



# The Gatehouse and Cottage

Scar Bottom Lane, Greetland, Halifax, HX4 8NW

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Historic farmhouse with two-bed annexe,  
gardens, and greenbelt surroundings



**Charnock Bates**

The Country, Period & Fine Home Specialist









# The Gatehouse and Cottage

Scar Bottom Lane

Greetland

Halifax

HX4 8NW

Guide price: £695,000

## At a glance

- **Converted former dairy farm dating back to 1751**
- **Main house with three bedrooms and one bathroom**
- **Adjoining two-bedroom annexe (converted barn, 2004) with accessibility features**
- **South-facing gardens and stone-flagged patios**
- **Large shared lawned garden between The Gatehouse and Gatehouse Cottage**
- **Versatile cellar space, currently used as a gym**
- **Parking for up to four cars**
- **No onward chain**

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## Historic farmhouse with two-bed annexe, gardens, and greenbelt surroundings

Dating back to 1751, The Gatehouse is a beautifully converted former dairy farm that combines period charm with a sleek, modern interior.

Link-detached, the property offers a versatile layout with a three-bedroom main house and an adjoining two-bedroom annexe – currently run as a successful Airbnb. Set amidst greenbelt land with far-reaching views, this unique home provides a rare opportunity for multigenerational living, home-working or income potential, all within a private yet well-connected location.





## The main house (The Gatehouse)

The main farmhouse offers a striking blend of history and contemporary design.

### Kitchen diner

The heart of the home is a bold kitchen diner, contrasting straight lines with flowing curves. Features include a curved breakfast bar with tiled pillars, integrated appliances (Hotpoint oven, Bosch microwave, extractor), fireplace, and garden views.

### Cellar/Utility

Fully tanked and versatile, the cellar currently houses a gym, walk-in storage cupboard, and two smaller store rooms.

### Lounge

A light and spacious dual-aspect reception room with bespoke fitted blinds, marble fireplace, log-burning stove, and French doors to the patio.

### Hallway

With a glazed door to the garden and staircase to the first floor.



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## First floor

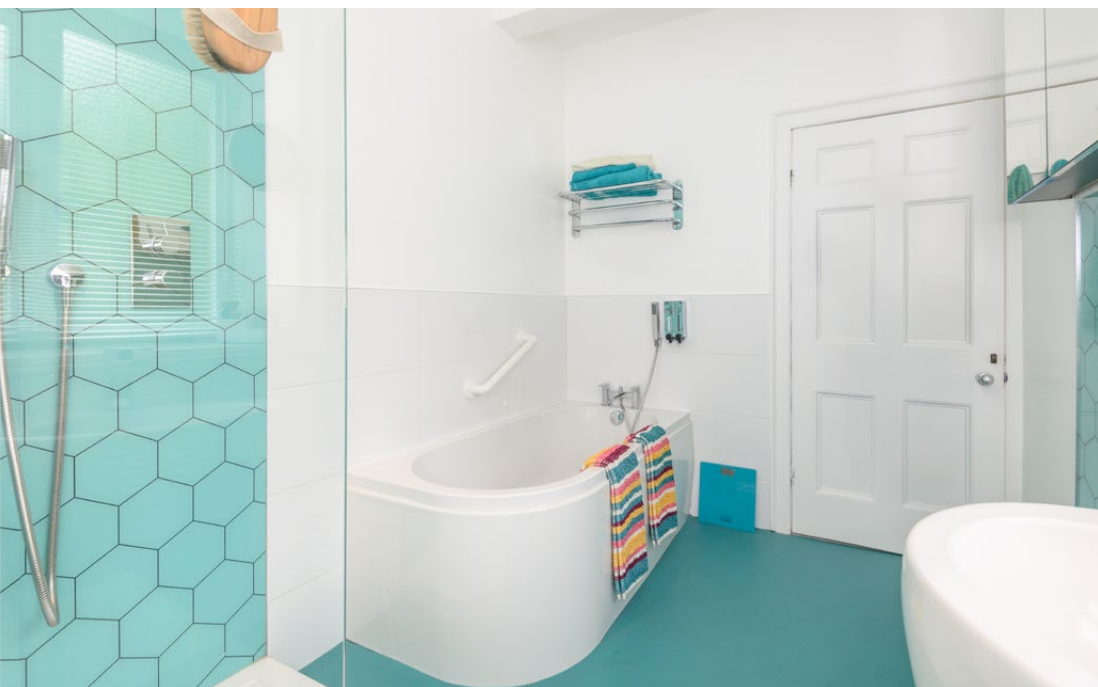
The landing is bathed in light from multiple windows and extends into a home office area overlooking the garden and fields.

