



Quarry Field House  
Green Slacks Lane • Scammonden  
Huddersfield • HD3 3FR

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Elevated living with panoramic moorland  
views and Scammonden reservoir  
right on the doorstep



**Charnock Bates**

The Country, Period & Fine Home Specialist





# Quarry Field House

Green Slacks Lane • Scammonden  
Huddersfield • HD3 3FR

Use What3words instead of postcode:  
**relations.cocktail.hairspray**

Guide price: £950,000

## At a glance

- **No onward chain**
- **Exceptional home with panoramic views across the Pennine moorland**
- **Striking open-plan living kitchen diner with windows to all four sides**
- **Immaculate, high-specification finishes throughout**
- **Spacious principal suite with direct access to a sunken garden**
- **Flexible accommodation including study/playroom and multiple double bedrooms**
- **Spa-style bathrooms including sauna and jet bath**
- **Beautiful landscaped gardens with patio terraces and summerhouse**
- **Large garage with mezzanine level and workshop space**
- **Gated driveway with generous private parking**

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## Elevated living with panoramic moorland views and Scammonden reservoir right on the doorstep

Offered with no onward chain and positioned in an exceptional elevated setting above the Pennine landscape, Quarry Field House is a beautifully finished home that captures the drama and tranquillity of its surroundings from every angle.

With panoramic views stretching across open moorland, thoughtfully designed outdoor spaces, and immaculate contemporary interiors, this unique property offers a lifestyle defined by light, space, and connection to nature.

Arranged over multiple levels, the home has been carefully designed to maximise its spectacular outlook, with expansive glazing framing far-reaching views across rolling hills and open countryside. Inside, stylish finishes, warm natural materials, and high-specification fixtures create a home that feels both refined and welcoming.

Whether entertaining in the open-plan living space, enjoying summer evenings on the terrace, or waking up to sweeping moorland vistas from the principal suite, Quarry Field House provides an extraordinary setting for modern country living.



## Ground floor

### ENTRANCE AND UTILITY

The spacious entrance doubles as a practical utility space, complete with fitted shoe storage, wardrobes, and hanging space for coats. Wall and base cabinets provide further storage, alongside a sink and plumbing for laundry appliances. The air-source heat pump and airing cupboard are also located here.

### LIVING SPACES

The heart of the home is the impressive open-plan living kitchen diner, a wonderfully sociable space designed to bring together cooking, dining, and relaxation while enjoying uninterrupted views of the surrounding countryside.

Underfloor heating runs throughout the ground floor, while wooden floorboards and exposed timber beams add warmth and character. Windows to all four sides flood the room with natural light and frame breathtaking views across the moors.







## KITCHEN

The contemporary kitchen combines striking design with exceptional functionality. Concrete-effect cabinetry contrasts beautifully with sleek worksurfaces, while a generous central island provides a natural gathering point with a breakfast bar comfortably seating four.

Integrated appliances include:

- Full-height fridge and full-length freezer
- Two ovens; one of which is a combi microwave
- Plate warmer
- Dishwasher
- Drinks fridge and wine fridge
- Elica induction hob

Thoughtfully designed storage and streamlined finishes ensure the space feels both stylish and practical.

## DINING AREA

Positioned beneath a dramatic exposed truss with timber beams, the dining area creates a memorable setting for entertaining, with open views across the surrounding landscape.







## **LOUNGE**

The lounge area offers a warm and inviting retreat centred around a multi-fuel stove from Firebelly in Elland, set within an impressive stone surround. French doors open directly onto the patio, creating a seamless transition between indoor living and the outdoor entertaining areas.

## **STUDY/PLAYROOM**

A versatile room currently used as a playroom but equally suited as a study, hobby room, or additional bedroom. Stone tiled flooring and traditional mullion windows complement the character of the property, while views extend across the gardens and surrounding hills.

## **BATHROOM**

A well-appointed bathroom on this level includes a bath with shower attachment, a recessed storage nook with downlighting, and a contemporary vanity unit with Hudson Reed fittings.









## Lower level

The lower level provides further generous accommodation, including the impressive principal suite.

### PRINCIPAL SUITE

A peaceful retreat designed to make the most of the stunning surroundings. This spacious bedroom includes fitted wardrobes, drawers, and cupboards – along with a built-in vanity desk. Bifold doors open directly onto the sunken garden, allowing you to step outside and enjoy panoramic views across the landscape.

