



2 Lane Head
Ripponden | Sowerby Bridge | West Yorkshire | HX6 4NG

2 LANE HEAD



*A beautiful, late 17th century family home,
set within delightful, landscaped gardens
offering spacious five-bedroom accommodation,
commanding amazing countryside views,
incorporating an early 18th century barn and an
additional fourteen acres of grazing land.*



A Grade II listed property of Ashlar stone with dressed quoins under a stone slate roof with coped gables and kneelers, stunning chamfered mullioned windows and delightful period features throughout.

The property enjoys the most idyllic of settings, positioned on the fringe of glorious open countryside, wrapped within landscaped gardens whilst overlooking the adjoining grazing land which has a separate access onto the road.

The ground floor is introduced by a stunning reception hall which immediately displays original period features before the accommodation extends to a breakfast kitchen and lounge, a generous dining room, study and sitting room, whilst the first floor offers five bedroom accommodation.

Externally the gardens are split into small pockets, the rear areas privately enclosed taking full advantage of the exceptional views across the valley whilst the grazing land falls away to a woodland border.

The barn offers extensive accommodation in excess of 2000 sqft and incorporates a garage, original stables, mistal and hayloft. This sought after location is immediately rural resulting in the most idyllic of outdoors lifestyles yet local services are in abundance, surrounding commercial centre are easily accessed and the M62 ensures convenient access throughout the region.





KEY FEATURES

Ground Floor

An original oak door opens into the reception hall which provides a stunning introduction to the home, original features immediately on display including a 17th century oak staircase with finely turned gun-barrel balusters, reused from the Manor House, East Hardwick, to a galleried landing, a stone flagged floor, beautiful stonework to one wall, beams to the ceiling and Tudor arched lintel with chamfered surround to a doorway. A rear hall has a continuation of the stone flagged floor, exposed beams and floorboards to the ceiling, feature stonework to the walls, a leaded window set to a stone mullioned surrounds whilst an oak door opens to the rear of the property. A cloakroom is presented with a two-piece suite.

The lounge is located to the front aspect of the home, enjoys a double aspect position with windows set to stone mullioned surrounds, the front being south facing resulting in excellent levels of natural light whilst a window to the side offers a glimpse of surrounding countryside across the valley. This room has exposed stonework to one wall, beams and floorboards to the ceiling and a stone chimney breast which is home to a living flame gas fire which sits on a stone flagged hearth.

The living kitchen has windows set to stone mullioned surrounds, has exposed floorboards and original trusses to the ceiling, presents a range of furniture with contrasting work surfaces incorporating a sink with tiled splashbacks, an electric cooker point, plumbing for a dishwasher and space for a larder style fridge freezer.

A grand dining room offers expansive proportions, has windows set to stone mullioned surrounds at both the front and rear aspects of the room, a stone flagged floor, beams to the ceiling, beautiful stonework to the walls and reclaimed 16th century oak panelling with carved frieze imported from Earlesheaton Hall, Dewsbury when it was demolished. An inglenook stone fireplace has a real fire sat on a stonehearth with cast iron crest plate behind.

An inner hall has an original staircase to first floor, the half landing passing stone mullioned windows. There is also access to a small keeping cellar.

There are two additional reception rooms; a study which enjoys a double aspect with exposed beams and a feature stone fireplace. A generous sitting room to the front offers versatile accommodation, is currently used as a dining room, has windows set to stone mullioned surrounds, exposed beams, stonework and a beautiful stone fireplace with cast iron grate.













First Floor

To the first floor the galleried landing has original exposed floorboards and beams to the ceiling, stunning exposed stonework and a window to the front.

There are five bedrooms; the principal double bedroom is positioned to the front aspect of the home with windows set to stone mullioned surrounds ensuring tremendous levels of natural light, there is a vaulted ceiling, an exposed beam and beautiful wide floorboards, stonework to the walls and a stone chimney breast.

A double aspect room to the front has windows to two elevations and gains access to a strong room which offers the opportunity to reconfigure resulting in generous en-suite accommodation.

A further double bedroom to the front aspect has stone mullioned surrounds to the windows and an exposed beamed truss whilst a rear facing double room has exposed stonework to one wall, stone mullioned windows and an exposed beam.

The fifth double bedroom is currently used as a storeroom, has exposed stonework to one wall incorporating stone mullioned surrounds to the windows.

The bathroom is presented with a three-piece suite.









KEY FEATURES

Externally

To the front aspect of the property, set within a stone walled boundary a landscaped garden has planted beds, shrubs, hedges and stone flagged walkways wrapping the house. A stone cobbled driveway has two access points, offers off road parking for several vehicles and gains access to the barn and garage. A level lawn to the front is set within a walled boundary with established trees and a pond with a fenced surround. A lower level lawn to the rear backs on to the adjoining grazing land commands amazing cross valley views beyond. A cottage garden with planted beds has a flagged terrace enjoying a beautiful view across the valley and a small orchard has fruit trees and berry bushes.

The Barn

A substantial detached barn offering approximately 2500 sqft of accommodation incorporating a garage, the main barn, mistal, stables and hayloft. An early 18th century Grade II Listed barn with hammer dressed stone and a stone slate roof, quoins and a semi- circular cart entry with expressed keystone and moulded impost. There are mistal doorways to either end and a stunning queen post roof.