- **Principal bedroom**  
Spacious double bedroom with fitted wardrobes and vanity desk. A wisteria-framed window looks out onto hillside views.
- **Second bedroom**  
Double bedroom with white fitted wardrobes. The window provides views of the garden and across the valley
- **Third bedroom**  
Well-proportioned double bedroom with laminate flooring, with views up the hill to the top of Scar Bottom Lane.
- **Bathroom**  
Finished with contemporary fittings including Alessi sink, rainfall shower, bath with shower attachment, and mirrored cabinet.













## The annexe (The Gatehouse Cottage)

Designed with accessibility in mind, the annexe offers its own independent entrance and a thoughtful layout across two floors. The dual-aspect lounge diner is filled with natural light and features French doors opening onto the patio, which has an external plug socket. The kitchen is well-equipped with fitted cabinetry, an oven, four-ring gas hob, and extractor.

The principal bedroom, positioned on the ground floor, includes a modern ensuite wet room with seat, handrails and heated towel rail. Upstairs, a cosy double bedroom enjoys views across the garden and surrounding greenbelt land, served by a stylish family bathroom with bath, shower over, recessed shelving, and heated towel rail.

With level access, a low threshold entrance, and the option to purchase fully furnished, the annexe is perfectly suited for multigenerational living or as an ongoing Airbnb designed with accessibility in mind.



















## Gardens and grounds

The Gatehouse is approached via an easement from the main road, leading to a flagged driveway with space for up to four cars. The garden is a delightful mix of lawn and stone-flagged patios with uplighting, offering sun throughout the day thanks to its south-facing aspect.

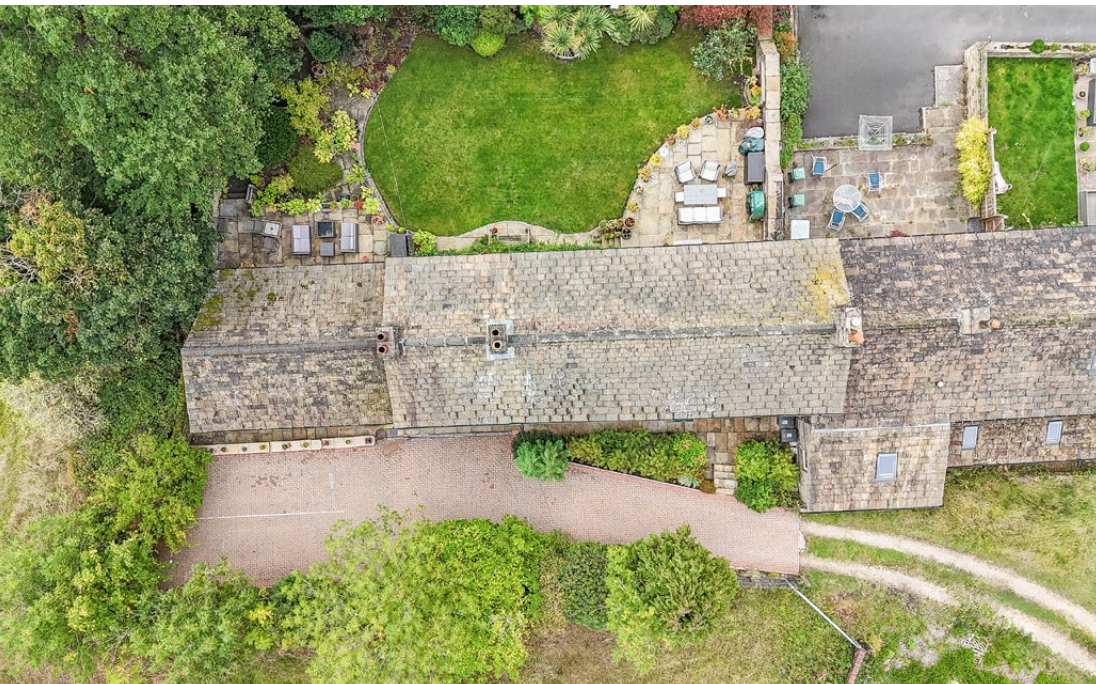
Shared with The Gatehouse Cottage, the lawned garden is framed by mature trees and shrubs, creating a tranquil, countryside setting. A useful shed with a bike store adds practicality.











