



Yorkshire's
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Whiskers Lane
Shibden, Halifax



Whiskers Lane Shibden, Halifax

Offers Over £900,000

BUCKLAND IS A FABULOUS DETACHED 4/5 BEDROOM HOME IN A RURAL LOCATION SITTING IN APPROX 9 ACRES OF LAND THAT INCLUDES CULTIVATED LAND, WOODLAND, STREAM AND EQUESTRIAN AND/OR GRAZING GROUND. THE OLDEST SECTION OF HOME DATES BACK TO THE MID 17TH CENTURY AND IS PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT.

Buckland is without question one of the most beautiful homes that has blended traditional character with modern comforts and the architecture sits seamlessly in the landscape in a south facing position in the heart of Shibden Valley. With an unconventional layout, the quirks and interior flair are exactly what sets this home apart from mainstream properties.

Presented to an exceptionally high standard and ready to move in with no upward chain, the property comes with an approximate 9 acres of land that includes an ancient woodland with an abundance of wildlife, driveway and garaging.

The entrance hall is a stunning welcome into the property with a view immediately offered to the grounds through the bespoke glazing of the sitting room. A cloakroom with corner sink and low level w.c offers convenience to the family.

The kitchen sits raised and open plan to the dining/family room which has fabulous garden and countryside views. With a gas fired modular Aga sitting centre stage the kitchen further includes a granite work surface, Belfast sink, dishwasher, breakfast bar, wine store and space for a fridge freezer. A good selection of solid wooden cabinets provides plentiful storage space.

The property also includes a separate laundry room, again with Belfast sink, cabinets and space for white goods and washing machine.

The dining room was renovated to expose original beams and the fireplace is converted into an entertainment station with continuity of interior design pulled through from the kitchen design. This room is great in bringing the family together for social engagements, with double doors leading out to the exterior, it connects well with the grounds.

The sitting room with log burner is open plan to the entrance hall and again has doors which lead to the gardens.

The master bedroom is the jewel of the property, a truly handsome room that is provided with one of the most delightful ensuite facilities. With wooden flooring and window seat to admire the scenery, the property welcomes you outside to a lovely seating area to enjoy your morning coffee. The wet room with bespoke tiled shower surround further includes tiled shelving, large vanity mirror, countertop wash basin and back to wall w.c. The bedroom forms part of the oldest section of the property and includes a dressing area and underfloor heating.

An elevated bedroom used currently as the home office could also be a stunning snug reception, especially given the viewpoint across the valley. In this area of the property, this bedroom would share the house bathroom with another bedroom to the side of the master bedroom.

The house bathroom overlooks the valley and has a traditional footed bathtub and Sanitan suite which includes a Victorian high level cistem.

T shaped in dimension, two large double bedrooms have further access to the shower room with under floor heating, with one bedroom having a mezzanine level and both enjoying traditional character.

An excellent commuter location with Leeds approx 15 miles, Manchester approx 35 miles and Halifax train station offering the entire rail network including a direct service to London close by.



EXTERIOR

With 9 acres of land (approximately) the property sits down a little known lane with only one other property.

Previously in the past, the homeowners have leased some land to a farmer for grazing and of course with the network of bridleways, it lends itself perfectly for equestrian pursuits. The gardens have been wonderfully cultivated and landscaped with a fantastic large rockery and established trees and the grounds include an ancient woodland in which deer have been spotted and a babbling stream that flows by.

The property is approached onto a very large pebbled driveway and has a double garage and further timber outbuildings with large log store.

Envloping the property are many stations to sit and enjoy the countryside surroundings. All incredibly well maintained and lovingly designed, a viewing of this wonderful family home will not disappoint.

LOCATION

On a quiet rural lane with extremely limited traffic, Whiskers Lane is positioned in the heart of the countryside in Shibden Valley but also benefitting from essential amenities close to hand.

Halifax is a market town with many historical landmarks and offers a great shopping experience not to mention Piece Hall which following a multi-million pound transformation project was Britain's last surviving cloth hall which features independent shops, cafes and bars and a heritage visitor centre, art gallery and cinema.

Only 8 minutes drive from Whiskers Lane will bring you to Shibden Estate which is one of West Yorkshire's most important heritage sites, former home to the famous Anne Lister and the current Gentleman Jack drama series.

