



Scout Hall Farm Lee Lane, Halifax, HX3 6UJ

£675,000

Offered FOR SALE is this Grade 2 listed house dating back to the late 1600s. Scout Hall Farm is situated in a small rural hamlet at the end of a private track and enjoys magnificent views over the Shibden Valley. Boasting more than 2 acres of grazing land the accommodation comprises; Entrance hall, dining room, shower room, breakfast kitchen and lounge. To the first floor; landing, four double bedrooms, two with en-suites and family bathroom. The property is full of character features and has wooden double glazing and LPG central heating. Only a ten minute drive to the centre of Halifax with easy access to the motorway network this property would make an ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



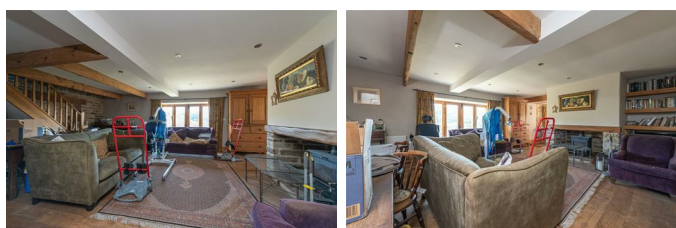
Tiled floor, wooden double glazed door and window to front, spotlights. Door to shower room;

Shower Room 3'10" x 7'11" (1.18 x 2.43)



Three piece suite comprising low flush w.c. sink and mains shower. Part shower wall and cupboard housing the fusebox.

Dining Room 19'2" x 23'1" (5.86 x 7.04)



Wood floor, exposed beams and stone wall. Wooden double glazed French doors and windows to rear. Two radiators, dual fuel cast iron stove with stone fireplace and wooden mantel. Spotlights and shelving to one alcove. Openings to kitchen and lounge;

Lounge 15'4" x 19'10" (4.69 x 6.07)



Wood floor, exposed beams and stone wall. Wooden double glazed window to rear, wooden double glazed French doors and window to side. Two radiators, spotlights and cast iron multi fuel stove with wooden mantel.

Breakfast Kitchen 10'2" x 19'6" (3.11 x 5.95)



Having a range of wall and base units with granite worktop and splashback. Space for American fridge/freezer, wine cooler, five ring gas hob with extractor above. Electric oven and microwave, dishwasher and double Belfast sink and drainer. Tiled floor, spotlights and radiator. Wooden double glazed window to side and wooden double glazed French doors to rear.

First Floor

Landing



Wooden double glazed window to rear, radiator, spotlights and exposed stone wall. Doors to bathroom and bedrooms;

Bedroom One 16'2" x 18'11" (4.93 x 5.77)



Double bedroom with wooden double glazed

window to front and five wooden double glazed windows to side. Exposed beams to ceiling, exposed stone work, radiator and fitted wardrobes. Door to en-suite;

En-suite 7'6" x 12'7" (2.29 x 3.85)



Four piece suite comprising low flush w.c. sink with vanity unit freestanding bath with floor tap and walk in shower with mains shower and glass shower screen. Inset shelf, tiled floor and part tiled walls. Chrome heated towel radiator, exposed beams and spotlights. Extractor fan and two wooden double glazed windows to side.

Bedroom Two 9'6" x 15'2" (2.91 x 4.64)



Double bedroom with radiator, wooden double glazed window to rear, loft hatch and fitted wardrobe.

Bedroom Three 11'11" x 12'7" (3.65 x 3.84)



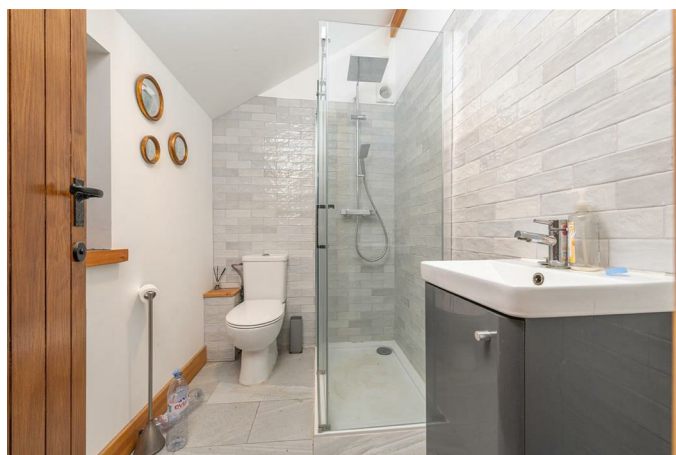
Double bedroom with radiator, wooden double glazed window to rear and exposed beams.

Bedroom Four 10'6" x 14'4" (3.22 x 4.37)



Double bedroom with radiator, wooden double glazed window to rear and side and exposed beams.

En-suite 4'11" x 6'11" (1.5 x 2.12)



Three piece suite comprising low flush w.c. sink with vanity unit and shower with mains shower and waterfall shower. Extractor fan, heated towel radiator and wooden double glazed window to front.

Bathroom 7'11" x 8'0" (2.42 x 2.46)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mains shower. Exposed beams, spotlights and part tiled walls. Chrome heated towel radiator, wooden double glazed velux window, undereaves storage and fitted cupboard.

External

The exterior of this substantial property is perfect for entertaining with landscaped gardens to the front and side elevations enjoying panoramic views along the valley; there are level lawns and stone-flagged terraced patios bordered with mature shrubs. Beyond the garden is more than 2 acres of sloping grazing land, there is a large storage shed and private parking.

