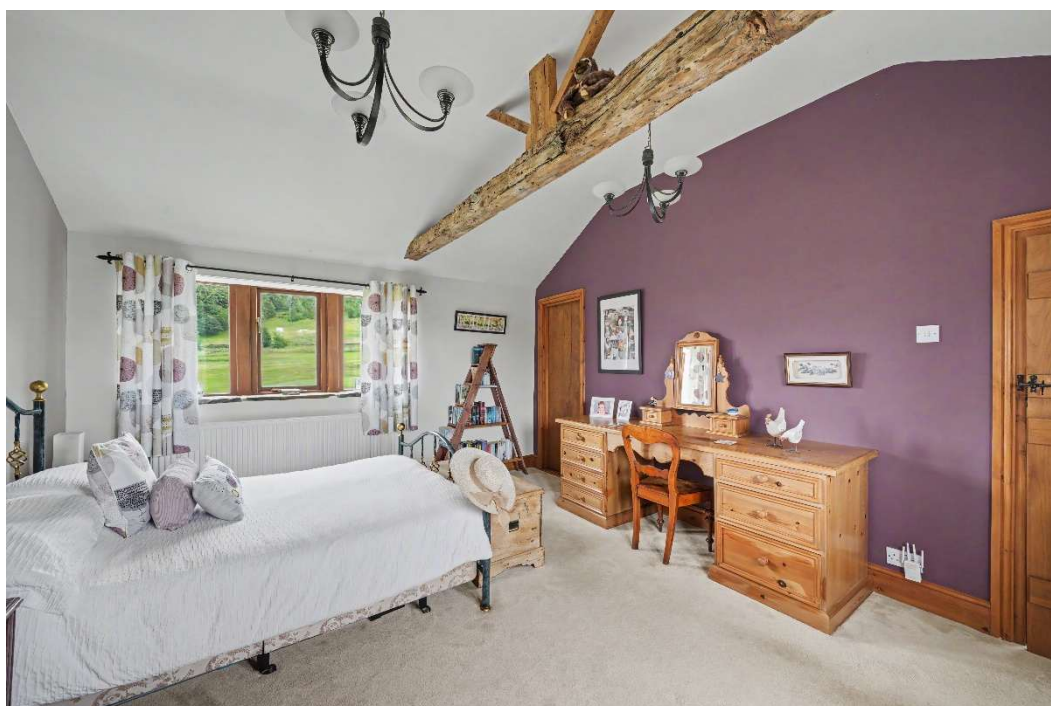
With a frosted glazed window, floor to ceiling tiled walls, chrome ladder style heated towel rail, tile effect vinyl flooring with inset LED uplighters and fitted with a steam facility, glass plinth with an inset circular stainless-steel sink with chrome monobloc tap and chrome towel rail below, low flush w.c. and large walk-in shower with glazed panel and glazed bi-fold door together with chrome shower fitting incorporating fixed shower rose and separate and body jets.



## BEDROOM TWO

Measurements – 15'4" x 12'7"

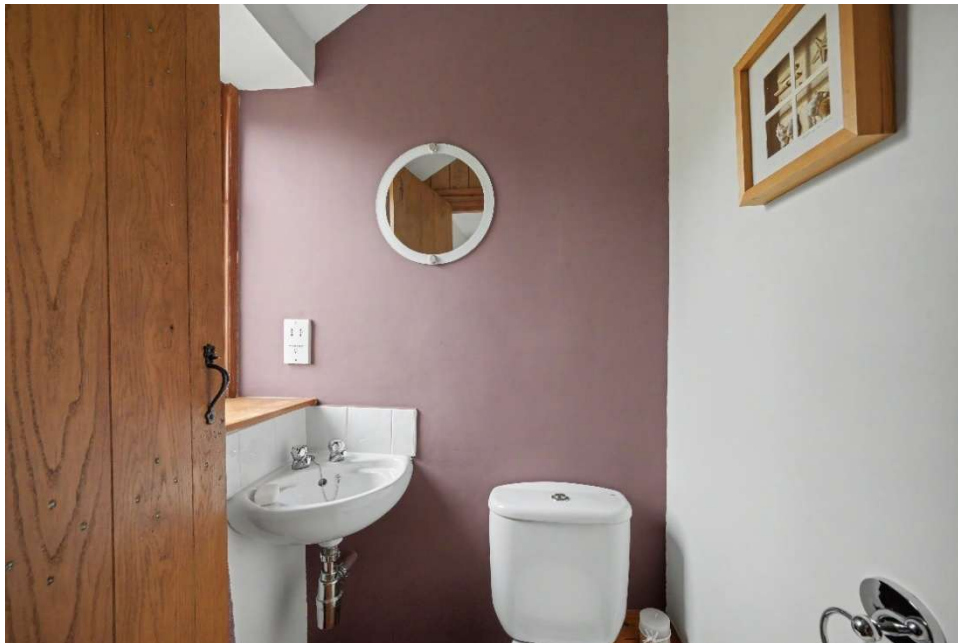
Another good-sized double room with windows to both front and rear elevations both of which enjoy some lovely views and provide this generous room with plenty of natural light. There are partly exposed roof timbers, ceiling light point, chimney breast and central heating radiator. To one side a door gives access to an en-suite w.c.