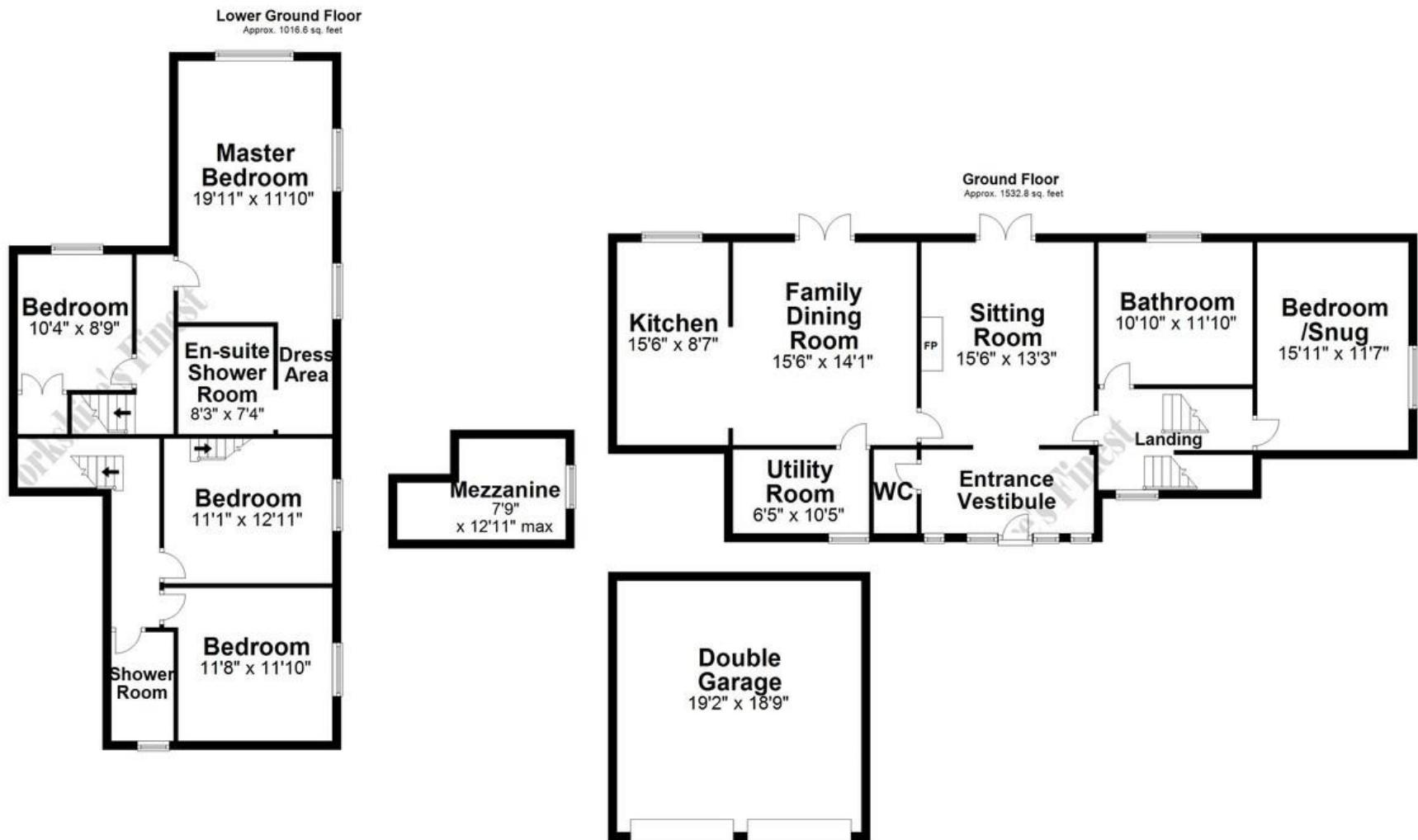
Shibden Valley was the location of many Gentleman Jack scenes.

Why not experience the tranquillity of the Wilderness Garden, the cascade and pools or explore the restored and re-opened tunnels within the terrace walls. These lead through to Cunnery Wood, the site of the old kitchen garden. The Mere, designed to resemble a large river flowing through the Shibden valley. This is home to rowing boats, an island and a population of birds that make their home at Shibden.

Local schools surround the vicinity with Hipperholme Grammar School which provides a bus service to some surrounding villages is around 10 minutes from the property.

An excellent commuter location with Leeds approx 15 miles, Manchester approx 35 miles and Halifax train station offering the entire rail network including a direct service to London close by. Only 45 minute drive to Leeds/Bradford airport, and approx. 1 hour to Manchester airport.





Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors.

Plan produced using PlanUp.

Buckland, Whiskers Lane, Shibden, Halifax

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.



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