

Charnock Bates





# 10 • Blake Hill End Farm • Blake Hill End Shibden

A HILLTOP HAVEN WITH PANORAMIC VIEWS AND ENDLESS POTENTIAL

Set high above the iconic Shibden Valley, 10 Blake Hill End Farm is a remarkable detached residence offering extensive family accommodation, sweeping views, and a host of lifestyle-enhancing spaces. With origins rooted in West Yorkshire character—think mullion windows, exposed beams, and stone fireplaces—this exceptional home also comes with a double garage, barn with conversion potential, and an idyllic garden retreat complete with a hot tub.

## GROUND FLOOR

Step into the farmhouse kitchen, where rustic charm meets modern practicality. Mullion windows frame pastoral views, while exposed beams add warmth and authenticity. A useful utility room sits just off the kitchen - more modern in white gloss and easily adaptable as a second kitchen.

A central hallway links a cosy lounge with a multi-fuel stove and two light-filled games rooms—one featuring a classic wooden bar and the other with external access, perfect for entertaining or conversion.

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## FIRST FLOOR

Upstairs offers six double bedrooms plus a study, ideal for growing families or guests. Many rooms enjoy green views through three-light mullion windows, while built-in wardrobes and custom cabinetry add practicality. A striking vaulted-ceiling space with exposed beams offers separate access via a second staircase.

Completing the first-floor accommodation is a shower room and the house bathroom. The shower room is fully tiled and features a three-piece suite including a WC, a wash hand basin, and a wall-mounted electric shower. A frosted window to the side elevation adds privacy.

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## GARDENS AND GROUNDS

A cobbled driveway provides parking for around 10 cars and leads to a double garage. Beyond, a large stone barn invites the possibility of conversion (subject to necessary consents), while a potting shed and other outbuildings add cottage garden charm.

To the rear, a summerhouse with decking and a hot tub overlooks breathtaking open views—an exceptional setting for summer evenings or your own luxury escape.

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## LOCATION

Located in the sought-after area of Shibden, this unique home blends seclusion with convenience. The surrounding landscape is famously picturesque, while Halifax town centre—with its thriving cultural scene, The Piece Hall, and direct rail links to Leeds and Manchester—is just a short drive away. The property is also within walking distance from Shibden Mill Inn - an award-winning country inn nestled in the fold of the beautiful Shibden Valley. Excellent schools and countryside walks are also close at hand, making this a superb location for families and lifestyle seekers alike.

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## KEY INFORMATION

- Fixtures and fittings: Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Local authority: Calderdale
- 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



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## LONDON

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