

# Charnock Bates

Chartered Surveyors & Auctioneers





# Valley Farm

## Low Lane | Clayton

A unique opportunity to purchase a private equestrian facility with detached farmhouse (formerly four cottages), detached stone built stable block with 4 stables, WC and storeroom/offices above, further detached timber stable, 4.5 acres of grazing land, large garage block, wash bay, hay store and flood lit arena.

### GROUND FLOOR

Orangery  
Kitchen  
Snug  
Utility Room  
Lounge  
Bathroom/Master En Suite

### LOWER GROUND FLOOR

Dressing Room  
Cellar Access

### FIRST FLOOR

Master Bedroom  
Bedroom Two  
En Suite Shower Room  
Bedroom Three  
Dressing Area  
Bedroom Four  
Bathroom Two

### DISTANCES

Leeds approx 16 miles  
Manchester approx 40 miles  
Halifax approx 5 miles



## LOCATION

The centre of the village is designated as a conservation area in 1977. The main street of the village – Clayton Lane – which runs alongside the park, includes several traditional pubs.

The village has four schools, three of which are state primary schools, Clayton St. John's Church of England Primary School, Bradford Road, Clayton Village Primary School, John Street and St. Anthony's Roman Catholic Primary School, Bradford Road.

Clayton boasts several shops, churches and a nearby nine-hole parkland golf course with a par of 65, managed by Clayton Golf Club, is located at Thornton View Road. The club, founded in 1906, is members only and their facilities include a club house at the course. Clayton lies within the West Yorkshire Passenger Transport Executive area that is known as Metro with two regular bus routes.

## GENERAL INFORMATION

Valley Farm is an impressive detached period property, formerly four cottages, now offering well presented, fully modernised accommodation with impressive outdoor space ideally suited to the equestrian buyer.

The main house is accessed via a luxurious orangery with full length Bi folding doors, sky lights and under floor heating. French doors lead into the lounge and a further door accesses the bespoke solid Oak kitchen. With a good range of base and drawer units, centre island with wine rack and basket storage and co-ordinating Granite worktops. The integral appliances include a full size AGA with two cooking plates, warming plate, baking oven, warming oven, and slow cooker, Neff microwave, full size fridge and Fisher Paykel double drawer dishwashers. An open archway with Oak lintel leads through into the snug. With feature double faced log burning stove set within a stone surround with Oak Mantle above and bespoke fitted Oak cupboards and shelving with Granite surfaces to one

side. Doors lead into the utility room and lounge and a bespoke Oak and cast iron staircase leads to the first floor.

The utility room is a good sized room with sink and drainer, plumbing for a washing machine and space for a tumble dryer. Housing the Worcester combi boiler and solar panel controls.

The lounge is extremely spacious with impressive double faced log burning stove with Oak surround. Solid Oak floors and large picture window to the front elevation. The bathroom/master en-suite is accessed via the lounge. A cast iron spiral staircase leads up into the master bedroom and further spiral staircase leads down into the master dressing room/cellar area. A luxurious cast iron and stainless steel freestanding bath is the focal point of this beautiful bathroom which is fully tiled with underfloor heating. It is extremely well appointed with walk in rainfall shower with additional hand held attachment, double vanity storage unit with Corian surface and double inset sinks with drawer storage beneath and WC. The dressing room below has fantastic storage including double hanging, shelving and drawers. A door accesses a cellar area and a further door accesses outside.

To the first floor there are four double bedrooms all with an extensive range of fitted furniture, one en suite shower room and one dressing area.

Bathroom two is another generous room with luxury Jacuzzi bath, double steamer shower with rainfall showers and bluetooth radio, wash basin and WC.

Solar panels to the roof.

Operators licence.

## EXTERNALS

The property is accessed via electric gates onto a sweeping driveway with resin surface. An extensive parking area with further driveway for large vehicles leads to a detached garage with electric roller door and power there is an adjoining wash bay with water supply





electric and floor drains. Stone built store.

