



Lower Scout
Scout | Marsden | Huddersfield | West Yorkshire | HD7 6LD

 FINE & COUNTRY

LOWER SCOUT



Set within an enchanting landscape of private gardens, cascading waterfalls and a tranquil naturally fed lake, Lower Scout is a truly extraordinary Grade II Listed residence, seamlessly blending heritage architecture with striking contemporary design.



INTRODUCTION

Occupying a breathtaking position amidst the dramatic Yorkshire countryside, this exceptional home has been painstakingly restored, reimagined and extended by the current owners, creating a residence of remarkable character, craftsmanship and individuality. Every element of Lower Scout reflects an unwavering commitment to quality, design and detail. Original stonework, exposed beams and traditional mullioned windows sit effortlessly alongside dramatic glazed

Equally impressive as a luxurious private residence or an exclusive boutique holiday retreat, wellness destination or high end hospitality venture, Lower Scout offers an exceptionally rare lifestyle opportunity in one of Yorkshire's most picturesque settings.





THE MAIN RESIDENCE

A pair of statement entrance doors open into an impressive reception hall where exposed stone walls and traditional flagged flooring immediately establish the warmth and authenticity found throughout the property. Beyond, the home unfolds into a spectacular open plan entertaining and living space designed to embrace both the surrounding landscape and modern lifestyles.

At the heart of the home lies an awe-inspiring entertaining area, centred around a striking glazed dome viewing platform which captures breathtaking panoramic views across the surrounding countryside. Carefully designed zones for dining, relaxing and socialising create an atmosphere perfectly suited to both intimate evenings and large scale entertaining.

The bespoke kitchen has been thoughtfully crafted to complement the architecture, featuring sleek high gloss cabinetry, premium integrated appliances, a double oven with grill and an impressive seven ring gas hob. A handcrafted timber breakfast bar incorporates a Teppanyaki station, creating a wonderful focal point for entertaining and interactive dining experiences.

Rich timber flooring flows throughout the principal living spaces, while a dramatic steel staircase rises elegantly towards the original cottage accommodation. Steps descend into a wonderfully atmospheric snug, where exposed beams, an original inglenook fireplace and a log-burning stove combine to create the perfect winter retreat. A beautifully appointed guest bathroom also serves this level.

For modern comfort, the majority of the property benefits from underfloor heating, carefully integrated throughout the renovation to complement both the historic character and contemporary living spaces.

A selection of the property's exceptional furnishings, statement pieces and interior accessories, sourced to complement the home's design and character, are available by separate negotiation. This presents a rare opportunity to acquire not only an outstanding residence, but also the lifestyle it has been thoughtfully created to embody.









THE WEST WING

Formerly the original barn, the West Wing has been transformed into a spectacular contemporary workspace and wellness area. Designed with both functionality and architectural impact in mind, this remarkable space features floating timber stairs rising through a dramatic triple-height interior towards a gymnasium and mezzanine study.

A magnificent arched barn window floods the interior with natural light whilst framing peaceful courtyard views, creating an inspiring environment for home working, creative pursuits or additional guest accommodation.

The flexibility and scale of this wing present exciting opportunities for both residential and commercial use.





LOWER GROUND FLOOR

The lower ground floor is home to one of Lower Scout's most remarkable architectural features — an extraordinary glazed dome extension where floor-to-ceiling windows and bi-folding doors dissolve the boundaries between inside and out.

This spectacular entertaining space has been thoughtfully designed to embrace the surrounding landscape and water features, creating a setting unlike any other. Perfect for entertaining guests, hosting intimate gatherings or simply relaxing with uninterrupted views of the lake and waterfalls, the space offers an atmosphere more akin to a luxury retreat than a private residence.





PRINCIPAL SUITE & WELLNESS SPACE

The principal bedroom suite provides a luxurious private sanctuary positioned to fully appreciate the beauty of the surrounding grounds. Large bi-folding doors open directly onto the landscaped gardens, framing uninterrupted views across the naturally fed lake and cascading waterfalls.

Complemented by a substantial dressing room and beautifully finished en-suite facilities, the suite has been designed to evoke the atmosphere of a boutique hotel retreat within the privacy of home.

A further spa inspired bathroom enhances the experience still further, featuring a Heritage claw foot bath positioned before bi-folding doors overlooking the landscape beyond. Dual vanity units, heated mirror, a walk-in spa shower, bidet and private sauna complete this indulgent wellness space.



THE ORIGINAL COTTAGE

The original cottage accommodation retains a wealth of period charm and timeless Yorkshire character. Beautifully restored reception rooms showcase exposed stone walls, magnificent fireplaces, beamed ceilings, traditional mullioned windows and rich timber flooring, all lovingly preserved to celebrate the home's heritage.

To the first floor are three beautifully appointed double bedrooms, each enjoying vaulted beamed ceilings, exposed stonework and picturesque countryside views. Every room has been carefully renovated to maintain the integrity and soul of the original property whilst introducing subtle luxury and comfort throughout.

One bedroom benefits from a particularly luxurious en-suite bathroom, featuring a freestanding claw-foot bath, walk-in double shower and bespoke handcrafted vanity unit. A carefully positioned skylight creates the perfect setting for evening stargazing whilst soaking in complete tranquillity.









OUTSIDE

The grounds surrounding Lower Scout are every bit as captivating as the residence itself. Beautifully landscaped gardens unfold into a series of tranquil seating areas, hidden terraces and pathways which meander around the private lake and waterfalls.