### W.C.

Measurements – 3'9" x 3'7"

With a frosted glazed window, inset ceiling downlighters, shaver socket, central heating radiator, exposed floorboards and fitted with a suite comprising corner hand wash basin with tiled splashback and low flush w.c.



### BEDROOM THREE

Measurements – 11'5" x 12'0"

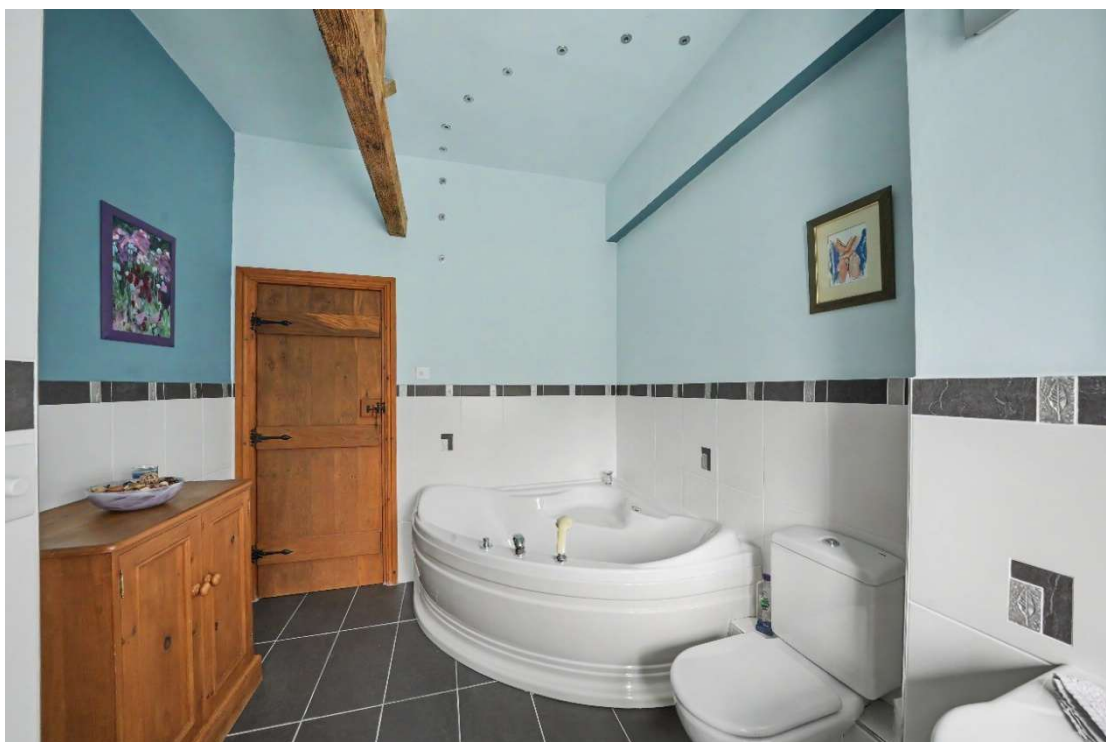
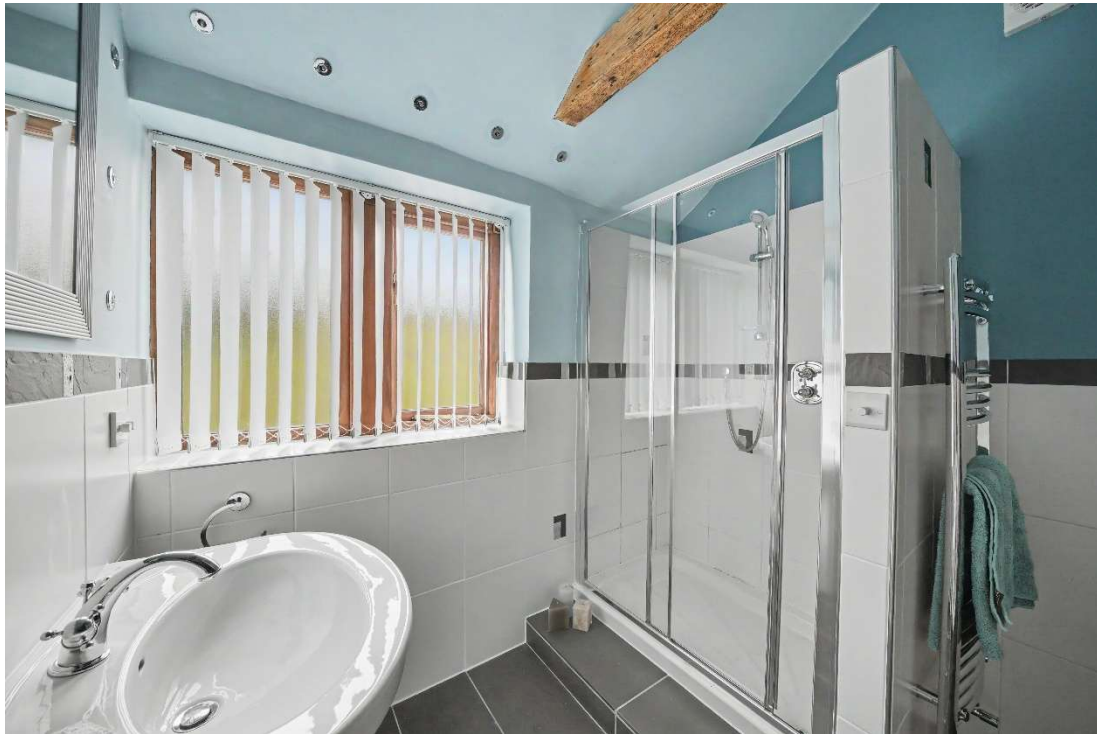
A double room with windows looking out over the golf course and beyond, there are partly exposed roof timbers, loft access, central heating radiator, chimney breast and a bank of partly glazed fitted sliding door wardrobes.



