



Shays Laithe, Scammonden
Huddersfield

Offers in Region of **£825,000**



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Shays Laithe

Scammonden, Huddersfield

A CHARMING STONE-BUILT AND SLATED, 19TH CENTURY FARMHOUSE AND BARN, STANDING IN APPROACHING 2.5 ACRES OF FORMAL GARDENS, TOGETHER WITH TWO PADDOCKS, STABLE BLOCK AND TURNOUT AREA, AND BOASTING STUNNING AND FAR-REACHING VIEWS. SHAYS LAITHE OCCUPIES A LOVELY RURAL POSITION, JUST BEYOND OUTLANE VILLAGE, WITH EASY ACCESS TO JUNCTIONS 23 AND 24 OF THE M62, LINKING EAST LANCASHIRE TO WEST YORKSHIRE (LEEDS 18 MILES, MANCHESTER 28 MILES).

Simon Blyth
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite panelled entrance door. The entrance hall features a quarry tiled floor and a double-glazed, PVCu window which enjoys pleasant aspects. From the hallway, access is gained to the downstairs w.c. and dining kitchen.

DOWNSTAIRS W.C.

5' 7" x 3' 0" (1.70m x 0.91m)

The downstairs w.c. features quarry tiled flooring and is fitted with a suite comprising of a hand wash basin with tiled splashback and a low-flush w.c. with concealed cistern.

LIVING ROOM

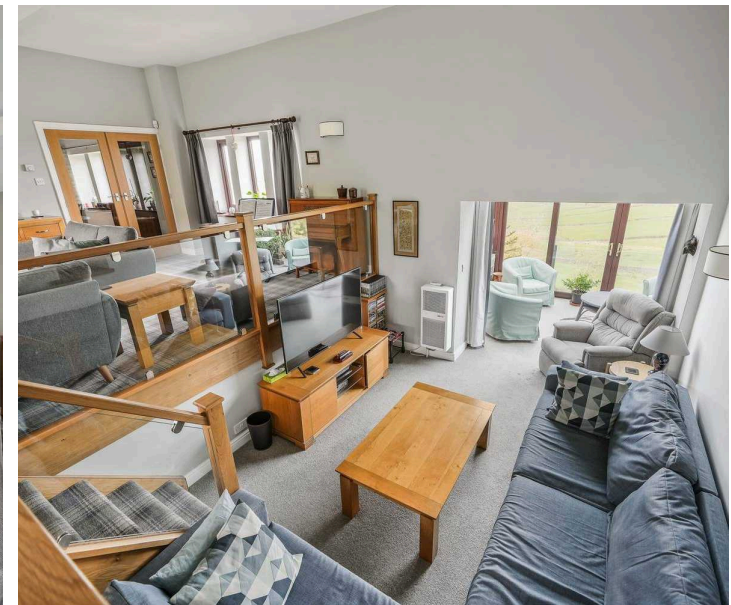
23' 10" x 23' 7" (7.26m x 7.19m)

As the dimensions indicate, the living room is a beautifully proportioned reception room which has the original barn arch, together with windows to the front and rear elevations, providing plenty of natural light and enjoying stunning, far reaching, rural views. The focal point of the room is the stone fireplace which is home to a working, solid fuel fire which rests on a stone hearth. To one side are twin timber and glazed doors providing access to the dining room and a short flight of five steps with oak and glazed balustrade lead to the snug.

SNUG

13' 5" x 10' 8" (4.09m x 3.25m)

The snug is open-plan to the living room but at a lower level. It features two display niches and provides access to the conservatory.





CONSERVATORY

14' 2" x 8' 9" (4.32m x 2.67m)

The conservatory features exposed stonework, PVCu double-glazed windows, patio doors and French doors; all of which offer far-reaching, panoramic views.

DINING ROOM

19' 0" x 9' 9" (5.79m x 2.97m)

The dining room can be accessed from either the living room or the kitchen and is situated to the rear of the property, enjoying fabulous far-reaching views. The focal point of the room is the stone fireplace and hearth. Adjacent to the kitchen door is a door providing access to a staircase which rises to the first floor.

DINING KITCHEN

21' 0" x 14' 7" (6.40m x 4.45m)

With dual aspect, PVCu, double-glazed windows, both of which enjoy rural views, the dining kitchen also features quarry tiled flooring, inset LED down lights to a beamed ceiling, and is fitted with an excellent range of oak-veneered base and wall cupboards with corian work surfaces, tiled splashbacks, and drawers. The kitchen boasts beveled glass display cupboards with glass shelving and down lights, a five-ring De Dietrich induction hob with extractor hood oven, a Bosch electric fan-assisted twin oven, Baumatic microwave, and Bosch coffee machine. There is also housing for an American-style fridge freezer, integrated Miele washing machine, a Beko tumble dryer, a Beko dishwasher, and a Belfast sink. To one side, a door provides access to the study.



STUDY

17' 11" x 15' 0" (5.46m x 4.57m)

The study offers a lovely aspect to three elevations which provides this spacious room with an abundance of natural light. There are inset LED downlights and a loft access point.

LOWER GROUND FLOOR

GARDEN ROOM

17' 9" x 9' 1" (5.41m x 2.77m)

The garden room is accessed via a stone staircase from the entrance hall. It features double-glazed, PVCu windows and a central door, all of which enjoy stunning, far-reaching views and fill the room with natural light. There is a useful storage cupboard, beams to the ceiling, a stone fireplace and hearth, and to one side is a door providing access to a barrel vaulted keeping cellar.

