



**Scout Hall Farm Lee Lane, Halifax HX3 6UJ**

**welcome to**

**Scout Hall Farm Lee Lane, Halifax**

Offered at £625,000, Scout Hall Farm is a beautifully restored Grade II listed 17th-century farmhouse set within a peaceful rural hamlet overlooking the Shibden Valley, featuring original mullion and owl-hole windows, along with generous grounds and facilities suitable for an equestrian centre.



### **Entrance Hall**

The entrance hall comprises of tiled flooring, ceiling spotlights, UPVC doubled glazing to the front elevation.

### **Lounge**

22' 3" x 18' 3" ( 6.78m x 5.56m )

The lounge comprises of wooden flooring original exposed beams, stone walling, ceiling spotlights, cast iron multi fuel stove, French doors, windows to the side elevation.

### **Dining Room**

5' 8" x 9' 4" ( 1.73m x 2.84m )

The dining room comprises of wood flooring, exposed beams, dual cast iron stove with surround, ceiling spotlights, French doors and windows to the rear elevation.

### **Kitchen**

19' 6" x 10' 3" ( 5.94m x 3.12m )

The kitchen comprises of tiled flooring, ceiling spotlights, radiator, matching wall and base units with granite worktop over, integrated appliances, double Belfast sink with drainer, electric oven, double glazed window to the side elevation, double glazed French door to the rear elevation.

### **Downstairs Shower Room**

The shower room comprises of low-level W/c, wash hand basin, fully fitted shower.

### **Landing**

The landing comprises of ceiling spotlights, radiator, stone wall, double glazed window to the rear elevation.

### **Bedroom One**

16' 2" x 12' 7" ( 4.93m x 3.84m )

Bedroom one comprises of radiator, exposed beams and stone walls, fitted wardrobes, double glazed window to the front and has owl hole mullion windows.

### **En-Suite**

The En-suite comprises of tiled flooring, low level W/c, free standing bath, shower, ceiling spotlights, fitted vanity unit with wash basin, heated towel rail, double glazed windows to the side elevation.

### **Bedroom Two**

19' 6" x 10' 10" ( 5.94m x 3.30m )

Bedroom two comprises of carpet flooring, radiator, fitted wardrobes, loft hatch door, double glazed window to the rear elevation.

### **Bedroom Three**

15' 3" x 9' 3" ( 4.65m x 2.82m )

Bedroom three comprises of carpet flooring, radiator, double glazed window to the rear elevation.

### **Bedroom Four**

12' 7" x 11' 11" ( 3.84m x 3.63m )

Bedroom four comprises of carpet flooring, radiator, double glazed window to the rear and side elevation.

### **En-Suite**

The En-suite comprises of low-level W/c, fitted vanity unit with wash basin, heated towel rail, fitted shower, double glazed window to the to the front elevation.

### **Bathroom**

The bathroom comprises of tiled flooring, ceiling spotlights, bath with shower over, heated towel rail, under eaves storage, fitted cupboard, Velux windows.

### **Attic**

The attic room is fully boarded, accessed via a pull-down ladder, and benefits from full standing height."

### **Externally**

The farmhouse sits with grazing land, giving it a sweeping sense of space and enhancing its rural character. The exterior has been thoughtfully landscaped with formal gardens, including stone-flagged terraces, level lawns, and borders filled with mature shrubs, all arranged to make the most of the outstanding valley outlook. The property also includes a garden shed ideal for storage.

### **Additional information**

The property heating uses LPG as the fuel. The property has a Sewage treatment plant

instead of mains sewerage.



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## Scout Hall Farm Lee Lane, Halifax

- GRADE II LISTED FARMHOUSE DATING BACK TO THE LATE 1600s
- GRAZING LAND INCLUDED WITH THE PROPERTY
- 
- FOUR DOUBLE BEDROOMS & BATHROOMS
- 

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

# £625,000



Please note the marker reflects the postcode not the actual property

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