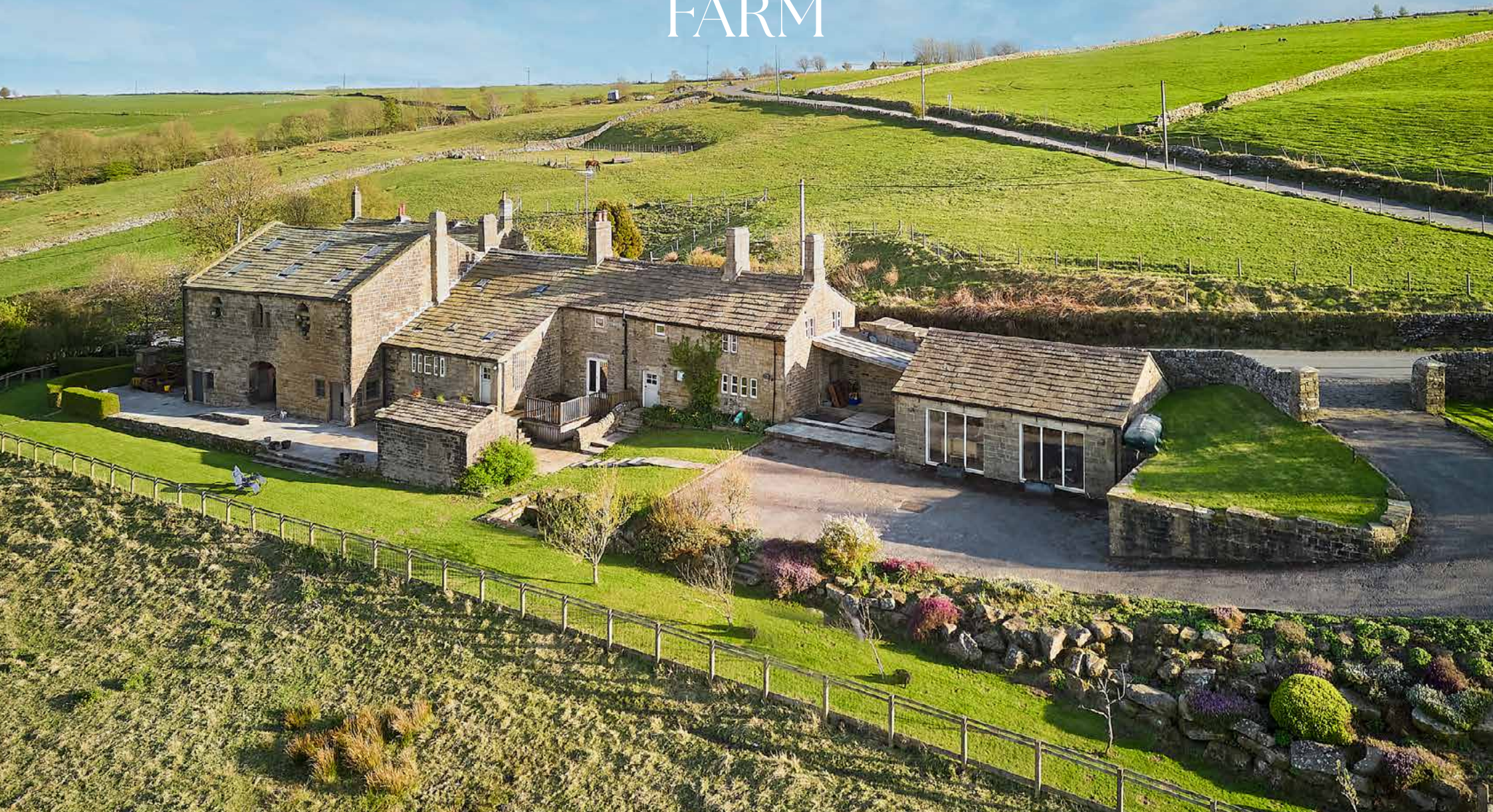




Higher MURGATSHAW FARM





A HILLSIDE HIDEAWAY

A farming lifestyle awaits in the desirable landscape of Blackshaw Head – a charming village located in the captivating Calderdale Valley area within the West Pennine Moors. This traditional stone Grade II Listed farmhouse which dates to the 17th century has been sympathetically renovated starting from the roof and throughout the interiors while retaining its quirky period features. Now a contemporary family home featuring four double bedrooms, three bathrooms and multiple reception rooms – plus a detached home office and five equestrian stables within the barn. Accompanied by approx. 3.36 acres of grazing farmland, a property ready to move straight in and delightful gardens to enjoy complete with enviable rural views, there is no time to waste with this unique opportunity to upgrade your everyday reality.

