

Charnock Bates

The Country, Period & Fine Home Specialist



Upper Saltonstall  
Luddenden Dene, Wainstalls, HX2 7TR





# Upper Saltonstall

Luddenden Dene  
Wainstalls  
HX2 7TR



**GRADE II LISTED, STONE BUILT DETACHED  
IN BEAUTIFUL LUDDENDEN VALLEY**



**5 DOUBLE BEDROOMS**



**DOUBLE GARAGE & AMPLE PARKING**



**WRAP AROUND GARDENS & APPROX 5.52 ACRES OF LAND**

Guide price: £895,000

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## Summary

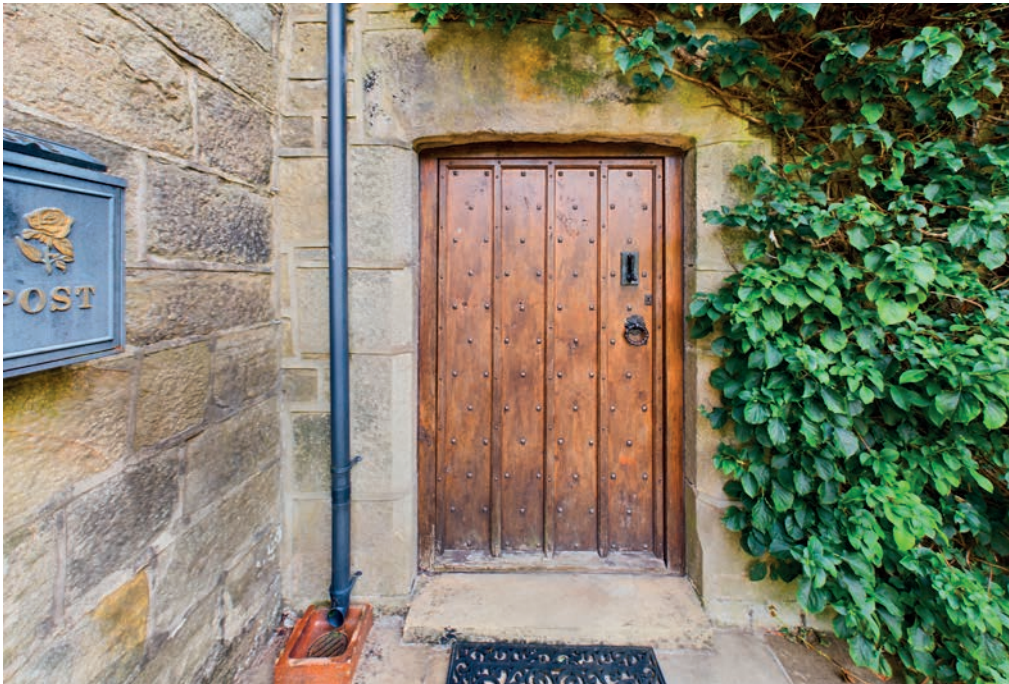
Dating back to 1604, Upper Saltonstall is a wonderful, Grade II listed stone built family home nestled in the beautiful and highly desirable Luddenden Dene Valley.

Internally this exceptional property briefly comprises, five double bedrooms, two reception rooms and three bathrooms. The property showcases a wealth of well-maintained period features along with some modern additions to keep the property comfortable for present day living.

Externally, the property boasts generous south facing gardens with mature trees and well stocked garden along with far reaching views over the valley. The property also offers an additional approx 5.52 acres of land and an outbuilding, currently used for storage by the vendors but can offer an opportunity for renovations subject to the correct planning consents. Parking is located to the front elevation and suitable for five vehicles.

## Location

Luddenden Dene is a beautiful valley close to the villages of Luddenden and Wainstalls. The valley offers access to the Jerusalem Farm nature reserve and extensive woodland and moorland. There is a wealth of wildlife in the vicinity. However, the town of Halifax is within easy access in 15 minutes. The popular town of Hebden Bridge, with its independent shops, bars and restaurants, lies 20 minutes to the west.



## General Information

Access is gained through a beautiful timber door from the driveway. As you open the door you are greeted by the entrance vestibule which is a wonderful space completed by high-rise stone mullion windows, Yorkshire stone flooring and exposed beams along with a stunning bespoke built oak staircase and minstrels' gallery. The entrance hall also offers built in storage under the staircase and access to a vaulted cellar.

Following the Yorkshire stone flooring through to the kitchen you are embraced by a wonderful setting. Sitting proudly to the left is the stunning cream coloured AGA which also offers a gas and electric cooking facility if required and is also responsible for heating the water in the property. The AGA is housed in a wonderful brick fireplace, creating a lovely focal point to the room. The kitchen also benefits from stone mullion windows enjoying an outlook to the garden. Completing the generous kitchen space is the bespoke oak drawer and base units with beech wood worktops coupled with a double Belfast sink and antique style mixer tap.

Leading through the kitchen to the left you step up towards the utility room and the back entrance giving access to the gardens. The utility room is finished with wall, drawer and base units perfect for storage, along with plumbing for a washing machine and space for a dryer as well as a stainless-steel sink and mixer tap.

