



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Bank House Lane, Luddendenfoot, Halifax

Offers In The Region Of

## £795,000

- Charming character home with traditional features throughout
- Four well-proportioned double bedrooms
  - Attractive landscaped gardens with terraces and patio areas
- Open-plan layout ideal for modern family living and entertaining
- Set within a peaceful and picturesque semi-rural setting

Set within approximately 7.5 acres of picturesque countryside, Holme House Farm is a beautifully appointed four-bedroom detached residence offering an exceptional blend of character, space and lifestyle. Surrounded by open views and enjoying a peaceful, semi-rural setting, this is a home perfectly suited to those seeking both privacy and practicality.

The property is complemented by ample off-road parking, a versatile garage, and a detached outbuilding currently used as a gym. Excellent equestrian facilities including three well-maintained stables and a dedicated tack room. The land extends to generous grazing paddocks, creating a rare opportunity for those with equestrian interests or simply a desire for expansive outdoor living.

Holme House Farm presents a unique combination of traditional charm and modern versatility — a lifestyle property designed to be enjoyed both inside and out.



### Entrance Hall

The entrance hall creates a welcoming first impression, with traditional detailing and access to the principal ground floor rooms. Stairs rise to the first floor, while internal doors lead through to the living accommodation

### Kitchen & Breakfast Room

At the heart of the home lies a spacious open-plan kitchen and breakfast room, thoughtfully designed for both everyday living and entertaining. Stone tiled flooring runs throughout, complemented by a range of fitted wall and base units in a classic shaker style. Tiled splashbacks and painted double-glazed windows frame views to the front of the property, allowing natural light to fill the space.

The kitchen is well-equipped with an integrated oven, a one-and-a-half bowl sink, and space for a dishwasher and freestanding fridge. The layout flows seamlessly into a generous dining and seating area, offering ample room for a family table and relaxed lounge furniture — a true social hub of the home.

Just off the kitchen, a separate utility room provides additional practicality.

### Utility Room & Ground Floor Facilities

The utility room offers space for laundry appliances, including a washing machine and full-height fridge freezer, along with direct access to a convenient ground floor WC.

The WC is fitted with a modern suite, including a low flush WC, pedestal wash basin and a quadrant shower enclosure — ideal for guests or day-to-day use.

### Snug

A cosy and inviting snug offers a more intimate living space, complete with soft carpeted flooring and three double-glazed windows overlooking the front aspect. A built-in bookcase adds character and practicality, while a door connects through to the main living room

### Living Room & Dining Area





The main living room is a beautifully proportioned space, filled with natural light from multiple double-glazed windows. A charming stone-built fireplace with a feature gas fire creates a warm focal point, perfect for relaxing evenings.

A small set of steps leads up to an elevated dining area, where high ceilings and original exposed beams add a sense of character and volume. A striking floor-to-ceiling window enhances the space further, creating a bright and atmospheric setting for entertaining. A secondary door provides access back into the hallway.

#### First Floor Landing

The first floor landing is finished with carpet flooring and provides access to the principal bedrooms and family bathroom, with stairs continuing to the second floor.

#### Bedrooms & Bathrooms

##### Principal Bedroom

A generous double bedroom featuring fitted wardrobes and a large window capturing far-reaching views across the surrounding countryside. A private en-suite shower room adds convenience.

##### En-Suite

Fitted with a shower enclosure, pedestal wash basin and WC, complemented by a frosted window for natural light and privacy.

##### Bedroom Two

A well-proportioned double room with fitted wardrobes and multiple windows, allowing for excellent natural light and pleasant views to the front aspect

##### Bedroom Three

Another spacious double bedroom with fitted storage and dual aspect windows, creating a bright and comfortable environment.



### Family Bathroom

The house bathroom is styled with a traditional feel, featuring a panelled bath with shower attachment, WC and wash basin set within a vanity unit. Tiled surrounds, a window overlooking open fields and a useful storage cupboard complete the space

### Second Floor Bedroom

Positioned on the upper level, this additional double bedroom offers a peaceful retreat, with a window to the side elevation and useful eaves storage.

### External Grounds & Equestrian Facilities

The property is set within attractive and well-maintained grounds. To the front, a Yorkshire stone terrace overlooks mature trees and established planting, with steps leading down to a sun terrace — ideal for outdoor seating.

Further areas include a paved patio, level lawn and a charming summer house positioned to take advantage of the setting. A stone driveway leads to a detached stable block, enhancing the property's versatility.

The stable block comprises three well-kept stables along with a tack room, and is complemented by a small grazing area with gated access to additional fields beyond — ideal for equestrian use or those seeking a semi-rural lifestyle.





















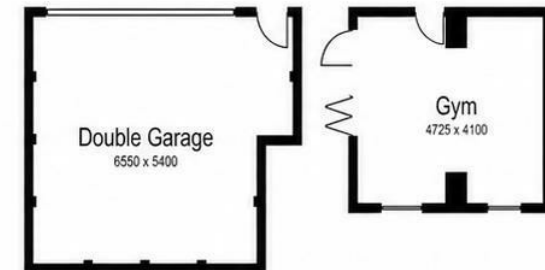
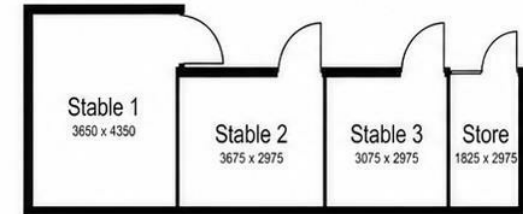
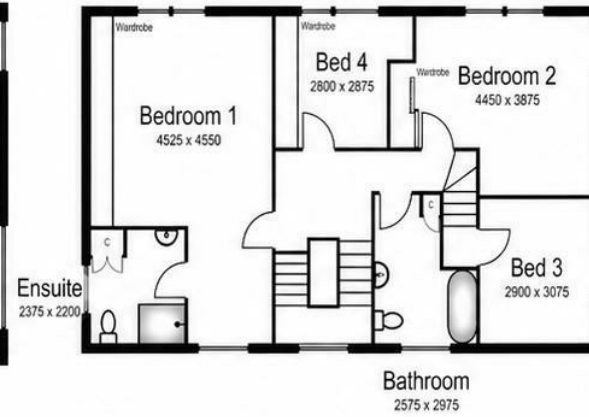


# Yorkshires Finest

Front Ground



1st Floor



**HX2 6TG**  
Internal - 279m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.



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To view Bank House Lane, Luddendenfoot,  
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Call 01484 432 773