PITCH UP IN THE PENNINES



Despite being just a few miles from the bustling market town of Hebden Bridge – a picturesque tourist honeypot set within the Calder Valley – you'll be blown away by the remote appeal of the property. On arrival at the postcode, rolling field views of the West Yorkshire countryside span as far as the eye can see. The sweeping driveway edged with a traditional dry stone wall boundary from the main road leads you to the courtyard where your grand tour begins.

"It's a lovely place to live if you like countryside living and it probably feels even more remote than it actually is."





A FEATUREFUL FARMHOUSE

The kitchen forms part of the 1700's extension and will be your first calling point after admiring the panoramic views. Inside, it exudes everything you'd expect from a farmhouse cottage with bursts of character at every turn from the exposed stone detailing around the windows and door frames which are set to be a feature throughout the home. A showstopper vaulted ceiling with rustic beams overhead is punctuated with skylight windows, adding a sense of grandeur along with the imposing stone fireplace which now houses the oil-fired AGA. Bespoke wooden units with a traditional shaker aesthetic were handmade by Drew Forsyth Kitchens, renowned locally for their high-quality craftsmanship. You'll find more storage in the form of a pantry and access down a set of stairs to a stone cellar perfect for converting into a wine store.





CHARACTER IN EVERY CORNER

Through the central archway you'll head into the dining room – the largest of the reception rooms on the ground floor. Featuring many of the same characteristics with the stone detailing which is believed to have originated from the local quarry in the 1600s, the structural beams create a cosy and warming atmosphere. As the current owners were midway through their ambitious renovation, they revealed the two focal fireplaces. One of these has remained decorative and the other plays host to a cast iron log burner which comes into its own during the winter months. In every corner of this fabulous home there is a fascinating tale to tell from the bespoke turned oak staircase to the solid interior doors and beautifully shaped windows. The dining room is not only a place to gather to eat as a family but to truly relax surrounded by home comforts. The lower door beside the stairs leads to the inner hallway that maximises on space and doubles up as a boot room for shoes and coat storage. This has direct access into the dedicated tack room and barn.





A DISTINGUISHED LOUNGE

As you continue along the ground floor you'll pass through the two further reception rooms. The first is the lounge distinguished by its grand Inglenook fireplace where the original stove would have been positioned and striking timber beams. The dual aspect nature complete with French doors at the front that lead out to a raised decking area and makes the space surprisingly bright for a property of this era.





A QUIET SPOT TO SIT

Next door is a similarly sized cosy sitting room which marks the start of the 'cottage' as the owners lovingly refer to it as. This is the original scullery, and a second part of the home should you wish to create an annexe divide for family members or guests. You'll notice a second staircase which leads to two first floor bedrooms that are only accessible from here, plus an front access door that allows for a complete divide from the main home. With an adjoining utility room that is bursting with character and all the hallmarks that take pride of place in the rest of the home yet currently used only for storage and houses the laundry appliances - there is potential here to create a beautiful second kitchen, working or play space.



As you ascend to the first floor from the sitting room staircase, you'll discover two equally sized double bedrooms and a large bathroom within their own private quarters. Previously used as an Airbnb letting, each bedroom features beautiful stone-edged windows as you've come to expect from the interiors, and the ceilings dressed with rustic oak beams follow the apex of the roof giving a proper cottage feel. The three-piece white bathroom suite boasts dual-aspect windows and a minimalistic fresh aesthetic with a shower over the built-in tiled bath.



A COTTAGE FEEL



SUMPTUOUS SPACES

The master bedroom is accessed via the staircase in the dining room and sits directly above with the original chimney breast stonework peeking through the interior walls. A sumptuous space that boasts incredible high-vaulted ceilings with impressive views of your own farmland and beyond. Waking up here will be a constant reminder of why you moved to the country. The generous en-suite comprises a traditional freestanding bathtub with W/C and twin floor-standing basins, finished with Amtico floor tiles and chrome towel rails.

