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Rising Sun

Scholes Lane, Scholes, Cleckheaton, BD19 6NR

A remarkable former village inn transformed into
an exceptional contemporary family home





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At a glance

- Former Rising Sun Inn, sympathetically converted in 2019
- Four spacious double bedrooms and three bathrooms
- Spectacular open-plan dining kitchen and snug
- Original bar retained as a unique entertaining space
- High-specification kitchen with extensive integrated appliances
- Smart home media hub with Sonos system throughout the house and gardens
- Principal suite with luxury ensuite and fitted furniture
- First-floor terrace overlooking the gardens and neighbouring cricket field
- Automated electric gates, extensive parking and integral double garage

The Property Ombudsman
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A remarkable former village inn transformed into an exceptional contemporary family home

Occupying a private position behind automated electric gates, Rising Sun is a truly distinctive detached residence, thoughtfully converted from the former Rising Sun Inn in 2019 to create an outstanding family home of exceptional quality.

Combining striking contemporary design with carefully preserved character features, the property offers beautifully proportioned accommodation, extensive entertaining spaces, and impressive gardens, all finished to an exacting standard.

At the heart of the home lies a spectacular open-plan living kitchen, complemented by a stylish lounge, an original pub bar, and four generous double bedrooms, including a luxurious principal suite.





Ground floor

A welcoming entrance porch provides practical storage for coats before opening into an impressive reception hall, where a striking floating staircase with glazed balustrades immediately sets the tone for the quality found throughout the home. A conveniently positioned cloakroom is fitted with a wash hand basin and WC, while the well-equipped laundry room provides space and plumbing for laundry appliances alongside fitted storage cupboards.

The laundry room also houses the property's sophisticated central media hub, which distributes Sky, CCTV, and multiple entertainment sources to up to eight televisions via an app-controlled matrix system. Hard-wired Ethernet connections are installed throughout, while an integrated Sonos sound system provides seamless audio both inside the home and across the gardens.

One of the property's most memorable spaces is undoubtedly the original pub bar, lovingly retained as a distinctive entertaining area. The original bar – now panelled in timber and covered with a leather effect top – and a historical well with downlighting now covered by a glass floor – create a conversation piece unlike any other. Bi-folding doors connect directly with the gardens, allowing inside and outside entertaining to flow effortlessly.




BAR











The spacious lounge offers a more peaceful retreat, complete with plush carpeting, an external entrance, and glazed double doors connecting both the hallway and the open-plan family living space. Occupying much of the rear of the property, the magnificent open-plan dining kitchen and snug forms the true heart of the home. Flooded with natural light from its dual-aspect design, the space has been carefully arranged to provide distinct zones for cooking, dining, and relaxing while remaining wonderfully sociable. The snug enjoys bi-folding doors opening directly onto the garden, creating an ideal place to unwind while remaining connected to family life.

The dining area benefits from bi-folding doors on two elevations, opening onto both the garden and the adjoining terrace, making alfresco dining effortless throughout the warmer months. The contemporary kitchen is beautifully appointed with sleek white wall, drawer, and base units enhanced by discreet uplighting, contrasting work surfaces, and a substantial central island incorporating a breakfast bar seating three comfortably. A comprehensive range of integrated AEG appliances includes four ovens, two fridge freezers, an induction hob with extractor above, dishwasher, twin wine fridges, and an inset sink with mixer tap, creating an exceptional space for both everyday family life and large-scale entertaining.















First floor

The spacious landing immediately impresses with its exposed timber trusses, celebrating the building's heritage while complementing its contemporary design. Glazed doors open onto a terrace overlooking the gardens and neighbouring cricket field, providing a wonderful elevated seating area. Three beautifully presented double bedrooms are positioned on this floor, each featuring plush carpeting and impressive exposed timber trusses. Two also benefit from traditional mullioned windows, while another enjoys dual-aspect views across both the gardens and cricket field. One bedroom is served by a stylish ensuite shower room comprising a rainfall shower with additional handheld attachment, wash hand basin, and WC. The luxurious family bathroom is finished to a high standard with a bath, separate rainfall shower with handheld attachment, floating double vanity unit, WC, and heated towel rail.

The principal suite occupies a particularly impressive position within the home, offering exceptional proportions beneath dramatic exposed roof trusses. Dual-aspect windows capture views towards the neighbouring cricket field, while an extensive range of fitted wardrobes, shelving, and a built-in dressing table maximise both storage and practicality. Its sumptuous ensuite bathroom has been thoughtfully designed as a spa-inspired retreat, featuring a striking freestanding curved bath with handheld shower attachment, a walk-through shower, twin wash hand basins, WC, twin heated towel rails, fitted shelving, and exposed timber beams that reinforce the property's unique character.










VUITTON
VUITTON













Gardens and grounds

With automated electric entrance gates, Rising Sun immediately creates a strong first impression. A generous tarmac driveway provides parking for at least eight cars and leads to the integral double garage, which benefits from internal access into the house.

