





Accommodation in Brief

Main House - Ground Floor

Reception Hall | Cloakroom Cupboard | WC | Sitting Room | Dining Hall
Kitchen/Dining Room | Utility Room | WC | Storeroom | Boiler Room | Sun Lounge

First Floor

Principal Bedroom with En-Suite and Dressing Room | Galleried Study
Two Further Double Bedrooms | Family Bathroom

Second Floor

Double Bedroom

Annexe

Open Plan Kitchen/Living Room/Dining Room | Utility Room
Bathroom | Two Double Bedrooms

Leisure Wing

Indoor Swimming Pool with Gym Space
Shower/WC/Changing Room | Plant Room

Externally

Double Garage with WC | Workshop/Agricultural Building
Two Stables | Tack Room





The Property

Set high above the valley on the edge of Midgley, High House Barn is an exceptional rural holding with panoramic views across the rolling West Yorkshire landscape. This handsome stone conversion combines privacy, scale, and a level of finish rarely found in such an idyllic countryside setting. The property comprises a four-bedroom principal barnhouse, a detached two-bedroom cottage, a purpose-built leisure suite with indoor pool, a double garage with gardener's WC, and a substantial agricultural workshop with adjoining stables, all set within approximately 7.25 acres of gardens, grounds, and grazing land.

Converted by the current owners around 25 years ago and thoughtfully upgraded since, the main house is both generous in scale and elegant in flow. The central reception hall, with its split staircase and gallery above, provides a fittingly grand introduction. To one side lies a substantial sitting room, where beamed ceilings and a carved stone fireplace provide architectural interest and a sense of grandeur. Quality Karndean flooring runs underfoot, while windows to three elevations frame superb views of the surrounding landscape, drawing natural light into the space.

Opposite, the dining hall is a striking, light-filled space framed by extensive glazing and set beneath a galleried landing, offering a more formal setting for entertaining and flowing seamlessly through to a sleek, contemporary kitchen. Here, sleek SieMatic cabinetry and a substantial Corian-topped island are paired with premium Gaggenau and Siemens integrated appliances, including multiple ovens, a dishwasher, and a full-height fridge and freezer. A breakfast bar offers casual seating, while a dining table, seamlessly built into the island, provides a more sociable space for informal dining. A bespoke media wall houses a Sony television with integrated storage below.





Beyond the kitchen is a practical utility room with laundry plumbing, a secondary WC and additional storage and plant rooms tucked discreetly to the rear. A sun lounge with full-height windows offers an additional reception room for those looking for a quieter retreat.

Upstairs, the principal suite spans a large footprint, with a dressing room, en-suite bathroom with a separate shower cubicle, sunken Jacuzzi bath, and far-reaching views from both arched and porthole windows. Three further bedrooms are arranged across the first and second floors, each with its own charm, alongside a generous family bathroom with freestanding roll-top tub and separate shower.

The detached cottage, completed to the same high standard, is positioned with privacy in mind and would suit multi-generational living, guests or rental use. The open-plan kitchen and living space centres on a marble-topped island with integrated appliances and uninterrupted views across the valley. Two double bedrooms share a stylish bathroom with large walk-in shower and oval freestanding bath, while a separate utility room adds day-to-day convenience.

A short stroll across the courtyard leads to the leisure suite—an exceptional addition to the estate. Full-height glazing opens out to the views, framing a heated indoor pool and gym area with changing room, WC, and shower/steam room beyond.













Externally

Approached via a gated entrance, the property benefits from extensive parking and turning space, a detached double garage with gardener's WC, and external water and power supply. Beyond the domestic grounds, the courtyard leads to a 50ft agricultural workshop with adjoining tack room and two stables—ideal for equestrian use or a working smallholding.

The land, amounting to approximately 7.25 acres, includes formal gardens, paved sun terraces, and gently sloping pasture with direct access from the yard.