Bedroom two is almost identical in size to the master suite which enjoys the benefits of a contemporary standalone shower room just next door which gives the feeling of an en-suite of its own.





MORE THAN MEETS THE EYE

The final practical spaces within the barn conversions are the home office and the stables. The standalone office conversion makes remote working a dream, with separate access from the house and two picture windows enjoying the views of the Pennine landscape. Finished with oak flooring and industrial lighting, there is ample space for multiple desks, storage or even to combine a home gym in here. The grand Victorian stables built in the mid-1800s with an arched entrance and penny windows are the epitome of postcard Yorkshire architecture. Inside you'll find five stables plus an expansive workshop space above which offers the perfect space for agricultural activities, offering scope for conversion should your future plans include a renovation project.





Manicured gardens span the width of the house right across the front the buildings, so you'll feel completely secluded away from the road with only farmland ahead of you. The courtyard patio and raised decking areas outside the home are designed to be easy to maintain and offer plenty of places for sociable seating and al fresco dining, plus there's ample storage in the outdoor store for garden tools.

"It's a great agricultural home - we have three horses and 80 sheep in total and there's so much scope here."



AREA TO EXPLORE

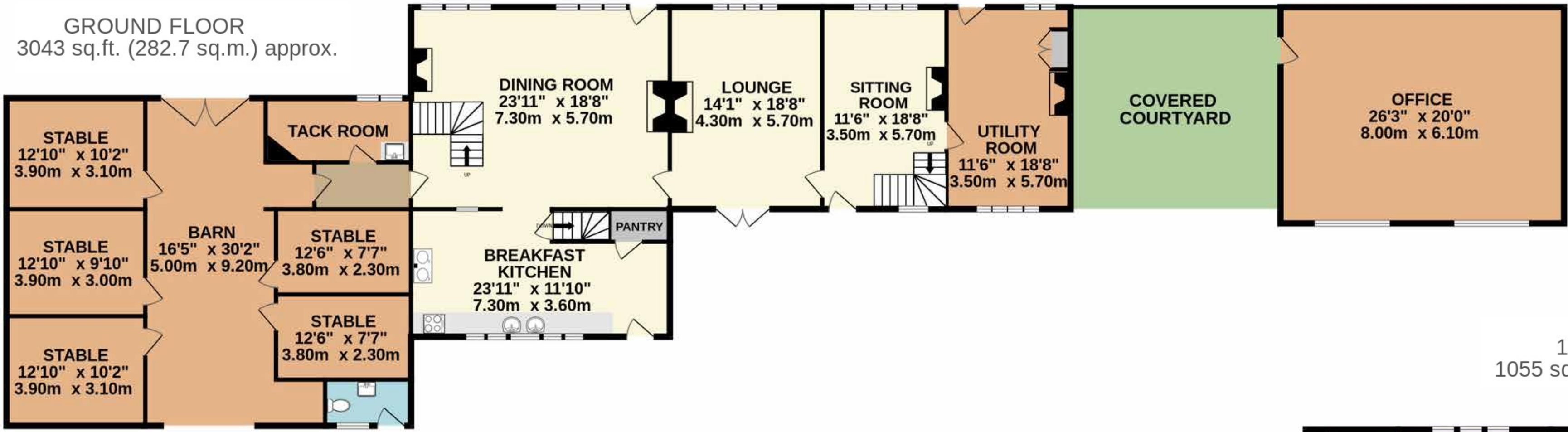
Perched high on the Pennine moors above Hebden Bridge, the picturesque village of Blackshaw Head is a hidden gem of West Yorkshire. Famed for its sweeping views across the rugged countryside, this glorious spot offers a perfect blend of peaceful rural living and strong community spirit. Life here is beautifully simple. Traditional stone cottages line the village lanes, and at around 1,000 feet above sea level, the fresh moorland air feels a world away from the everyday rush. For walkers and wildlife lovers, the Pennine Way is right on your doorstep, with miles of breathtaking trails to explore. The local chapel, the lively community centre and the much-loved New Delight Inn act as social hubs, bringing together residents for regular events that keep the village's warm and welcoming spirit alive. An hourly bus service whisks you down into the bustling streets of Hebden Bridge, packed with independent shops, cafés and markets. For bigger shopping trips, Todmorden's supermarkets are just a 20-minute drive away meaning there's the best of both worlds living here. Families are well-catered for too. Colden School – the village's infant and junior school – provides early education and a daily school bus service to nearby secondary schools mean your little ones are well connected as they grow. With sheep grazing the surrounding farmland and the countryside stretching for miles, Blackshaw Head offers an idyllic lifestyle for those looking to swap city living for something altogether more wholesome, without ever feeling isolated.