A detached stone built stable block incorporates 4 stables with internal feed corridor and large storeroom and WC above. It has a water supply with thermostat, three phase electricity connection and drainage. There is future potential to convert into a dwelling subject to gaining the relevant planning permissions.

A detached timber stable and newly constructed timber hay store.

#### LAND

Approx 4.5 acres of grazing land with newly fitted post and rail fencing with electric supply and sheep mesh panels.

#### FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

#### LOCAL AUTHORITY

Bradford MBC

#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

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

#### SERVICES

We understand that the property benefits from all mains services except drainage. The property has a septic tank which is situated on their land and emptied once a year. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

#### TENURE

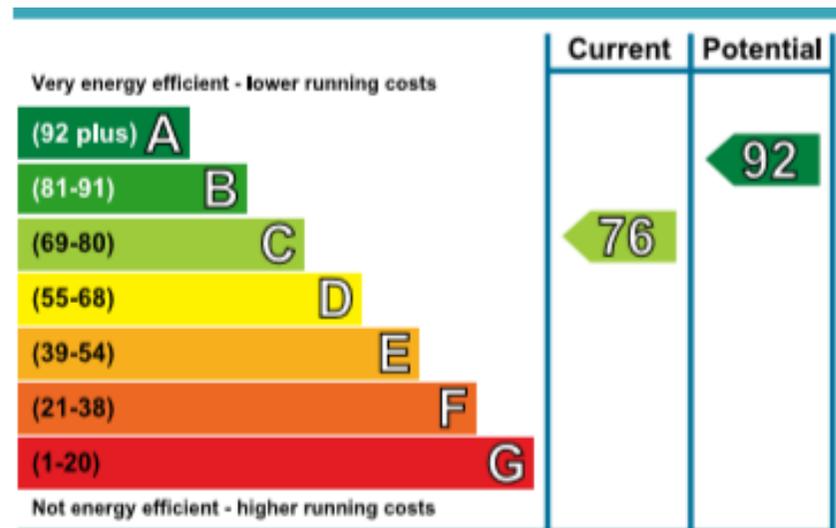
Freehold with vacant possession upon completion.

#### DIRECTIONS TO

From Halifax proceed towards Leeds and Bradford on the A58, at Stump Cross take the left fork towards Bradford and Northowram. Proceeding through Northowram to the Shelf roundabout, at the roundabout turn left onto Bradford and Denholmegate road. Proceed straight forward until reaching the Queensbury traffic lights. At the lights proceed straight forward until taking a right hand turning onto Thornton Road

(opposite the Hairdressers). Continue along Thornton Road pass the Junction public House on the left and continue down the Cockin Lane for approx 1/2 a mile towards the bottom where you turn right onto Low Lane. Valley farm is the second property on the left hand side as indicated by the Charnock Bates sign board.

