



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



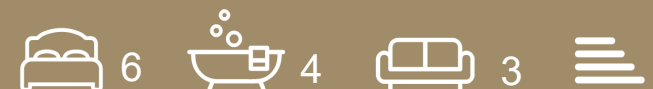
# Station Road, Shepley,

Offers Over  
£700,000

Shepley Old Hall is a truly unique and captivating grade II listed residence, offering a harmonious blend of period charm and modern living in the heart of the highly desirable village of Shepley. Set within a picturesque, cobbled courtyard, this stunning 17th-century hall provides both character and convenience, with sought-after local schools, village amenities, and excellent commuter links all just a stone's throw away.

The property offers a wealth of spacious and adaptable accommodation across two floors, enhanced by the inclusion of a self-contained annex – ideal for multi-generational living or as a dedicated home office space. The expansive, beautifully landscaped gardens at the rear provide a private oasis, perfect for outdoor entertaining or peaceful relaxation.

A truly rare find, Shepley Old Hall effortlessly combines historic elegance with practical, modern living – an exceptional family home in an exceptional location.



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#### Ground Floor

As you step through the grand wooden door, you are greeted by the grandeur of this magnificent residence. The entrance opens into a spacious and elegant reception room, offering a sense of warmth and welcome. With a stunning fireplace as its centrepiece, the room exudes a cozy yet refined atmosphere, complemented by charming beam ceilings and exquisite wooden flooring. This inviting space is perfect for relaxation, setting the stage for both quiet moments and gatherings with loved ones.

The adjoining kitchen-diner is a true highlight of this family home. A newly fitted, modern kitchen is designed with sleek, high-quality units and a striking central island. Fully equipped with integrated appliances, including a double oven, microwave, dishwasher, and fridge-freezer, this kitchen makes both cooking and entertaining a joy. A convenient hot water tap adds a practical touch. With underfloor heating throughout, the room provides both comfort and style, while twin patio doors flood the space with natural light and offer beautiful views of the outdoors.

The second reception room, thoughtfully styled with contemporary décor, offers versatility for a variety of uses. Whether it becomes an office space, a study, or an additional sitting room, it enhances the home's functionality while maintaining a sense of modern elegance.

#### First Floor

A generously sized master suite is a true haven, brimming with charm and character. Featuring an elegant fireplace and beautiful beamed Chapel-style ceilings, the room exudes warmth and sophistication. The space is bathed in natural light thanks to three large windows, each offering picturesque views over the tranquil courtyard, creating a peaceful retreat.

Also located on this floor are three additional double bedrooms and a spacious single bedroom, each benefiting from delightful rear-facing views. These rooms are serviced by a family bathroom and a separate shower room, ideal for those busy mornings and ensuring ample convenience for the entire household.

#### Annex

An impressive annex, accessed from the main property, provides a superb addition to this home. The ground floor offers a bright, open-plan living space with a cozy fireplace and patio doors that lead out to the garden-perfect for relaxing or entertaining. On the first floor, you'll find a stylish double bedroom with period features, complemented by modern décor. A well-appointed shower room, a large landing area, and useful storage

#### Externally

Approached via a cobbled driveway, the property opens to a spacious courtyard with ample off-street parking and stone wall boundaries. The courtyard leads to a pathway offering access to both the main and side entrances. Pedestrian right of access is granted to neighbouring properties. To the rear features an enclosed lawned garden, bordered by mature shrubs and trees. A hidden garden, accessible from the main garden, provides a peaceful retreat with lush greenery, perfect for additional outdoor space.