Local Information

High House Barn is ideally positioned for exploring West Yorkshire's dramatic countryside, with scenic walks on the Pennine Way and woodland trails nearby. It is well placed for amenities, with nearby Mytholmroyd and Hebden Bridge offering shops, cafés, medical services, and train links. Sowerby Bridge provides larger supermarkets and canal-side dining, while Halifax offers extensive retail, healthcare, schools, and cultural attractions including theatres and museums.

For schooling, nearby options include Midgley School and Luddendenfoot Academy for primary education. For secondary, Calder High School in Mytholmroyd is a popular choice. Independent and grammar schools are also accessible in Halifax, including The Crossley Heath School and North Halifax Grammar.

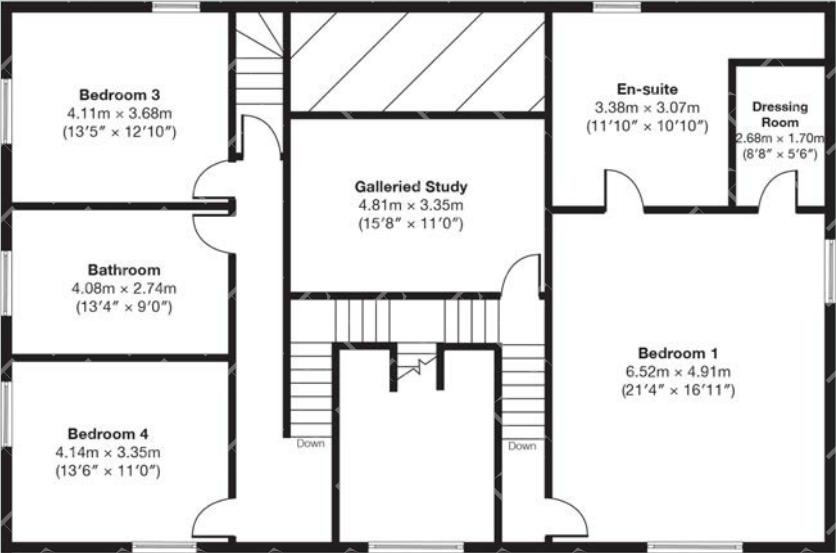
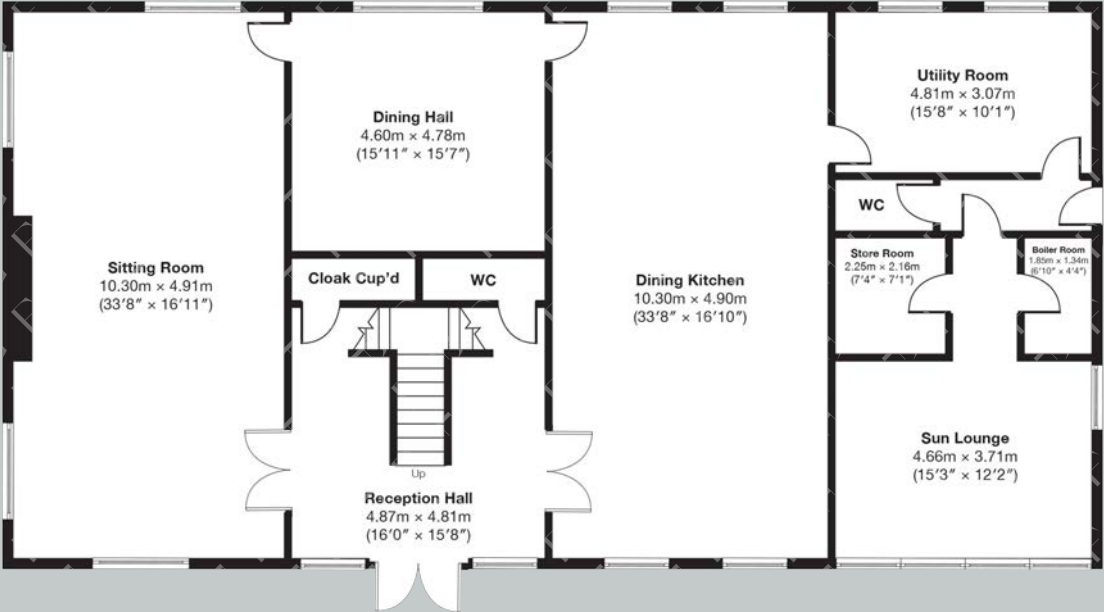
There are convenient commuter links, with nearby stations at Mytholmroyd, Hebden Bridge, and Sowerby Bridge providing regular rail services to Leeds and Manchester. The A646 connects to the M62 motorway, enabling easy access to regional hubs. Despite its rural setting, the property remains well-connected for daily travel.





