



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Whitwell Green Lane, Elland

Offers In The  
£950,000



Newhall is a breathtaking five-bedroom wing of a Grade I listed manor house that dates back to 1472. As one of Halifax's oldest properties, it holds immense historical significance and charm. This remarkable home has undergone careful renovations, blending modern comforts with its rich heritage to provide spacious and inviting living accommodations.



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Featuring five generously sized bedrooms and four elegant reception rooms, Newhall offers ample space for both relaxation and entertaining. The property is set amidst extensive grounds, complete with generous parking facilities, making it ideal for family living or hosting guests.

Originally built by Nicholas Savile in the late 15th century as a timber-framed building, New Hall was encased in stone in the mid-17th century by John Foxcroft, enhancing its architectural beauty. This historic residence was once home to Dr. Power, the first elected Fellow of the Royal Society, renowned for his discovery of Boyle's Law. New Hall is not just a home; it is a significant piece of history waiting for its next chapter.

#### KITCHEN/BREAKFAST ROOM

The modern high-gloss fitted kitchen features a range of floor and wall-mounted storage units, a six-ring AEG gas hob with a stainless steel extractor fan, and a stylish tiled splashback paired with granite work surfaces. It includes a 1½ bowl stainless steel sink with a mixer tap, ample storage drawers, and a wall-mounted Smeg double oven. There is space for an American-style fridge freezer, and the room is illuminated by four windows that provide views of the front of the property. The breakfast area accommodates a large family dining table, complemented by a further kitchen worktop and additional storage. A roof window ensures plenty of natural light, while a storage cupboard offers added

#### UTILITY ROOM

Accessible via the kitchen and down four steps, the utility room is functional and well-equipped, featuring working power and space for a washing machine, dryer, and chest freezer. It also houses the property's electrical consumer unit and has a window overlooking the rear driveway.

#### LIVING ROOM

This delightful space boasts exposed stone flooring and a large open fireplace featuring a wood-burning multi-fuel stove. Retaining many original features, including beams and double-glazed windows with wooden surrounds, the living room leads directly into the dining room and offers four windows with views of the front property.

#### DINING ROOM

A spacious room ideal for hosting dinner parties, this area exudes grandeur with its original beams and ample space for a large dining table. It also features an open fireplace with a wood-burning multi-fuel stove and four windows overlooking the rear, seamlessly connecting to the family room.





#### FAMILY ROOM/STUDY

This versatile space, currently utilised as a study, includes a door leading to the entrance hallway and bathroom, with stairs ascending to the first floor. Three double-glazed wooden windows with stone mullions provide abundant natural light, and a built-in wooden bookcase adds character.

#### SIDE ENTRANCE VESTIBULE

Accessed from the front, the entrance porch features tiled flooring and double-glazed wooden windows with views of the side and rear of the property. Two steps lead up to a convenient wet room.

#### WET ROOM

The wet room includes a thermostatic control mixer shower, a vanity-style wash basin with storage underneath, a glass-bricked window, and a heated chrome towel rail. LED spotlights and a high-powered extractor fan enhance the functionality of this space.

#### BEDROOMS

Each bedroom is generously sized, showcasing vaulted ceilings with original beams, plush carpet flooring, and original fireplaces. Several have double-glazed pane windows with beautiful views of the surrounding property and countryside. One bedroom features built-in wardrobes, while another provides access to an en-suite bathroom. The en-suite bathroom retains charming features such as frosted glass windows with original stone mullions, a heated towel rail, a pedestal sink, and a low-level flush WC.

#### HALL WAY

An original door leads from the front of the property into the hallway, which features carpeted flooring, a wall-mounted radiator, and an original wooden staircase leading to the first floor. This area showcases historical features with its original cabinets and paneling, along with access to the drawing room and snug.

#### DRAWING ROOM

This cozy space is highlighted by an inglenook fireplace with provision for a wood-burning multi-fuel stove. Original beams and stone mullion windows provide views of the front property, creating a warm and inviting atmosphere.

#### SNUG

A charming room with wooden paneling and flooring, this snug features an open fireplace with a brick surround and retains original beams and windows with views of the rear property.

#### GREAT HALL

The Great Hall, dating back to 1472, features original wooden paneling from the 17th century and a spectacular wooden staircase from the 16th century leading to a mezzanine level overlooking the dining area. A grand fireplace with a substantial wood-burning stove warms this magnificent room, adorned with original Yorkshire stone flooring and stunning stone windows.

### MINSTRELS' GALLERY

This fabulous space features original wooden balustrades, beams, and a vaulted ceiling dating back to 1472. It provides a relaxing area to unwind after dinner while enjoying views of the roaring fire below.

### GROUNDS & EXTERIOR

Entering New Hall, you are greeted by a private driveway leading to ample parking for several vehicles. The property is set within approximately one acre of grounds, featuring landscaped gardens with mature trees and shrubs, all surrounded by a stone-built wall. The front includes a charming Yorkshire stone walkway, while the rear hosts a gated driveway that leads to further outdoor lawn areas, a modern detached garage, greenhouse, and cedar workshop. The double garage is fully powered, lit, and equipped with an electric up-and-over door.