The ensuite features a double-width rainfall shower with additional handheld attachment, Duravit sanitaryware, and contemporary fittings.

### ADDITIONAL BEDROOMS

Three further double bedrooms provide comfortable and flexible accommodation. One features deep blue walls and plush carpeting for a cosy atmosphere, while another exceptionally large room – currently used as a craft space – could easily be transformed into an ideal teenage retreat with separate zones for relaxing, gaming, or studying.

### BATHROOMS

The family bathroom offers a luxurious, spa-like feel, complete with sauna, jet bath, and walk-in rainfall shower with floating bench. Additional bathrooms throughout the home ensure both practicality and comfort for family living and guests.









## First floor

### BEDROOMS

The upper floor offers two charming bedrooms with reduced-height vaulted ceilings, skylight windows, and exposed beams that add character and warmth.







## 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	Detached
PARKING	Gated compound surrounding property, with a garage for up to four cars and driveway parking for at least two additional cars
LOCAL AUTHORITY	Kirklees Council
COUNCIL TAX	Band F
EPC	TBC
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	Not connected to mains
WATER SUPPLY	Mains
SEWERAGE	Drainage to public sewer via a pump
HEATING	Central heating (electric), multi-fuel stove in living area, air-source heat pump, underfloor heating to ground floor
BROADBAND	Sky Fibre
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Map Your Mobile)

## Location

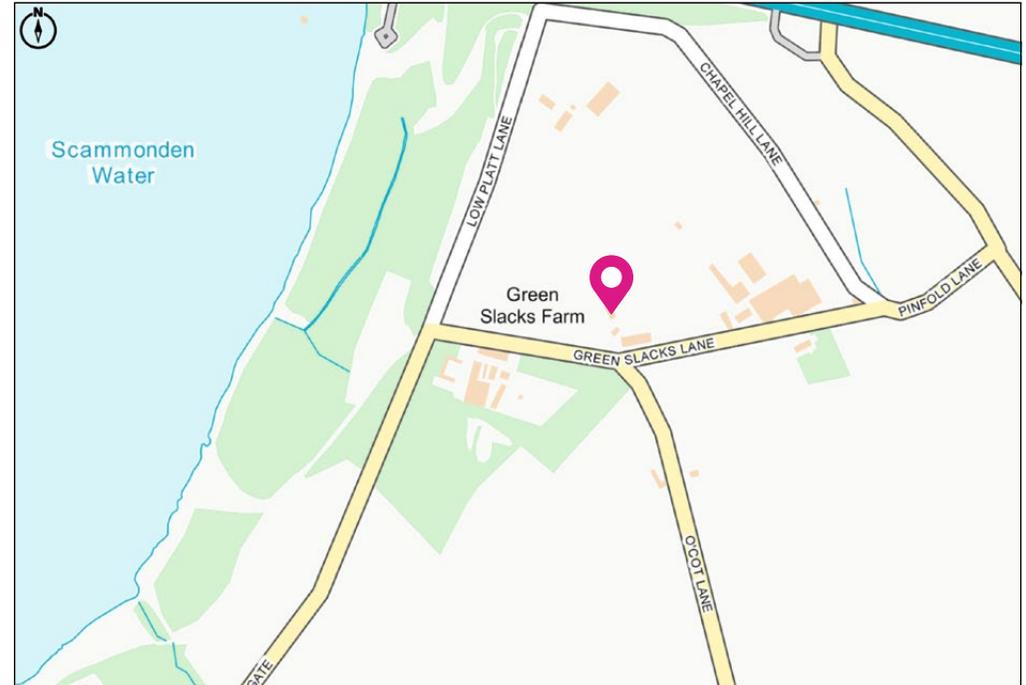
Quarry Field House occupies a truly special position within the beautiful Pennine landscape and has Scammonden Reservoir right on the doorstep, where wide open moorland meets exceptional accessibility.

Despite its wonderfully rural feel, the property is ideally placed for commuters, with excellent road connections to Huddersfield, Halifax, Leeds, and Manchester via the nearby M62 corridor. This makes it possible to enjoy peaceful countryside living without sacrificing convenience.

The surrounding area is renowned for its walking routes, cycling trails, and outdoor pursuits, with miles of open moorland to explore right on the doorstep. Local villages and towns provide a range of everyday amenities, independent shops, cafés, and restaurants, while well-regarded schools are also within easy reach.