Floor Plans

Main House - Ground Floor

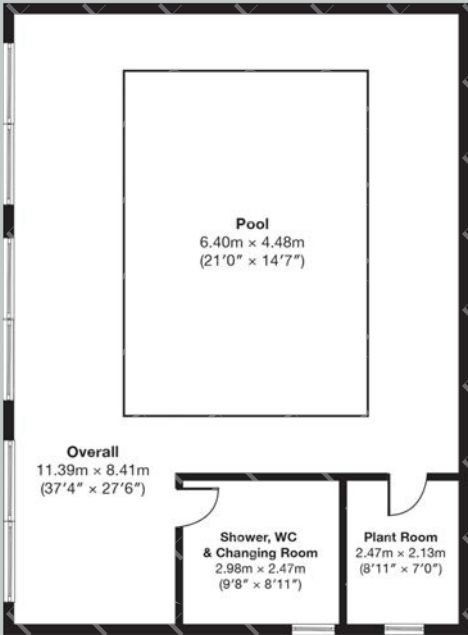


Main House - First Floor

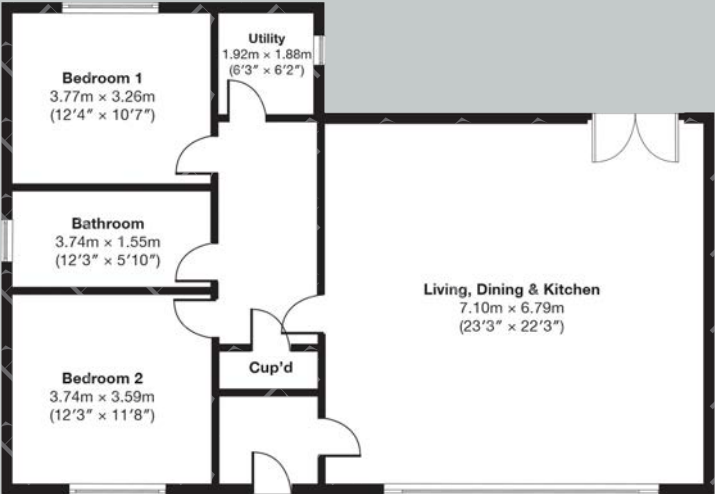
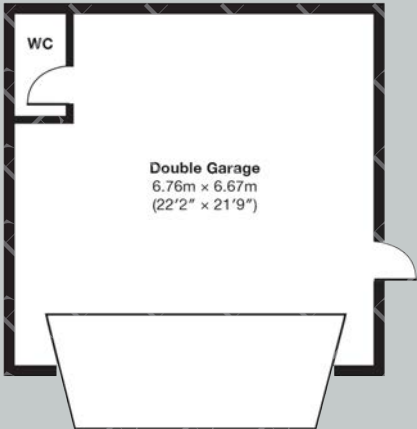


Main House - Second Floor

Floor Plans



Pool & leisure Suite - Ground Floor



Cottage - Ground Floor



Workshop & Stables - Ground Floor

Google Maps

what3words



///twinkled.martini.windmill

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

The property is connected to mains electricity and gas. Water is sourced via a private supply from a nearby reservoir and is filtered through the property's own dedicated filtration system. Drainage is to a septic tank, fully compliant with current UK regulations. The cottage has oil fired central heating.

Postcode

Council Tax

EPC

Tenure

HX2 6UY

Band G

Rating C

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.