A separate pedestrian gate and front patio complete the welcoming approach.

The garden benefits from a patio area to the front, and a sizeable lawned area to the side.





Key information

RENT	£3,750 pcm
BOND	£4,326
PROPERTY TYPE	Detached
PARKING	Double garage, plus driveway behind electric gates for at least eight cars
LOCAL AUTHORITY	Kirklees
COUNCIL TAX	Band F
EPC RATING	C
ELECTRICTY SUPPLY	Connected to mains (Scottish Power)
GAS SUPPLY	Connected to mains (Scottish Power)
WATER SUPPLY	Connected to mains (Yorkshire Water)
SEWERAGE	Connected to mains (Yorkshire Water)
HEATING	Gas combi central heating, and underfloor heating
BROADBAND	Connected to mains (Sky, 400 Mbps)
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Mobile Coverage Checker)

Please note: A portion of the rear garden is subject to a local authority enforcement notice, which may affect the boundary and garden area available. Full details are available on request and prior to arrangement of viewings.

Location

Situated in the sought-after village of Scholes, Rising Sun enjoys a wonderful balance between rural surroundings and excellent everyday convenience. The neighbouring cricket field enhances the property's attractive outlook, while the village itself offers a welcoming community atmosphere with a range of local amenities.

The property is well placed for highly regarded local schools, making it particularly appealing for families. Nearby Cleckheaton provides an excellent selection of independent shops, supermarkets, cafés, and restaurants, while the larger centres of Halifax, Bradford, Leeds, and Huddersfield are all easily accessible.

For commuters, the nearby M62 motorway provides excellent links across West Yorkshire and towards Manchester, with rail services available from nearby Low Moor, Brighouse, and Halifax offering convenient connections further afield.

Viewing is essential to fully appreciate the remarkable quality, generous proportions and unique character of this exceptional home.



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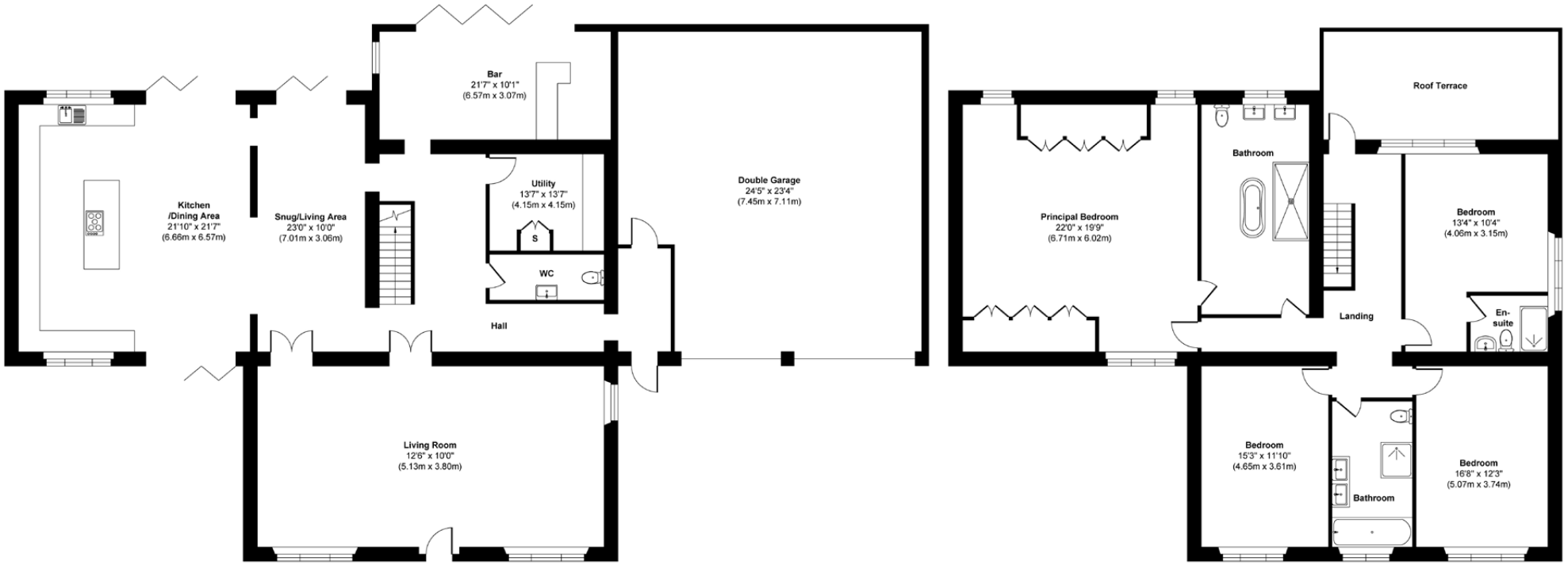
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Floor plans

Ground floor

First floor



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Total approximate floor area: **4,656 sqft (432.64m²)** (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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