CELLAR

9' 11" x 7' 3" (3.02m x 2.21m)





FIRST FLOOR LANDING

The first floor landing features a double-glazed, PVCu window and timber, sealed unit, double-glazed window. There are fitted bookshelves and a loft access point.

BEDROOM ONE

17' 7" x 13' 6" (5.36m x 4.11m)

Bedroom one is a large double bedroom with dual-aspect windows, providing plenty of natural light and stunning, far-reaching views. There are beams to the ceiling, a loft access point, fitted floor-to-ceiling wardrobes, drawers and dressing table, and a door providing access to the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

9' 2" x 6' 0" (2.79m x 1.83m)

The en-suite shower room features part-tiled walls and full tiling around the shower, tiled flooring, a chrome ladder-style heated towel rail, and is fitted with a suite comprising Duravit circular wash hand basin with chrome Monobloc tap, a matching bidet, a matching low-flush w.c. with concealed cistern, and a large walk-in shower with glazed floor-to-ceiling panel and chrome shower fitting.



BEDROOM TWO

14' 9" x 9' 9" (4.50m x 2.97m)

Bedroom two is another double bedroom situated to the rear of the property and, once again, enjoying fabulous far-reaching views from two sets of double-glazed, PVCu windows. There is a bank of fitted floor-to-ceiling wardrobes and cupboards, a chimney breast with decorative fireplace, and further wardrobes and cupboards to each side of the chimney breast.

BEDROOM THREE

13' 10" x 10' 7" (4.22m x 3.23m)

Bedroom three is another double room with dual-aspect windows to the front and side elevations. There is a pedestal wash hand basin with chrome mixer tap and fitted furniture, including floor-to-ceiling wardrobes, a desk with drawers beneath, and high-level cupboards together with bedside tables.

BEDROOM FOUR

10' 3" x 9' 9" (3.12m x 2.97m)

Bedroom four is situated adjacent to bedroom two and, once again, enjoys stunning, far-reaching views. There is fitted furniture, including floor-to-ceiling fitted wardrobes, a desk with cupboards beneath, and drawers.

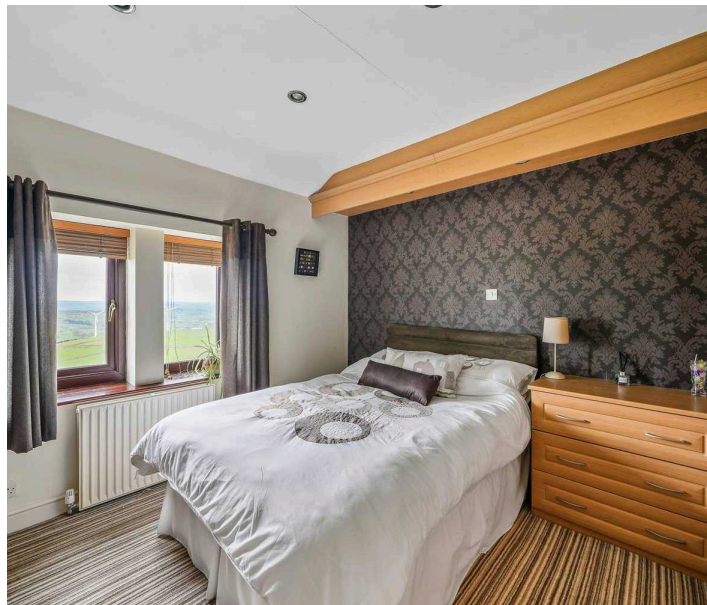
HOUSE BATHROOM

10' 5" x 8' 3" (3.18m x 2.51m)

The house bathroom is part-tiled and features a fitted cylinder and linen cupboard and a shaver socket. The suite comprises of a double-ended, timber panelled bath with shower over, twin pedestal wash hand basins, and a low-flush w.c. with concealed cistern.

Additional Information

The property features PVCu double-glazing, oil fired central heating, and alarm and CCTV systems. **DIRECTIONS** Using satellite navigation, enter the postcode HD3 3FW.



FRONT GARDEN

Externally to the front, the property features a double-width tarmacadam driveway which leads to an attached double garage. To the right of the garage are twin, five bar, timber gates which open onto a further parking area and provide access to the stable block. A stone flagged and cobbled pathway leads to the property's main entrance. Across the front of the property is a lawn garden with planted shrubs and a dry stone wall border.

REAR GARDEN

Immediately to the rear of the property is a stone flagged pathway and patio. There is a vegetable garden to the far side, as well as a rockery. The property features a greenhouse, outside power, and an external tap. There is then a sloping grassed area bordered by dry stone wall and post and rail fencing. This area has a number of trees, a pond, and daffodil bed. To one side is a six-bar timber hand gate which provides access to one of the property's paddocks, and a further six-bar timber hand gate which provides access to a concrete driveway leading to the stable block. Immediately to the front of the stable block is a concrete turnout area which is bordered by timber fencing and features a six-bar timber gate providing access to two interconnecting paddocks which are divided by post and rail fencing and divided by dry stone walling. **STABLE BLOCK** The stable block features two 12' x 12' stables, together with feed store (17'7" x 11'10") and tack room (11'10" x 5'5"). There is lighting and power in situ, as well as trace heating.

Driveway

To the right hand side of the property is a double-width tarmacadam driveway which provides off-road parking and leads to an attached double garage.

Garage- The double garage (20'0" x 18'4") features an electric sectional door and has power and light in situ.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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