### ADDITIONAL INFORMATION

Council Tax; C

Tenure:Freehold

Parking:Off Road parking

### UTILITIES

Gas; Main

Electric:Mains

Water:Main

Heating: Gas boiler (8 years old and has been serviced annually)

Broadband:Superfast Broadband

Mobile Coverage: 4G/5G 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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









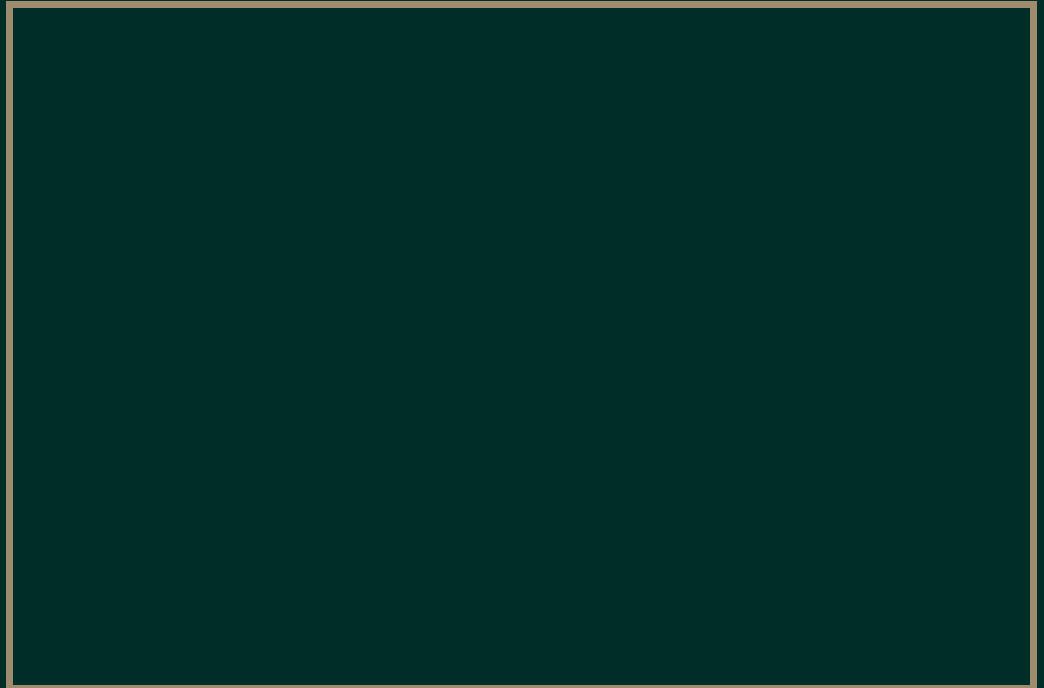














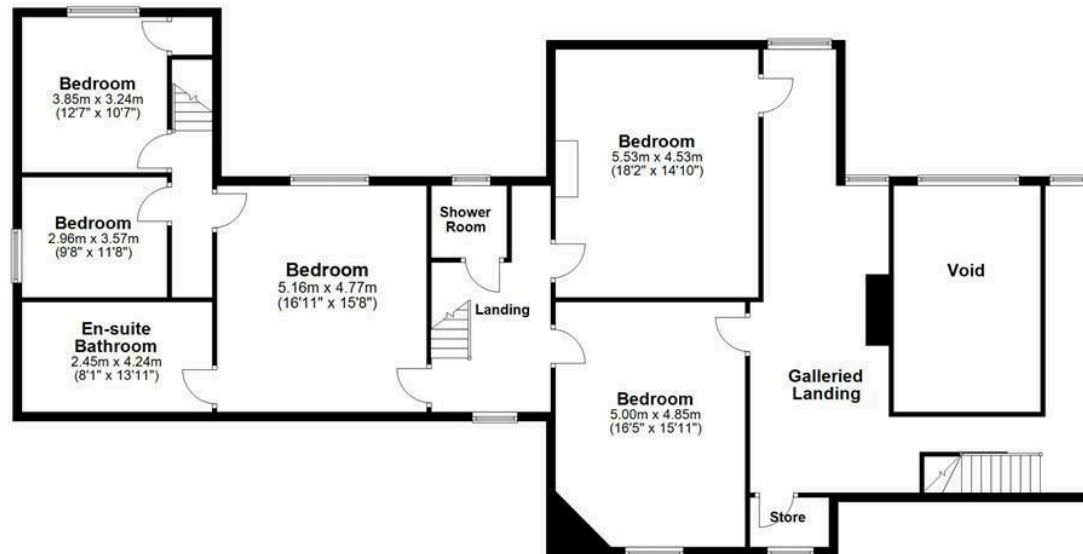
### Ground Floor

Approx. 218.0 sq. metres (2347.0 sq. feet)



### First Floor

Approx. 179.3 sq. metres (1930.2 sq. feet)



Total area: approx. 397.4 sq. metres (4277.3 sq. feet)



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