











# RYE GATE FARM

DOCTOR HILL | HX2 0TG

Dating back to 1749, this superb gentleman's residence oozes charm and character having period features including stone mullion windows, impressive fireplaces, exposed beams and stone floors.

Standing in a large garden plot this unique detached property has been sympathetically renovated by the present owners to create a truly stunning family home. The spacious accommodation includes three reception rooms, a bespoke country kitchen, four double bedrooms and a luxury bathroom.

Externally the gardens are predominantly laid to lawn with large paved terrace and mature shrub and tree borders. There is generous gated parking and an integral garage.



## GROUND FLOOR

Storm Porch  
Dining Hall  
Sitting Room  
Dining Kitchen  
Utility Room  
Integral Garage  
Boiler Room

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Walk-In Wardrobe  
Bedroom 2  
Bedroom 3  
Bedroom 4  
House Bathroom

## LOWER GROUND FLOOR

Cellar

## COUNCIL TAX BAND

G

## EPC RATING

D



### INTERNAL NOTES

The property is entered via a useful storm porch into the grand dining hall with dual aspect windows, exposed beams, an impressive stone fireplace with fire grate, stone floor and stone steps rising to the first floor.

From the dining hall a stone arch leads into the sitting room with dual aspect overlooking the garden. There is an attractive fireplace with gas stove.

The stunning open plan living dining kitchen has windows to three elevations and has a limestone tiled floor with underfloor heating. The kitchen houses bespoke units with granite worktops and a large central island with breakfast bar and housing a double butler sink, and an integrated dishwasher. There is a utility room / cloakroom adjacent to the kitchen with WC, sink and space for a washer and dryer.

The four double bedrooms are accessed from the spacious first floor landing and inner landing, both have oak flooring and windows. Bedroom 1 benefits from a large walk-in wardrobe with built in storage and lighting. The bedrooms are complemented by a stylish house bathroom with free-standing slipper bath, shower cubicle with rainfall shower, Victorian style washstand and a WC.

### EXTERNAL

The property stands in mature grounds, predominantly laid to lawn and bordered by shrubs and trees. Paved terracing wraps around two sides of the property, accessed directly from the kitchen, idea for alfresco dining. The gated driveway provides generous parking and leads to the integral garage with electric door, personal door into the kitchen, power and light. There is an external Boiler room housing the boiler and providing generous storage.

### LOCATION

The property is located in the Wheatley valley, just a short drive from the centre of Halifax and its extensive amenities. There are a number of primary and secondary school's nearby, and a doctor's surgery, shops and a local pub. The popular Shroggs Park is within walking distance and is host to one of the national free weekly Park Runs. There is a regular bus service close by and Halifax mainline railway station is two miles away providing direct access to Manchester, Leeds and London.

### SERVICES

All mains services. Gas central heating. Underfloor heating in the kitchen. Double glazing.

### TENURE

Freehold.

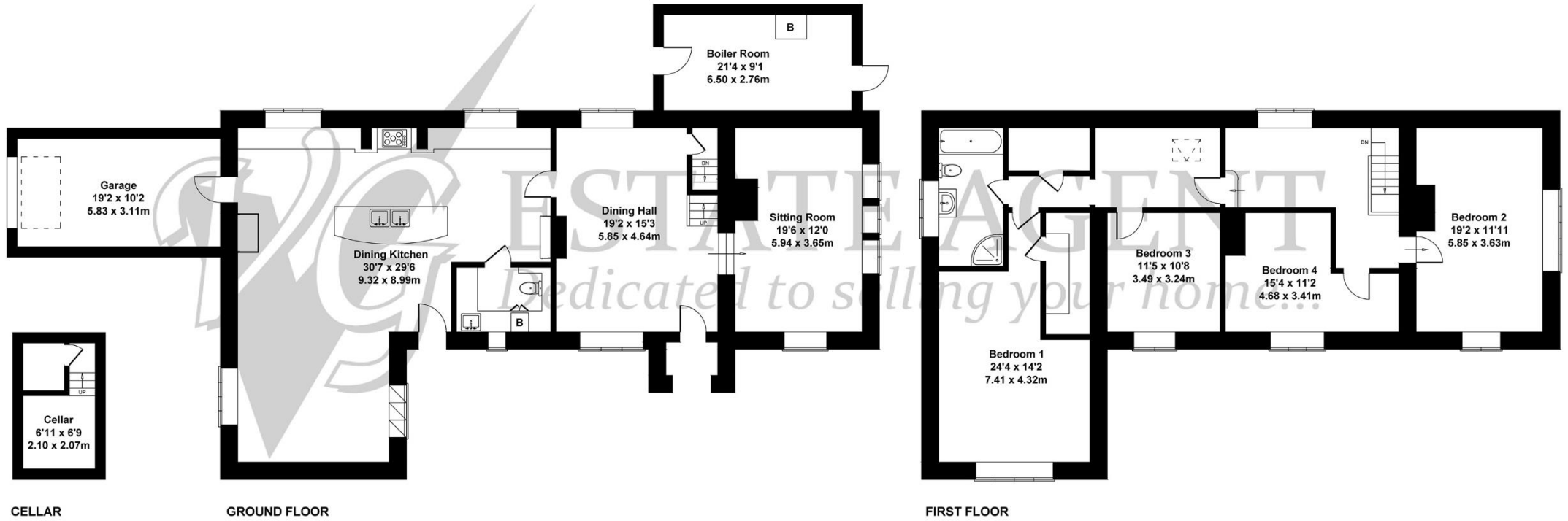
### DIRECTIONS

Approaching Halifax from Sowerby Bridge on the A58 take the first exit off the Burdock Way roundabout towards Keighley, then turn left at the traffic lights into Shroggs Road, turn right at the mini roundabout, keeping B&Q on your left. Take the next left into Hebble Lane and continue into Long Lane. Take the next left after Brackenbed Lane/City Lane, into Wood Lane. At the top of Wood Lane turn left into Doctor Hill and the property can be found on the left-hand side.





Approximate Gross Internal Area  
3111 sq ft - 289 sq m







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