



Lake House
The Grove, Shelf, Halifax, HX3 7PD

A private woodland retreat with
waterside wonder



Charnock Bates

The Country, Period & Fine Home Specialist





Lake House
The Grove
Shelf
Halifax
HX3 7PD

Offers over: £799,950

At a glance

- **Exceptional four kingsize bedroom detached family home**
- **Set within approx. 2.5 acres of private woodland and waterside grounds**
- **Stunning mill pond views from almost every room**
- **Peaceful and secluded setting with excellent commuter access**
- **Spacious open-plan living and dining room with balcony overlooking the lake**
- **High-quality dining kitchen with granite worktops and Rangemaster cooker**
- **Two bedroom suites with luxury ensuites, plus family bathroom**
- **Integral double garage and extensive driveway parking**
- **Development potential and vast loft space with conversion scope**
- **Option to lease nearby commercial unit – ideal for home business use**

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A private woodland retreat with waterside wonder

Tucked away within a secluded 2.5-acre setting of mature woodland and enchanting mill ponds, Lake House is a truly unique four-bedroom detached home offering space, privacy, and a magical connection to nature.

This remarkable property combines generous living accommodation with breathtaking surroundings, creating an idyllic family retreat just moments from excellent commuter links.

Set along a discreet private road, this hidden gem offers an exceptional lifestyle – where every window captures a view of tranquil water, ancient trees, and abundant wildlife. The property also presents further development potential, a vast loft space ripe for conversion, and even the option of leasing a nearby commercial unit – perfect for those seeking to balance work and home life in one serene location.

Offered with no vendor chain, Lake House is a once-in-a-lifetime opportunity to own one of Shelf's most captivating homes.



Ground floor

The welcoming entrance hall leads to the ground floor bedrooms, family bathroom, and integral garage.

The front bedroom suite enjoys peaceful views across the mill pond, with an ensuite shower room illuminated by full-length windows framing the water.

The rear bedroom suite mirrors this sense of tranquillity, opening directly onto a paved seating area surrounded by woodland.

A third kingsize bedroom benefits from dual-aspect views and fitted wardrobes, while the family bathroom is impressively spacious, featuring a freestanding bath, walk-in shower, and contemporary finishes.

The integral double garage provides ample space for two cars and storage, complete with an electric door and utility facilities.









First floor

Upstairs, the home's main living spaces are designed to celebrate the incredible setting.

The open-plan living and dining room stretches the full depth of the house, with a carved stone fireplace housing a solid fuel stove and wide picture windows framing spectacular views of the water and woodland beyond. Sliding doors open onto the expansive 30ft balcony – the perfect place to entertain, dine al fresco, or simply unwind while surrounded by nature.

The dining kitchen is generously proportioned, with granite worktops, a Rangemaster cooker, and space for a large family table. A rear lobby provides access to the gardens.

The master bedroom suite also enjoys panoramic woodland views and includes a luxurious ensuite bathroom with a massage bath, shower, and bidet.

A huge loft space, accessed via a pull-down ladder, offers scope for conversion – currently used as a 'man cave' with a rear window overlooking the grounds.













