

ORCHARD HOUSE
— SCHOLARS —



A CONTEMPORARY HOME ROOTED IN YORKSHIRE

Set behind electric gates within an exclusive private collection of homes on the edge of Scholes village, Orchard House is a striking Yorkshire stone residence that balances architectural ambition with warmth, comfort and ease. Designed and built by its current owners in 2022, this is a home imagined for modern family life, where generous open spaces, intelligent design and carefully chosen materials create an atmosphere that feels both uplifting and deeply private.

A SENSE OF ARRIVAL

Scholes remains one of the area's most desirable village settings. Semi-rural in character yet exceptionally convenient for commuting, it offers swift access to Halifax, Brighouse, Bradford, Huddersfield and Leeds, alongside the nearby M62 connections at junctions 25 and 26. Beyond the gates, however, the pace softens entirely. Mature hedging, considered landscaping and black perimeter fencing cocoon the home in privacy, while the village-edge position lends a sense of calm throughout the seasons.

The approach immediately sets the tone. A private driveway provides parking for four vehicles alongside an integral double garage with space for an additional two. Clean architectural lines are softened by the warmth of natural stone, while subtle lighting enhances the home beautifully into the evening.





LIGHT, VOLUME AND CONNECTION

Inside, Orchard House reveals itself with remarkable confidence. Through a keyless entrance door, a dramatic double-height entrance hall sits beneath a six-pane skylight, allowing natural light to pour through the heart of the home from above. Limestone stairs with integrated LED lighting rise beside elegant glass balustrades, creating a sculptural focal point that feels both contemporary and timeless.

Gas underfloor heating runs throughout the home, bringing a sense of comfort beneath every space, while premium lighting design and smart home technology have been seamlessly integrated to enhance daily living.

THE HEART OF THE HOME

The living spaces have been designed with entertaining and togetherness in mind. The open-plan kitchen, living and dining room is expansive yet intimate, with each area flowing naturally into the next. The kitchen itself is beautifully appointed in deep black cabinetry with wood-effect detailing, quartz worktops and a substantial central island incorporating breakfast seating and additional storage. Siemens appliances include double ovens, a warming drawer, induction hob, integrated extractor, wine cooler, dishwasher and full-height fridge and freezer, while the Quooker tap adds another layer of practicality to the design.







“My favourite time of the day in this room is the morning; sitting with a coffee, doors open to the garden enjoying the quiet before the day starts.”

WHERE INDOORS MEETS OUT

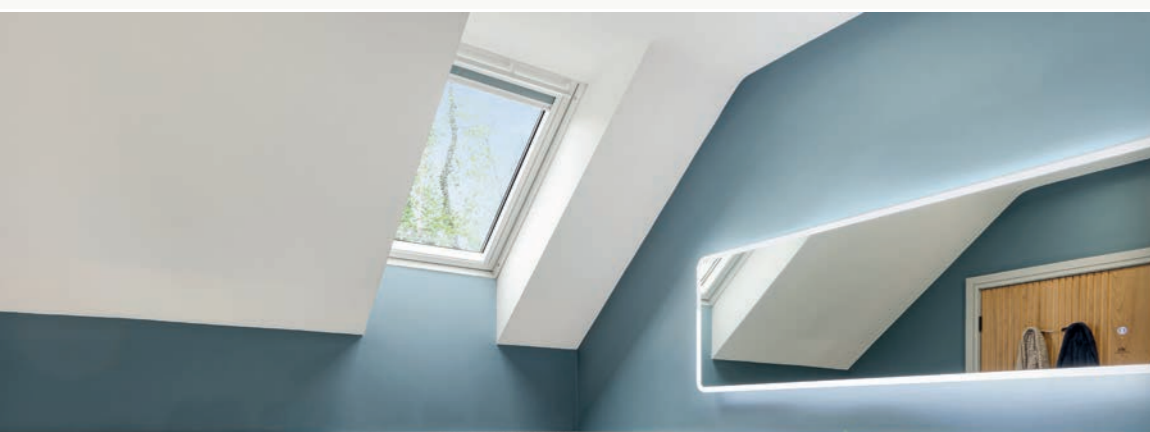
An exposed brick chimney breast introduces warmth and texture to the contemporary palette, grounding the room with character. Bi-folds doors frame views of the garden drawing light deep into the interior throughout the day and giving a seamless link to the terrace for alfresco dining.