## Key information

- Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Terraced and end of terrace
PARKING	Driveway for up to four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Connected to mains services
GAS SUPPLY	Connected to mains services
WATER SUPPLY	Septic tank
SEWERAGE	Main
HEATING	Central heating, plus log burning stove in main house lounge
BROADBAND	Connected to mains services
MOBILE SIGNAL	Good outdoor and in-home

Note: A planning application has been submitted for land to the west of Ellistones Lane. Prospective purchasers should satisfy themselves as to the details of the planning application, details can be found on the Calderdale planning portal at [calderdale.gov.uk](http://calderdale.gov.uk)



## Location

Tucked away in the sought-after village of Greetland, The Gatehouse and Cottage enjoy the peace of a semi-rural setting while remaining close to excellent local amenities, schools and commuter links.

Halifax town centre, Huddersfield, and the M62 motorway are all easily accessible, making it a convenient base for professionals and families alike.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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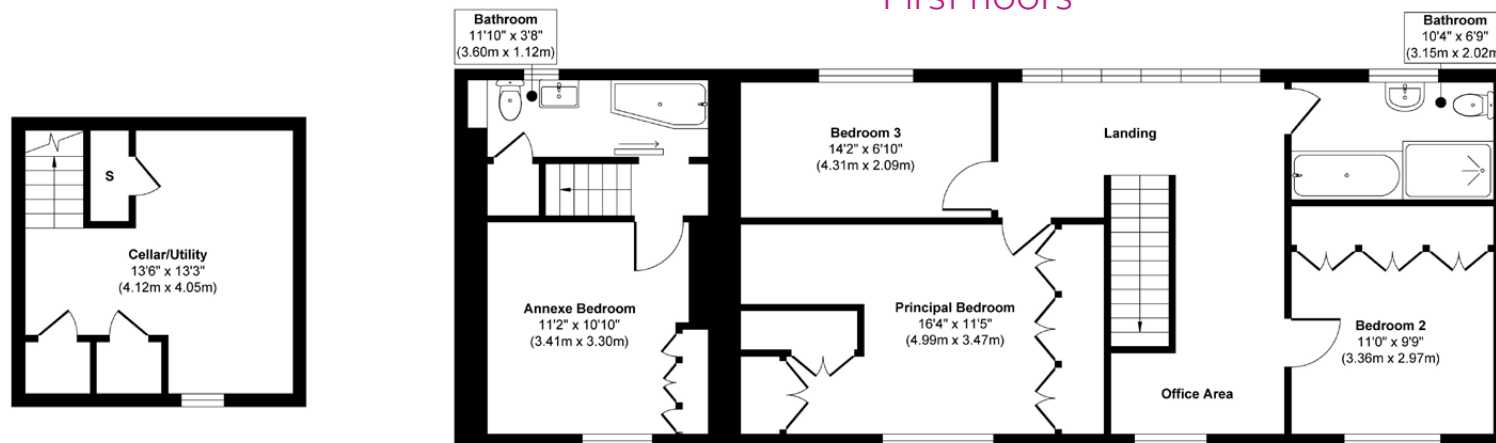


# Floor plans

## Ground floors



## First floors



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Total approximate floor area:  
**2,492 sqft (231.49m<sup>2</sup>)**  
 (inc Annexe)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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