#### ADDITIONAL INFORMATION

Council Tax: C

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking





#### UTILITIES

Gas: TBC

Electric: TBC

Water: TBC

Heating: TBC

Broadband: Full Fibre Broadband

Mobile Coverage: 4G check with your provider

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



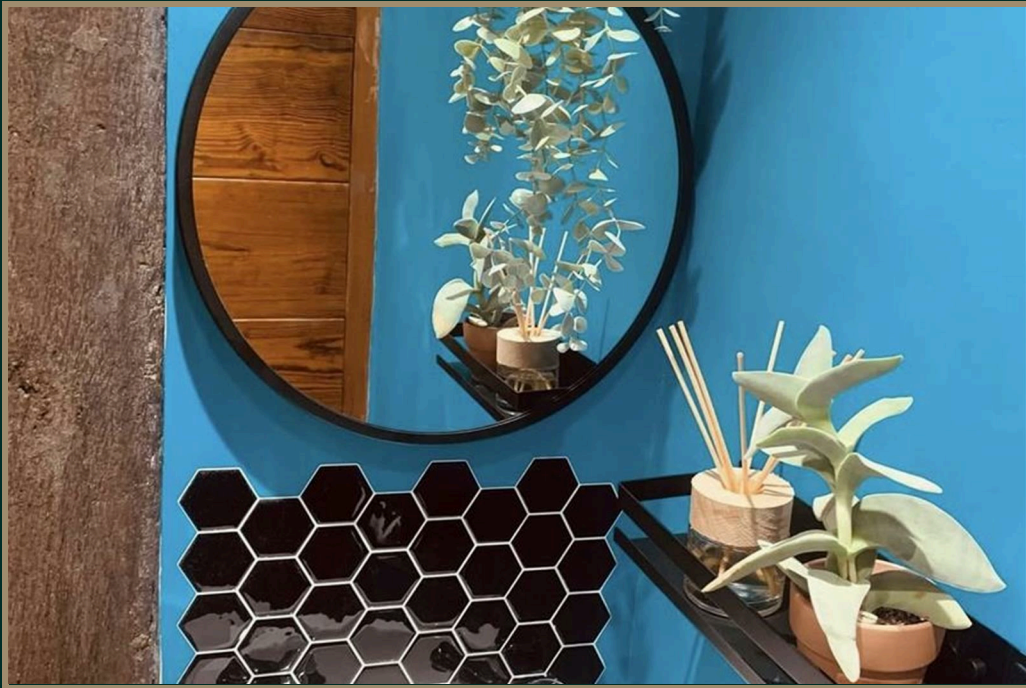










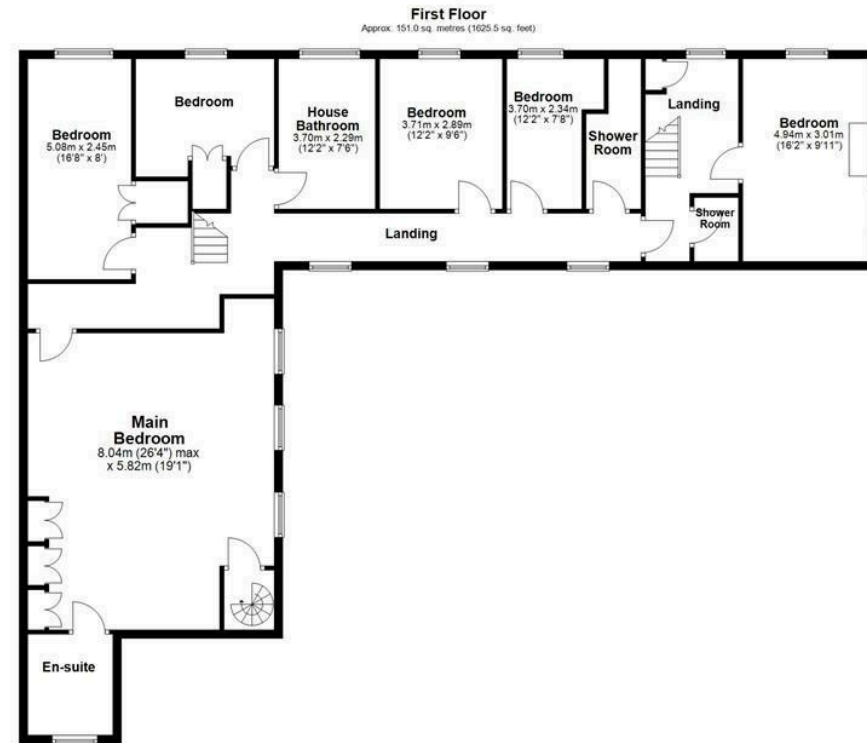
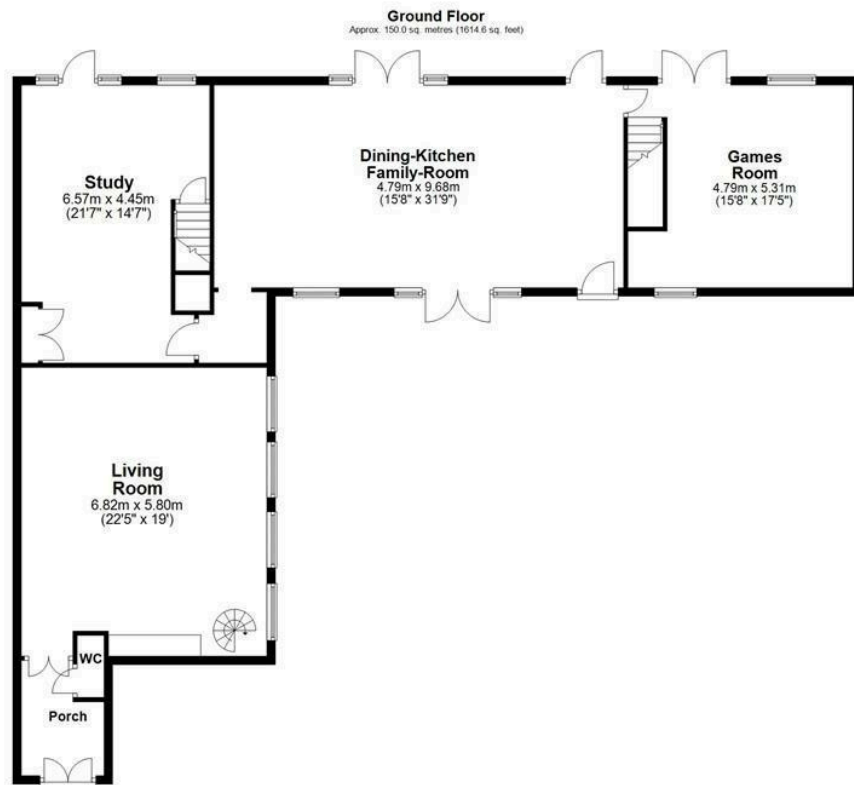












Total area: approx. 301.0 sq. metres (3240.1 sq. feet)



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To view Station Road, Shepley, Huddersfield  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)