FLEXIBLE SPACES FOR MODERN LIVING

Alongside the open-plan living area sits a separate sitting room that can be cleverly enclosed via a sliding pocket door for quieter evenings or more formal entertaining. A media wall with bespoke fitted furniture creates a sophisticated focal point, while bi-folding doors open directly onto the garden, blurring the boundary between indoors and out during warmer months.

Practicality has been considered just as carefully. The utility room offers extensive floor-to-ceiling storage, a separate sink and stacked appliance space, alongside direct external access to the side pathway. A beautifully finished WC completes the ground floor.





“The principal suite has always felt like our retreat at the end of the day. It’s peaceful, light-filled and completely relaxing.”

THE CALM OF THE PRINCIPAL SUITE

The first floor continues the home’s refined aesthetic with four beautifully appointed bedrooms, three with en-suites, and a family bathroom arranged around the striking glass landing.

The principal suite feels quietly luxurious. Soft carpeting, bespoke fitted wardrobes and layered lighting create a space that is both restful and elegant, while three windows overlook the front aspect and fill the room with natural light from morning onwards. The en-suite bathroom has been designed with a boutique hotel sensibility, featuring a freestanding bath, walk-in shower, double vanity sinks, tiled flooring and panelled detailing.

RELAX AND RELAXATION

At the opposite end of the home is a particularly impressive en-suite double bedroom that almost rivals the principal suite with bespoke fitted storage, elevated ceilings, Velux windows to both front and rear aspects and an en-suite shower room.

A further spacious double bedroom benefits from its own stylish en-suite shower room and garden views. While the final bedroom currently serves as a children's room though could equally function as a dressing room or study space.

A beautifully finished family bathroom with bath, handheld shower and Velux window serves the remaining accommodation.







“The garden has given us so many memorable evenings. It feels incredibly private and peaceful, yet it’s also a wonderful space to bring everyone together.”

GARDENS DESIGNED FOR LIVING

The gardens at Orchard House have been thoughtfully landscaped to feel both sociable and secluded. Directly accessed from the living spaces, the terrace is perfectly arranged for outdoor dining and long summer evenings with friends and family.

Finished in the finest Yorkshire hand sawn stone setts arranged in a chevron pattern, the terrace gleams against a backdrop of mature trees and established hedging that wrap the garden beautifully, creating privacy without sacrificing light.



While tucked discreetly behind the greenery sits a hidden reading nook complete with stone seating and table, offering a wonderfully peaceful escape from the rhythm of the day.