Parking

Off Road Parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

E

Council Tax Band

E

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should

make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

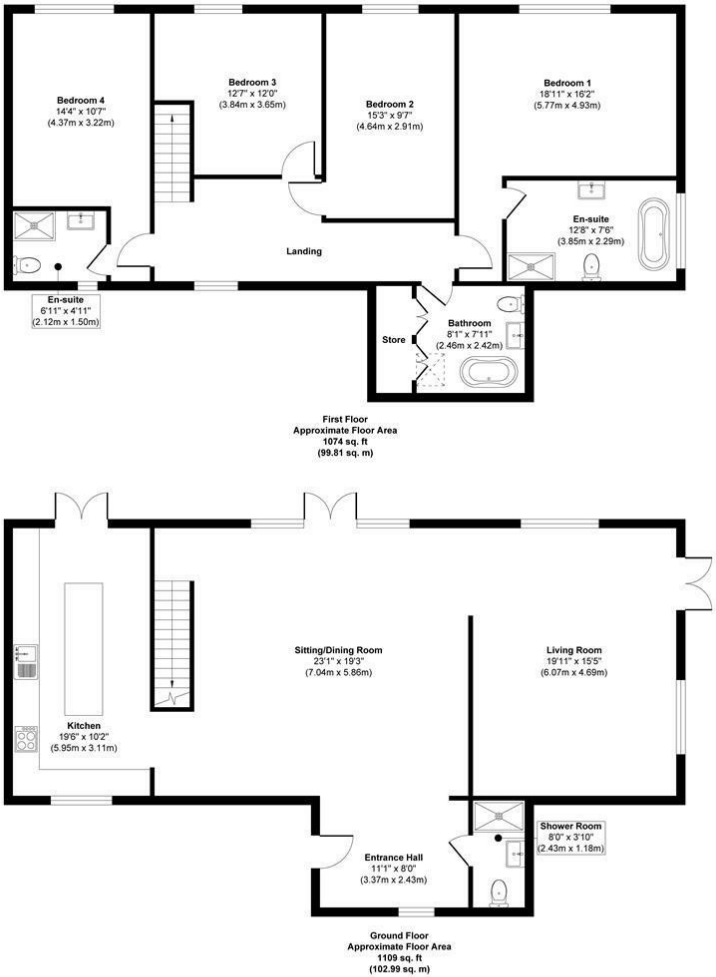
Other Details

LPG gas central heating

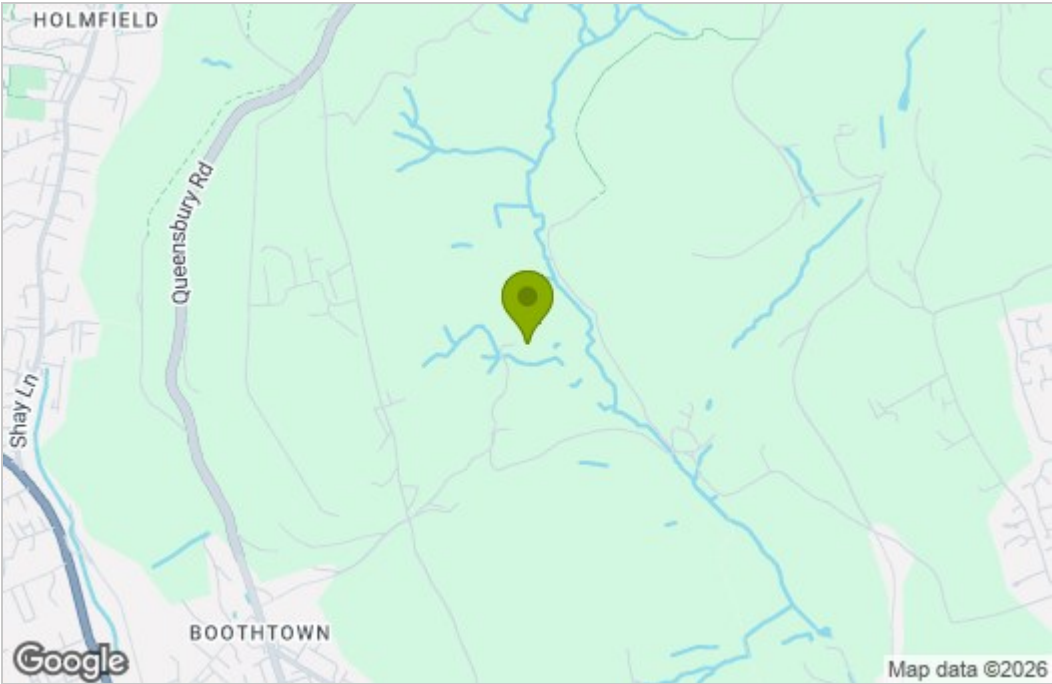
Private water supply

Septic sewage treatment plant

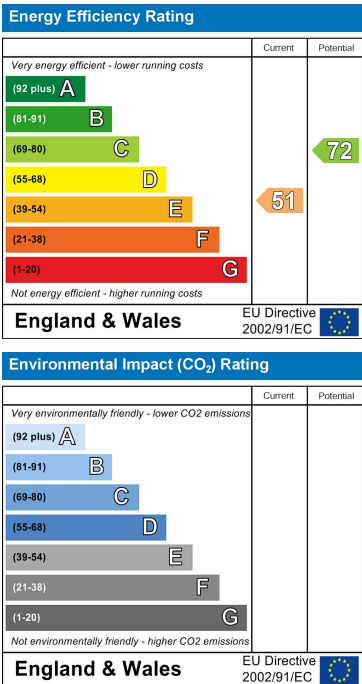
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.