

Charnock Bates

The Country, Period & Fine Home Specialist



Old Riding Farm

Old Riding Lane, Luddenden, Halifax, HX2 6SR





# Old Riding Farm

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Luddenden  
Halifax HX2 6SR



**DETACHED**



**4/5 BEDROOMS**



**PARKING FOR 6 OFF STREET**



**MATURE, LANDSCAPED GARDENS**

Offers over: £895,000

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## Summary

Nestled away on a 2.44-acre plot, enjoying a rural setting in a sought-after location, with extensive open views of the surrounding Luddenden Valley countryside. Old Riding Farm is a grade II listed four-/five-bedroom detached family home retaining a wealth of period fixtures and fittings throughout with exposed Oak beams, stonework and Yorkshire-stone flagged flooring.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, lounge, study, dining kitchen, sitting room, shower room, utility room and boot room to the ground floor. To the first floor; principal bedroom with en-suite, three further double bedrooms, study/fifth bedroom and house bathroom.

Externally, to the front of the property, a natural stone driveway provides off-street parking for six cars and accesses two outbuildings and a greenhouse. To the rear, a Yorkshire-stone flagged pathway leads up a landscaped garden with generous lawn, summerhouse and additional 2-acres of sloping grazing land.



## Location

Ideally situated within walking distance of Luddenden Village, Luddenden offers a picturesque setting, scenic country walks, traditional independent public houses, local sports clubs, and local primary schools including Luddenden C E School.

Neighbouring Hebden Bridge boasts, wine bars, public houses, independent craft businesses, restaurants, and regular outdoor open markets. Railway stations situated in Mytholmroyd, Halifax and Sowerby Bridge provide regular services to Manchester and Leeds.

## General Information

Accessing the entrance vestibule through a solid Oak door with a second wooden and glazed door leading into the entrance hallway. Finished with Yorkshire-stone flagged flooring and with a Vaulted ceiling showcasing exposed beams forming a truss structure. An Oak staircase with spindle balustrade rises to the first floor.

Stone steps from the hallway lead down to the spacious lounge with dual-aspect stone-mullion windows enjoying an outlook over the surrounding Luddenden Valley countryside. A Hunter Herald multi-fuel burner sits on a stone hearth to the focal point with Sandstone mantel and surround. The lounge allows access to a study room benefitting from dual-aspect stone-mullion windows.

Moving through to the dining kitchen being the real heart of the home, finished with Indian-stone flagged flooring, exposed beams and stone-mullion windows enjoying an outlook over the rear garden and fields beyond. The kitchen offers a central island and a range of shaker-style wall, drawer and base units with contrasting Quartz worksurfaces incorporating a double Belfast sink with mixer tap and an AGA.

Leading off the dining kitchen is a shower room and a utility room. The newly fitted shower room enjoys a three-piece suite comprising a WC, wash-hand basin and a double walk-in rainfall shower and a utility room offers a range of wall, drawer and base units with laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap and a four-ring gas hob with extractor hood above. There is plumbing for a washing machine, space for a dryer and an integrated oven.

Stone steps from the utility room lead up to a boot room with a door leading out to the side elevation.

Finishing the ground floor accommodation is a spacious sitting room with dual-aspect stone-mullion windows and a stone fireplace surround being the focal point.

The generous principal bedroom features a sandstone fireplace surround and stone hearth to the focal point, with dual aspect stone-mullion windows. Benefitting from a built-in wardrobe and an en-suite with a four-piece suite comprising a WC, wash-hand basin with storage beneath, panelled bath and a double walk-in rainfall shower.

Three further double bedrooms and a study/fifth bedroom are positioned to the front aspect, with stone-mullion windows enjoying an outlook over the rear garden and surrounding open fields.

Completing the accommodation, the house bathroom enjoys a three-piece suite comprising a Fired Earth WC and pedestal wash-hand basin and a stand-alone bath with overhead shower attachment, sat on a raised platform.













## Externals

A part tarmacked track leads down to a natural stone driveway providing off-street parking for six cars, which then gives access to two storage buildings and a greenhouse.

A Yorkshire-stone flagged pathway leads to the rear garden with a sweeping Yorkshire-stone flagged pathway leading up a tiered, landscaped garden with lawn, terraces and a summerhouse, bordered by mature plants and shrubbery, offering a place to relax and take in the surrounding open countryside views.

A generous enclosed lawn is bordered by timber fencing with a gate accessing approximately 2-acres of sloping grazing land.