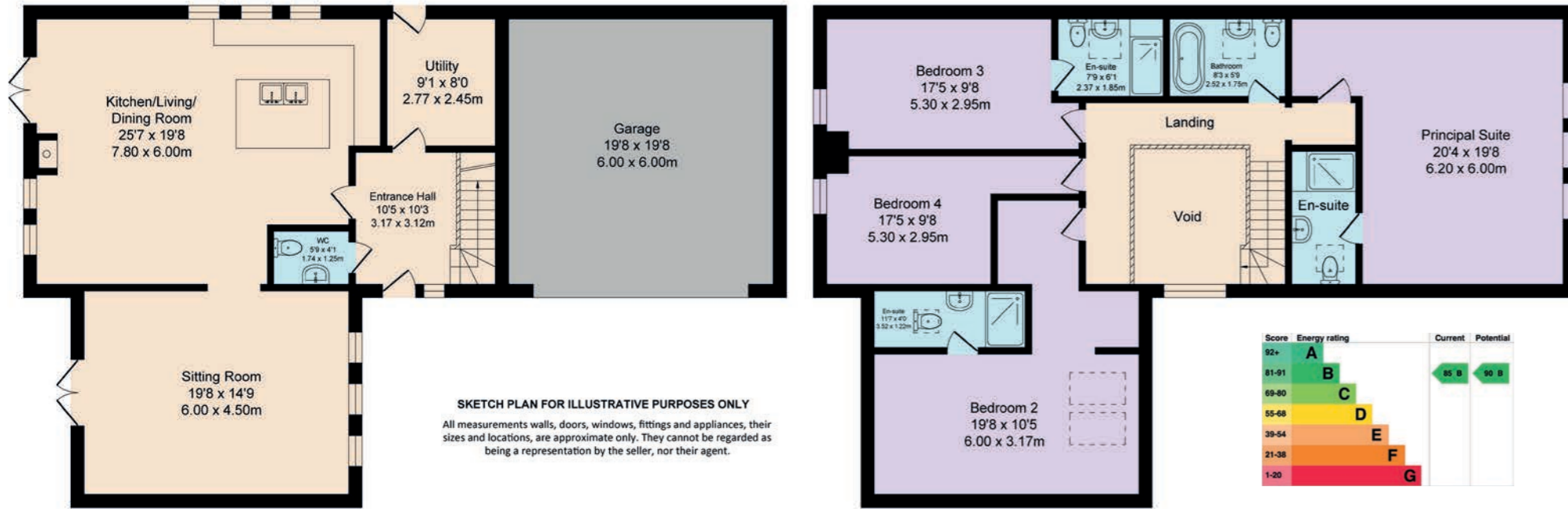
An illuminated pergola shelters the hot tub area, creating an inviting atmosphere long into the evening and throughout the changing seasons.

Stone pathways lead around either side of the home linking the front of the home to the rear garden and providing access to the utility, perfect for muddy boots.

Orchard House is a home that achieves something rare. Architecturally impressive yet entirely welcoming, contemporary yet enduring, it has been crafted with genuine care and lived in with immense pride. Every detail reflects a vision for modern family living that feels elevated, effortless and deeply connected to its surroundings.



Total Approx. Floor Area 2770 Sq.ft. (257.4 Sq.M.)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Ground Floor
Approx. Floor Area 1385 Sq.Ft (128.7 Sq.M.)

First Floor
Approx. Floor Area 1385 Sq.Ft (128.7 Sq.M.)



FINER DETAILS

- No onward chain
- Self build modern detached family home
- Exquisite external stone detailing
- 4 large double bedrooms
- 4 bathrooms (3 en-suite)
- Electric gated driveway with double garage
- Open plan Inspired Design kitchen living dining
- Gas underfloor heating throughout
- Smart tech integrated throughout
- All mains services
- Popular Scholes village location great for amenities & commuting

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Co-op (2 min drive or 12 min walk)



GYM:
Bridges Fitness Centre (4 min walk)



CHEMIST:
Spn Pharmacy (5 min drive)



WALK:
Public footpath next to the local church, over the road - the walk goes across Oldfield Beck and out to Wellands Lane



TAKEAWAYS:
Wok Ever Palace (7 min drive), Jewel of Mumbai & Pizza Palace (both 2 min drive or 12 min walk)



RESTAURANT:
Tappino's (5 min drive)



LOCAL SCHOOLS:
Scholes Village Primary School (3 min drive or 18 min walk), Whitcliffe Mount Secondary School (5 min drive)



POI:
Cleckheaton Golf Club (6 min drive), Birstall Shopping Park (12 min drive)



PUB:
Stafford Arms (3 min walk)



PUBLIC TRANSPORT:
Bus from Scholes Lane (1 min walk). Train - Brighouse Station (7 min drive) with trains to Bradford, Manchester, Leeds & direct to London. Car - M62 motorway Jct 25 & 26 (5 min drive)



ORCHARD HOUSE
SCHOLES

Orchard House, 151 Scholes Lane, Scholes, BD19 6LY

presented by



/// WHAT3WORDS: putty.opera.mostly

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