## FAMILY BATHROOM

Measurements – 11'5" x 8'4"

With inset ceiling and wall lights, partly exposed roof timber, part tiled walls, tiled floor and fitted with a suite comprising corner panelled air bath, pedestal wash basin with chrome mixer tap, low flush w.c. and large tiled shower cubicle with sliding door and chrome shower fitting.



## OUTSIDE

### PARKING

The property is approached through stone gate posts each mounted with a stone orb with a five-bar timber electric gate and an adjacent five bar timber hand gate with a stone flagged and gravelled driveway which forks to provide a parking space in front of the living room and continuing down the side of the property and opening out onto a larger parking area which in turn leads to an oak framed double garage and a timber and breeze block garage.

### OAK FRAMED GARAGE

*Measurements- 16'3" x 18'7"*

With two electric sectional doors, power and light.

### TIMBER AND BREEZE BLOCK GARAGE

*Measurements- 19'8" x 14'0"*

This has an electric up and over door and two stable doors to the side elevation. There is power, light and alarm and this could be easily adapted if required into two stables. To the rear of this garage there is an implement store. This could also be used as hardstanding for storing a caravan/motorhome.



## IMPLEMENT STORE

*Measurements – 14'0" x 9'8"*

With a timber door, power and light.

## GARDENS AND LAND

The property has a curtilage of circa half an acre. To the side of the living room there is a stone flagged and gravelled seating area with stove, stone trough and external power and light. There is also the oil tank and a further stone flagged area to the side of the living room and dining room, this has an outside cold-water tap, stone and brick-built barbeque and pizza oven external lighting and external power. Immediately to the rear of the dining room there is an area of astroturf, timber decking with canopy and gravelled area with an EV charging point and outside power point. To the right-hand side of the timber and breeze block garage there is a flagged partly covered flagged and gravelled area with vegetable beds, wood store, greenhouse and timber and glazed summer house.







## TIMBER AND GLAZED SUMMER HOUSE

*Measurements- 8'9" x 8'8"*

Has timber and glazed windows, timber and glazed French doors and some lovely views over fields and the golf course. There is power, light and in one corner a multi fuel stove. Beyond the summer house is a dry-stone wall with a small paddock beyond and this continues down one side where this is post and rail fencing and this leads to a five-bar timber hand gate between the two garages.



### **ADDITIONAL INFORMATION**

Heating- The property has oil fired central heating

Double glazing- The property has hard wood sealed unit double glazing

Property tenure – Freehold

Council tax band – E

Alarm- The property has a security alarm system

Directions- Using satellite navigation enter the postcode HD3 3FQ

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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