The sound of flowing water combined with panoramic moorland views creates an atmosphere of complete peace and seclusion rarely found. Every aspect of the grounds has been carefully curated to create a sense of escapism and serenity, perfectly complementing the architectural beauty of the home.

Electric gated access opens onto an extensive private driveway, creating an impressive sense of arrival whilst ensuring both privacy and security befitting a home of this calibre.







GARAGE & DEVELOPMENT POTENTIAL

A substantial detached garage building further enhances the versatility of the estate. More than simply garaging, the building offers exciting potential for conversion into a self-contained annexe, guest accommodation, leisure suite or additional holiday-let facilities, subject to the necessary consents. The garage benefits from its own independent electricity supply together with a separate tradesman's shower room, adding further practicality and flexibility.

A RARE LIFESTYLE OPPORTUNITY

Lower Scout represents an extraordinarily rare opportunity to acquire a landmark Yorkshire home where heritage craftsmanship and visionary contemporary design exist in perfect harmony. Whether as an exceptional private residence, a multi-generational family home, an exclusive wellness retreat or a world-class luxury holiday destination, this is a property that offers not simply accommodation, but an unforgettable lifestyle experience.

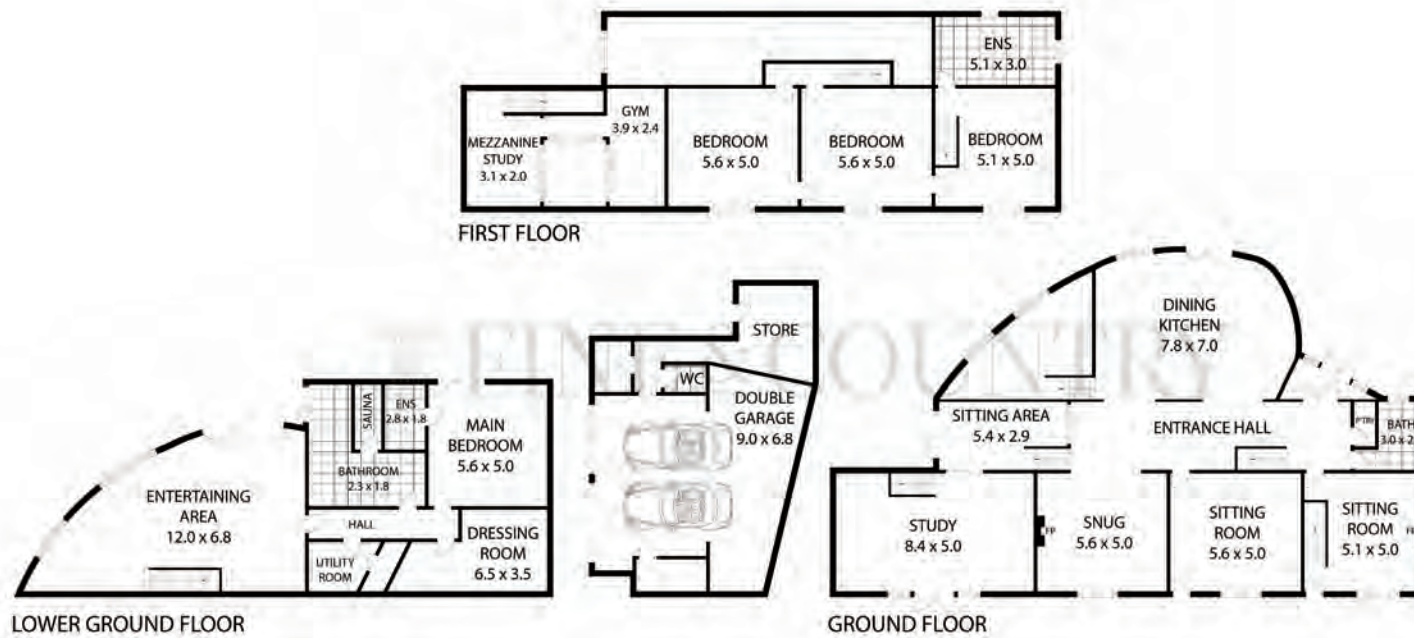
The property further benefits from a self-cleaning bio rack system together with a septic tank, carefully designed to support the home and its surrounding landscape with efficiency and sustainability in mind.

A freehold residence offering broadband connectivity, mains gas and underfloor heating throughout the majority of the home. Council Tax Band G. EPC Rating E. Fixtures, fittings and furniture available by separate negotiation.

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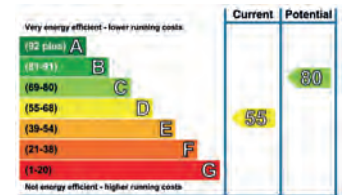




INTERNAL AREA = 667.0 SQ.M - 7,180 SQ.FT

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LOCAL AREA

Nestled at the foot of the Pennine Hills, Marsden is one of Yorkshire's most sought-after villages, combining stunning natural beauty with excellent connectivity. Surrounded by dramatic moorland scenery within the South Pennines and crossed by the picturesque Narrow Canal, the village is renowned for its charming stone architecture, thriving independent community, and abundance of walking and cycling routes. A particular highlight is its collection of characterful, independently owned cafés, bars and restaurants, offering a vibrant social scene that perfectly complements the village's rural charm. Despite its idyllic setting, Marsden benefits from direct rail links to both Manchester and Leeds, providing an exceptional balance of countryside living and commuter convenience.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Huddersfield
Unit 2, Former Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