What3Words location: **relations.cocktail.hairspray**

Viewing is essential to fully appreciate the unique nature, spectacular views and exceptional setting of Quarry Field House.



Get in touch to arrange your private viewing.

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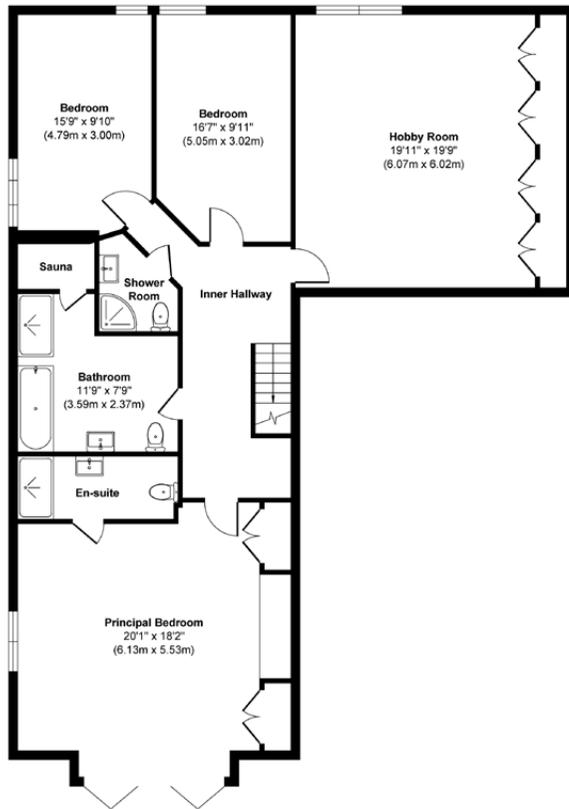
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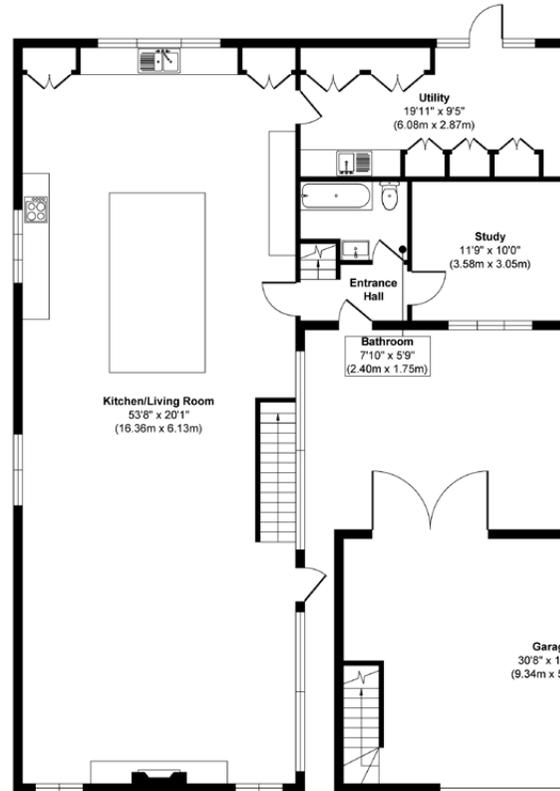


# Floor plans

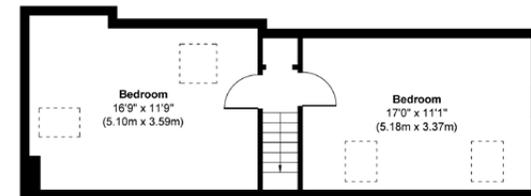
Lower ground floor



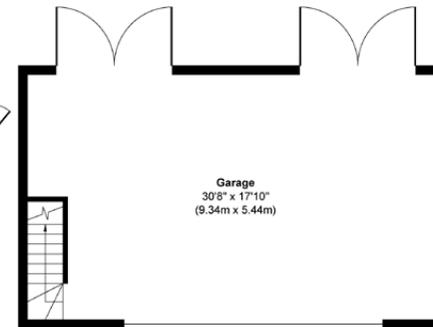
Ground floor



First floor



Garage ground floor



Garage first floor



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Total approximate floor area:  
**4,493 sqft (417.68m<sup>2</sup>)**  
(inc Garage)

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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