For Satellite Navigation- BD14 6QA



#### IMPORTANT NOTICE

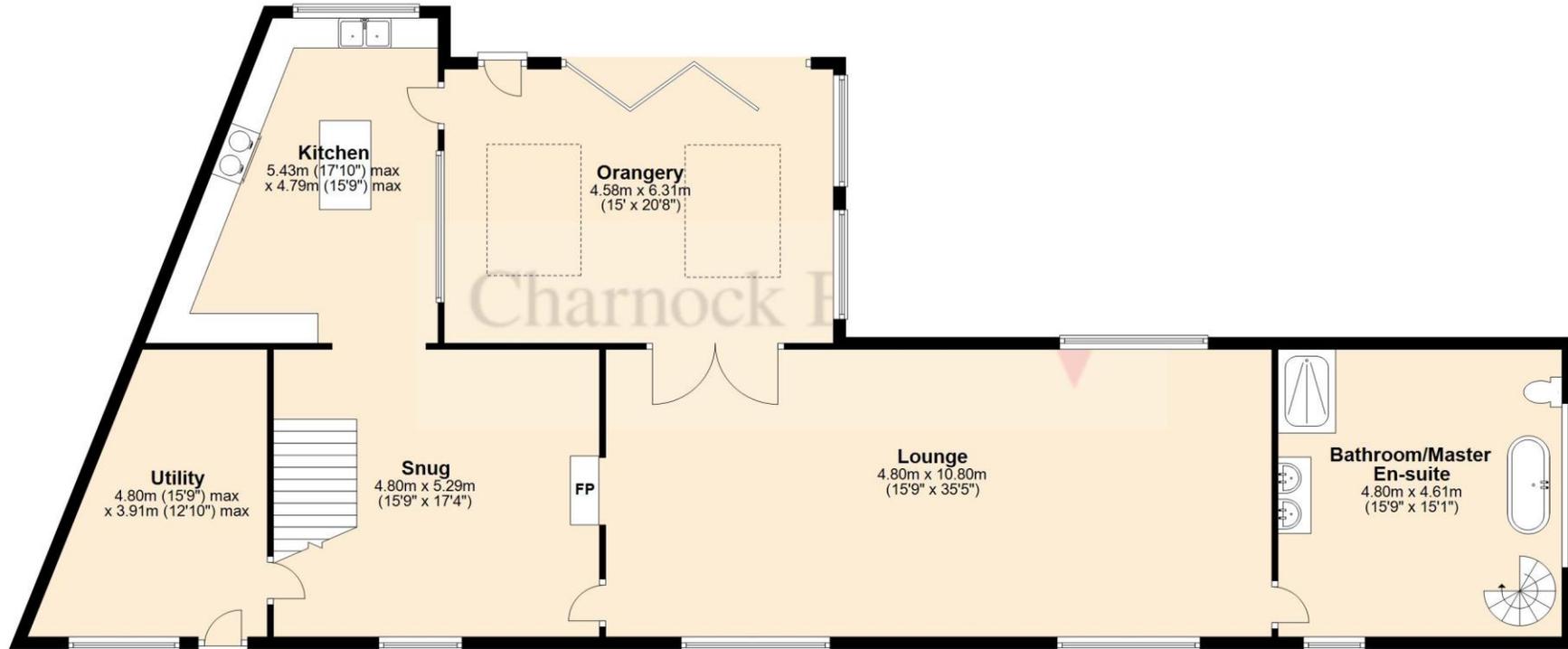
CHARNOCK BATES for themselves and for vendors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
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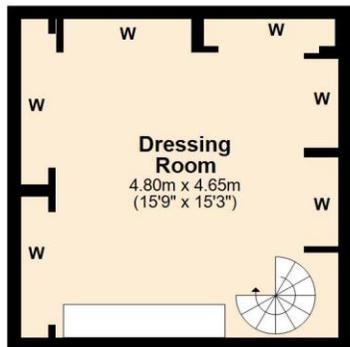