LOCAL AREA

HX6 - Soyland is nestled on the outskirts of the charming village of Ripponden, offers the perfect blend of peaceful rural living with convenient access to modern amenities. This picturesque part of Calderdale is renowned for its stunning surroundings, with the rolling hills and woodlands of the Calder Valley offering a haven for walkers, cyclists, and nature lovers alike. Cragg Vale, nearby, boasts England's longest continuous incline and opens up to a network of footpaths and bridleways that wind through unspoiled countryside.

The village itself is steeped in character, designated as a conservation area, and still hosts regular markets that reflect its proud community spirit. Residents enjoy a variety of independent shops, welcoming pubs, artisan cafés, and quality restaurants, while larger supermarkets and practical conveniences can be found in Sowerby Bridge and Halifax.

For commuters, Ripponden is ideally located, the nearby railway station at Sowerby Bridge provides direct services to both Leeds and Manchester in under 50 minutes, making city access straightforward. The nearby canal towpath also provides a tranquil walking or cycling route to the vibrant town of Hebden Bridge and the Piece Hall in Halifax has to be on the list of attractions to visit. In short, the area strikes a rare balance between countryside charm and practical connectivity - an ideal place to call home.



INFORMATION

Additional Information

A Grade II Listed Freehold property with mains electricity and water. Drainage via a septic tank and an oil fired central heating. Council Tax Band – G. EPC – Exempt. Fixtures and fittings by separate negotiation.

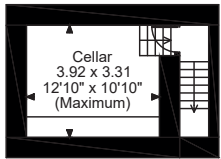
Directions

HX6 4NG. The property is positioned on Lane Head Road opposite Hob Lane.



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Cellar

Lane Head, Ripponden, Sowerby Bridge

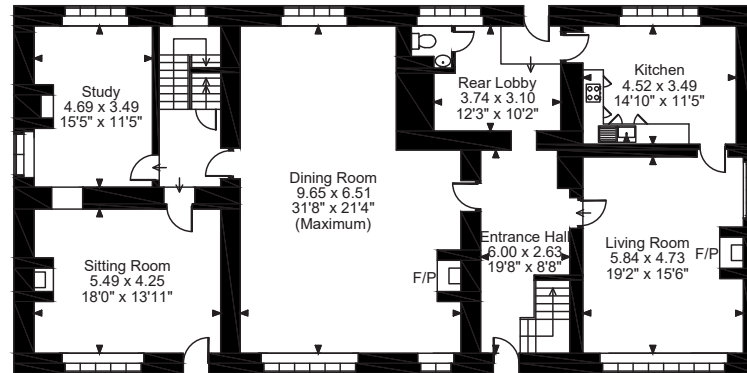
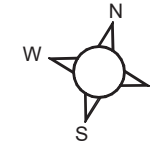
Approximate Gross Internal Area

Main House = 4351 Sq Ft/404 Sq M

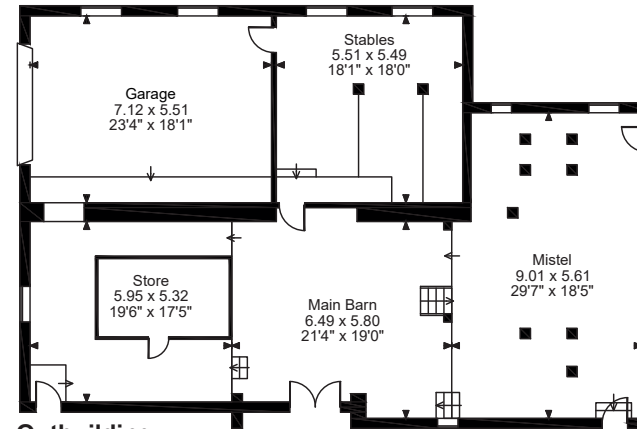
Garage = 422 Sq Ft/39 Sq M

Outbuilding = 2127 Sq Ft/198 Sq M

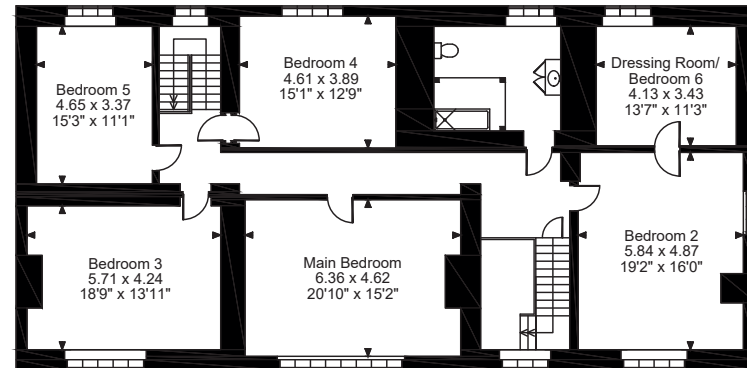
Total = 6900 Sq Ft/641 Sq M



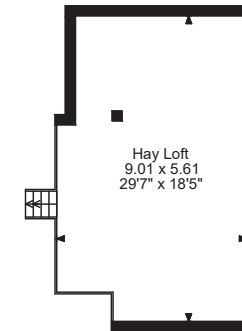
Ground Floor



Outbuilding
Ground Floor



First Floor



Outbuilding
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