Gardens and grounds

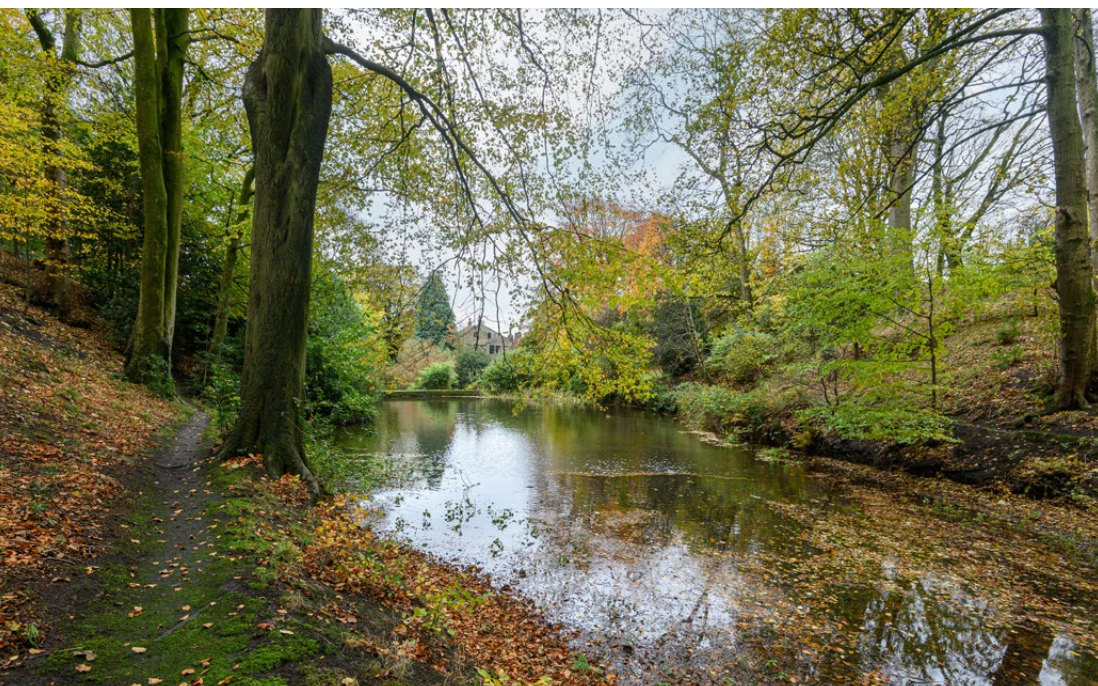
Approached via a long, tree-lined drive, Lake House immediately feels worlds away from everyday life. The home sits within approximately 2.5 acres, including two serene mill ponds and around two acres of private woodland carpeted with bluebells and alive with birdsong.

To the front, there's extensive parking and turning space alongside the double garage. To the rear and sides, pathways meander through the trees and along the water's edge, offering endless opportunity for exploration and quiet reflection.

An old vegetable garden – positioned discreetly away from the house – could offer further development potential subject to necessary consents.

This is a setting of rare and natural beauty, where privacy and tranquillity are absolute.





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.

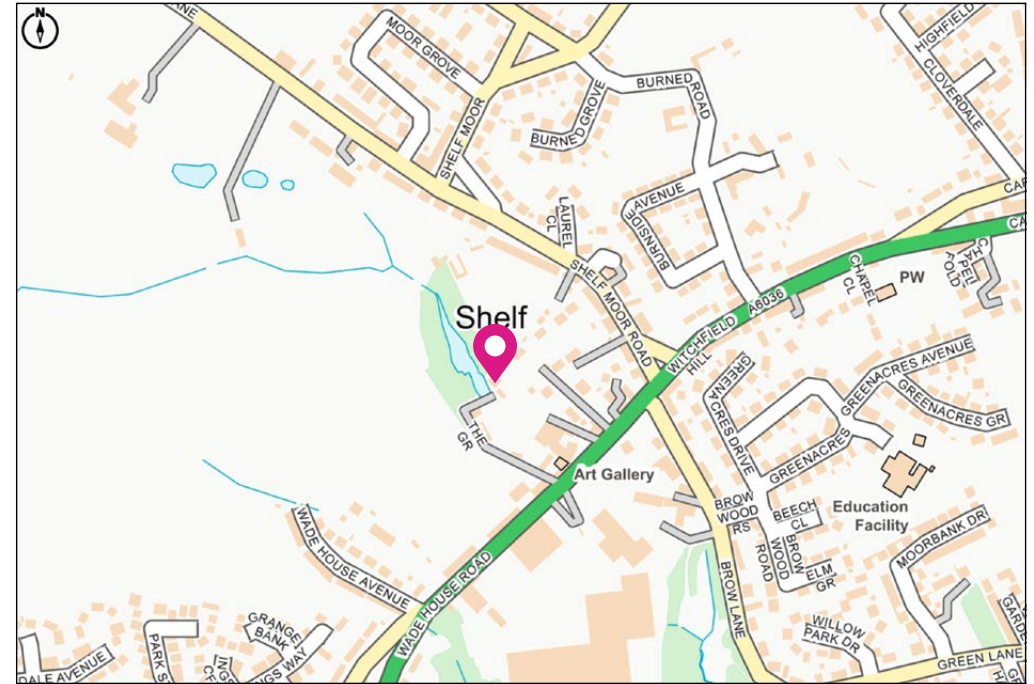
TENURE	Freehold
CONSTRUCTION	Yorkshire Stone
PROPERTY TYPE	Detached
PARKING	Integral double garage and extensive driveway
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus solid fuel stove in living/dining room
BROADBAND	TPSL
MOBILE SIGNAL	Good outdoor (Ofcom Mobile Checker)