## Services

We understand that the property benefits from all mains services except drainage via a septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

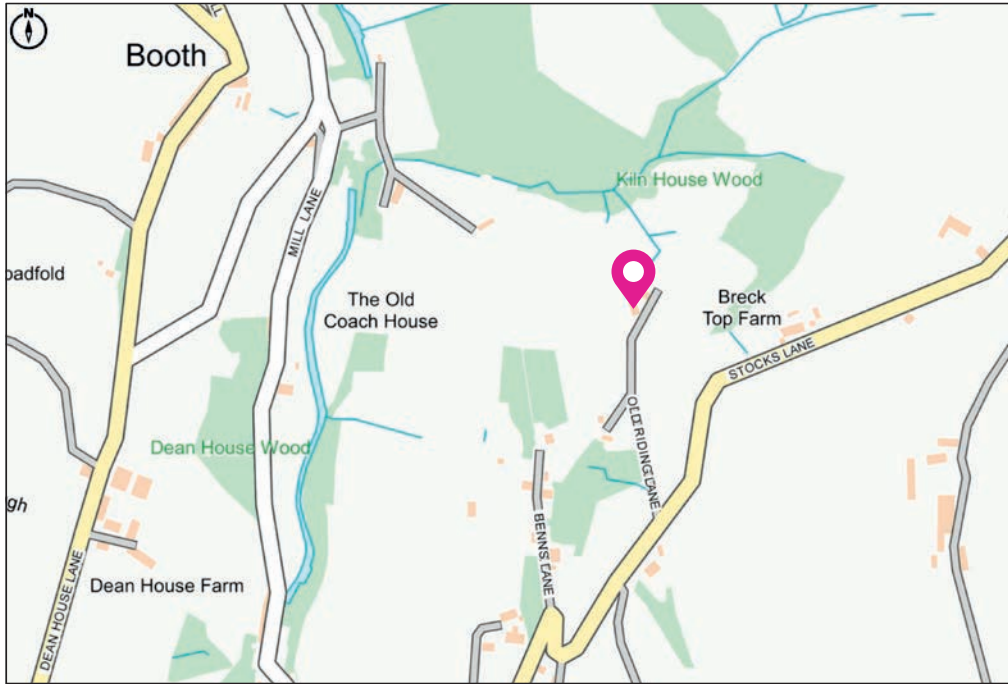
## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Wayleaves, Easements and Rights of Way

The sale is subject to all these rights whether public or private, whether mentioned in these particulars or not.





## Directions

From Halifax town centre, proceed up Pellon Lane towards Mount Tabor. After approximately 2.8 miles, take a left-hand turn on to Stocks Lane. After approximately 0.5 miles, take a sharp right-hand turn on to Old Riding Lane. Proceed down Old Riding Lane to the bottom where Old Riding Farm will be on your left indicated by a Charnock Bates board.

For satellite navigation: **HX2 6SR**

## Local Information

NEAREST STATIONS	Sowerby Bridge	2.2 miles
	Mytholmroyd	2.7 miles
	Halifax	4.3 miles
NEAREST SCHOOLS	Luddenden C of E School	1.4 miles
	Calder High School	3.0 miles
MOTORWAY NETWORK	M62, Junction 24	9.0 miles

## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
SEWERAGE	Septic Tank
HEATING	Gas Central Heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

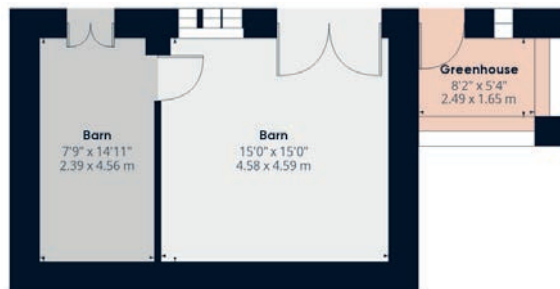
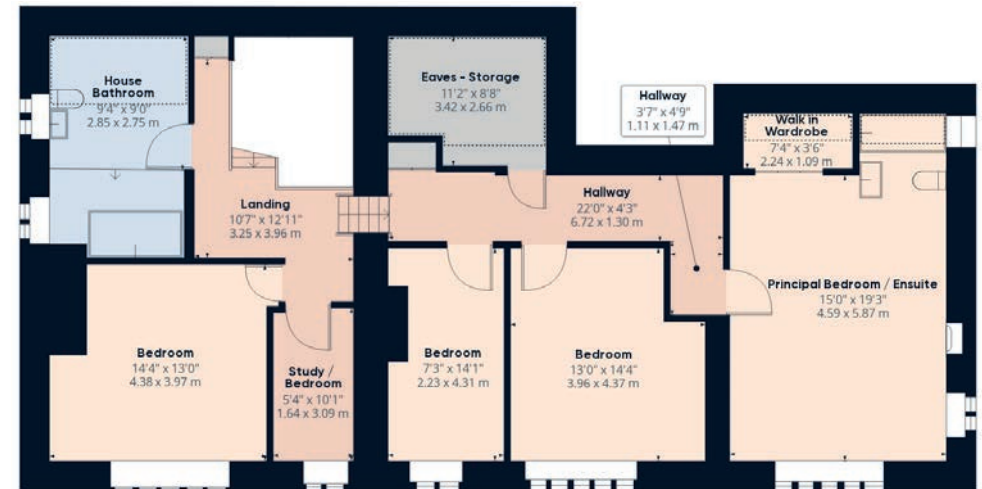


# Floor Plans

Ground Floor



First Floor



Total approximate floor area:  
**3178.60 sqft (295.30m<sup>2</sup>)**  
 (inc Barn)

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Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
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Huddersfield HD1 5LG  
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