KEY FEATURES

- Grade II Listed 17th Century Stone Farmhouse with Panoramic Views over Calderdale Valley
- Sympathetically Renovated Throughout While Retaining Quirky Period Features and Historic Charm
- Bespoke Shaker Kitchen with Multi-Fuel AGA, Walk-in Pantry and Stairs to Stone Cellar
- Dining Room, Lounge and Sitting Room Plus Utility/Laundry Room
- Four Double Bedrooms Across Two Wings, Including Master Suite with Vaulted Ceiling and En-Suite
- Detached Home Office with Picture Windows Providing Stunning Views
- Useful Boot Room and Tack Room Leading into Two Storey Barn with Stables and Scope for Conversion
- Sweeping Driveway with Traditional Dry Stone Boundary Leading to Courtyard and Manicured Gardens
- Approx. 3.36 Acres of Grazing Farmland with Raised Decking Areas and Secluded Rural Setting
- Transport Links Available with Access to Local Amenities in Hebden Bridge Town Centre
- Freehold Property and Council Tax Band E

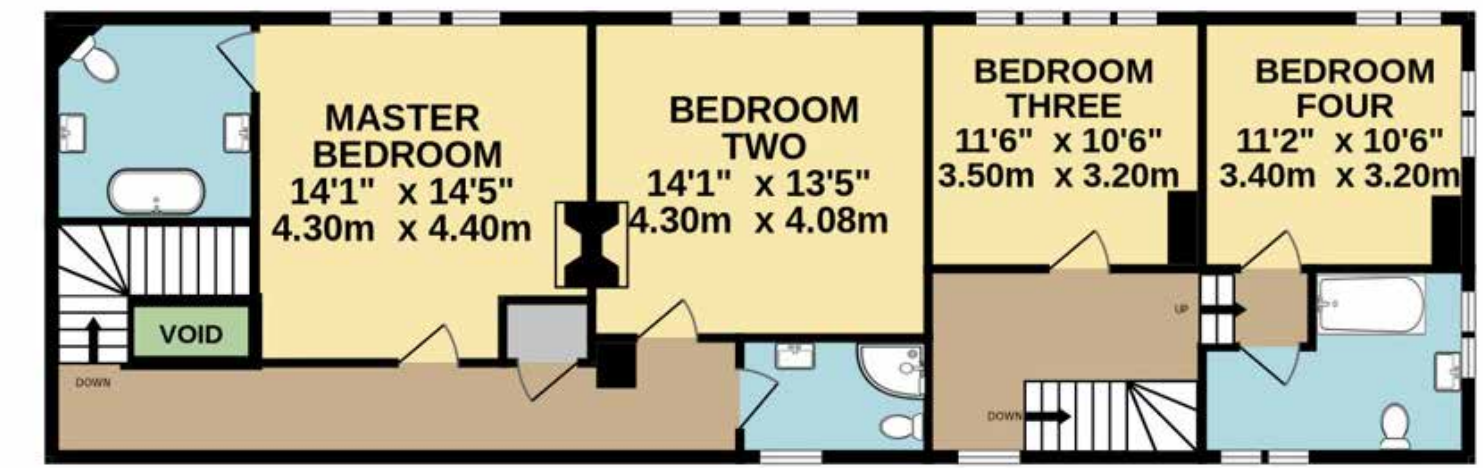


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

TOTAL FLOOR AREA : 4098 sq.ft. (380.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.





Higher MURGATSHAW FARM

Higher Murgatshaw Farm, Blackshaw Head, Hebden Bridge, HX7 7HZ



WHAT3WORDS: rooster.pink.months

To view Higher Murgatshaw Farm

Call: 01977 802477

Email: team@enfieldsluxe.co.uk



Enfields Luxe, 1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire, WF8 1BN