Ground Floor



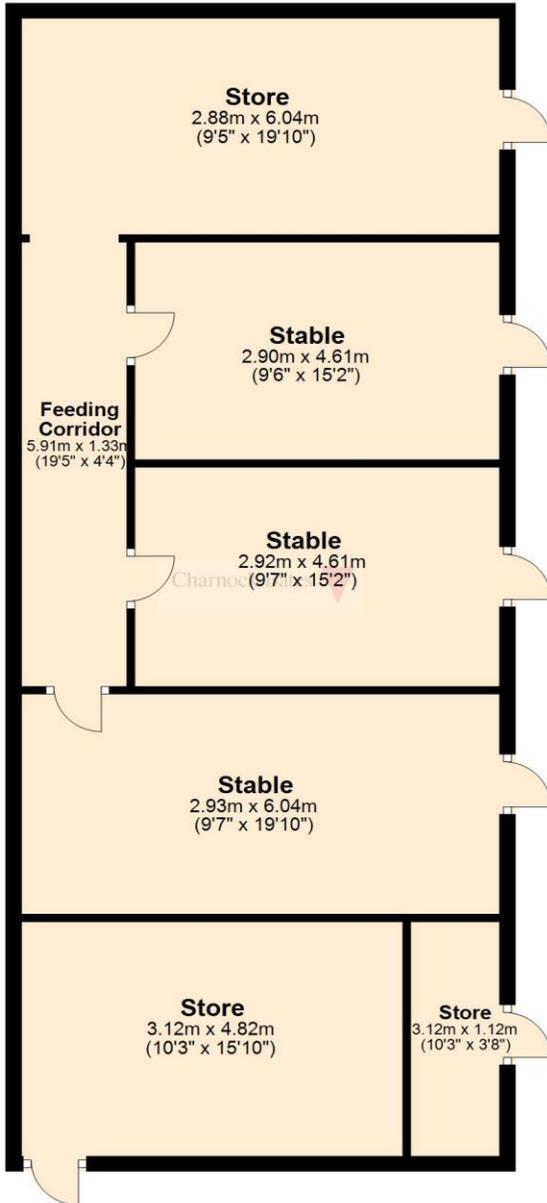
Lower Ground Floor



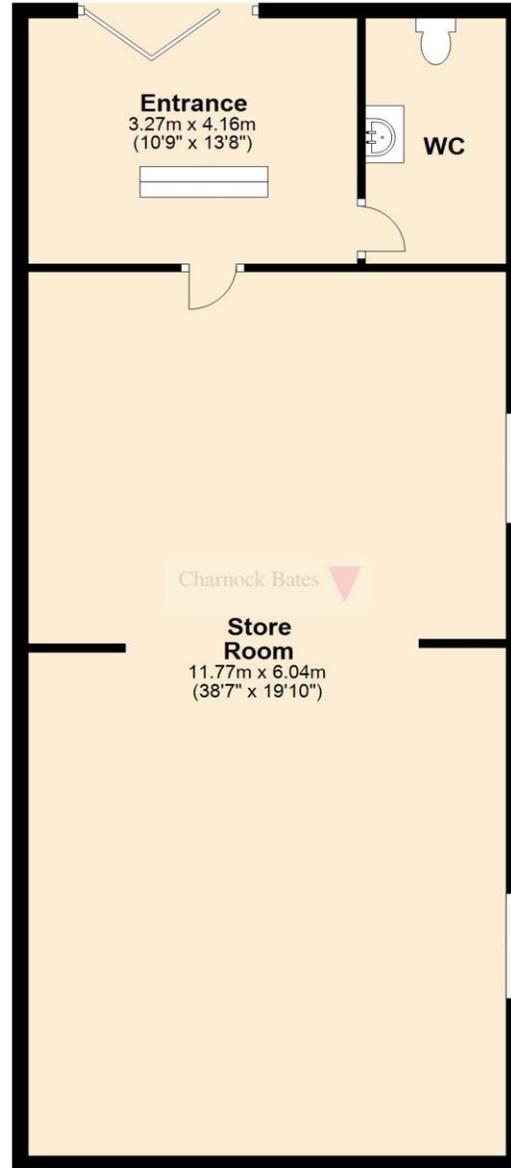
First Floor



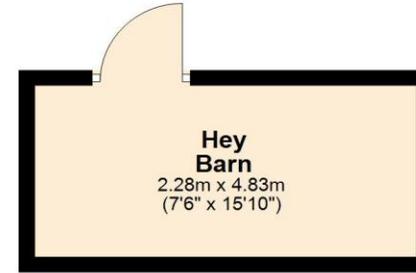
**Main Stables - Ground Floor**



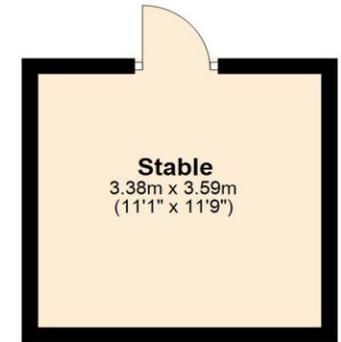
**Main Stable Floor One**



**Hey Barn**



**Stable**







**HALIFAX**

Property House, Lister Lane, Halifax HX1 5AX  
t 01422 380100

**RIPPONDEN**

250 Halifax Road, Ripponden HX6 4BG  
t 01422 823777

**HUDDERSFIELD**

Oak House, New North Road, Huddersfield HD1 5LG  
t 01484 903000