Location

Perfectly positioned between Halifax, Bradford, and Leeds, Shelf is a sought-after semi-rural village combining peaceful living with excellent connectivity. The property is just a short drive from the M62 motorway, providing swift access to Manchester and Leeds, while nearby rail links from Halifax and Low Moor connect to major cities across the North.

Local amenities include highly-regarded schools, village shops, and welcoming pubs, with beautiful open countryside on the doorstep for walking, cycling, and horse riding.

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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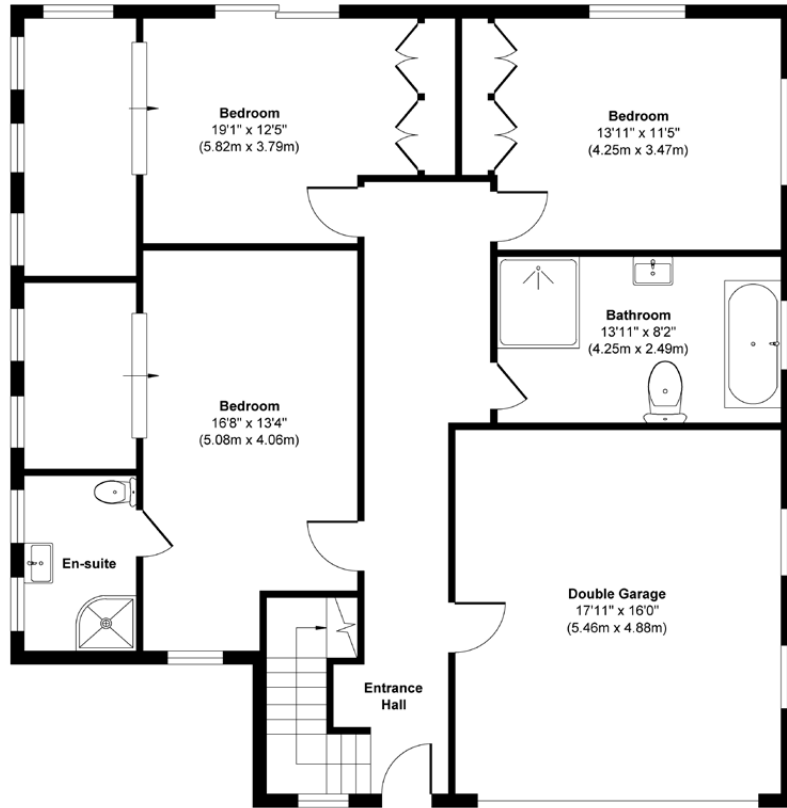
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Floor plans

Ground floor



First floor



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Total approximate floor area:
2,737 sqft (254.30m²)
(inc Garage)

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.

Boundary





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