Adjacent to this is a downstairs wet room, fully lined with travertine tiles. This space offers a dressing area, w/c, floating sink unit and rainfall shower head perfect for rinsing off muddy boots or pets after country walks. The wet room is located next to the property's double garage with an entrance into the property. The space also benefits from underfloor heating.

The Garage is a considerable size with electric up and over door and allows ample parking for two cars.

Leading back through the kitchen, the door straight ahead leads to the main lounge. A plentiful space complete with exposed beams, stone alcoves and built in bookshelves along with stone mullion windows that look out onto the gardens. A multifuel burner sits proudly in a stone chimney breast and surround, perfect for cold winter nights and the festive period and completes the ground floor accommodation.

Rising to the first floor the property is apportioned into an east and west wing and is joined together by a long, oak floored and half-timbered hallway that runs the length of the entrance vestibule.

To the west is the main bedroom, a light and airy space with stone mullion windows that overlook the garden and views over the valley. This room also benefits from a high ceiling and exposed beams. The rear of the room has a walk-in wardrobe to the left and an en-suite to the right, complete with walk in shower, pedestal sink and w/c. The en-suite also has a built-in linen cupboard which can be used for storage and houses the water heater.

A further two large double bedrooms complete the west wing with views overlooking the outside space.

Moving down to the east wing you are met with a large open landing space, formally used as a snug/play area by the current vendors. This space offers access to the outside along with a further two double bedrooms and the family bathroom. Both bedrooms benefit from wardrobe/built in storage.

The family bathroom consists of a free-standing bath, pedestal sink and w/c all beautifully finished with oak flooring and wood panelling completing the first-floor accommodation.





















## Externals

Externally, Upper Saltonstall has a lot to offer. The property benefits from beautiful wrap around gardens and wonderful far-reaching views over the valley. The property is nestled within the countryside and is really an escape from everyday life. The outside space is south facing allowing you to enjoy most of the sun during the day and provides many seating areas which makes the space perfect for summer BBQ's and alfresco dining.

The property also benefits from an additional 5.52 acres of land that is currently used for grazing cattle. Alongside, there is an outbuilding which has the potential to be converted into a holiday let/annex subject to the correct planning consents. A private driveway to the front elevation completes the outside space.

## 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 of these rights whether public or private, whether mentioned in these particulars or not.

## Services

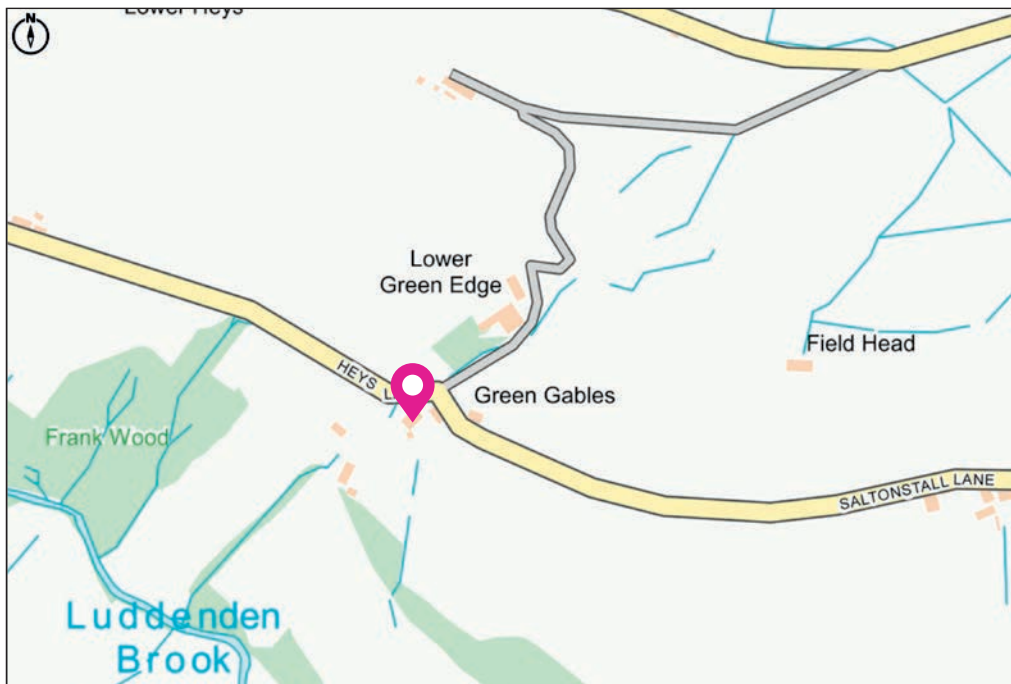
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.











## Directions

TBC.

For satellite navigation: **HX2 7TR**

Please follow directions to the Cat I' th Well pub on Saltonstall Lane and continue up the road for ½ a mile until you see the Charnock Bates For Sale board.

## Local Information

NEAREST STATIONS	Mythomroyd	4.6 miles
	Hebden Bridge	5.8 miles
NEAREST SCHOOLS	Wainstalls Primary School	1.1miles
	Luddenden C E School	3.6 miles
MOTORWAY NETWORK	M62, Junction 24	TBC

## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt – Grade II Listed
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Outfoxthemarket
GAS SUPPLY	Outfoxthemarket
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Plusnet
MOBILE SIGNAL	Good coverage

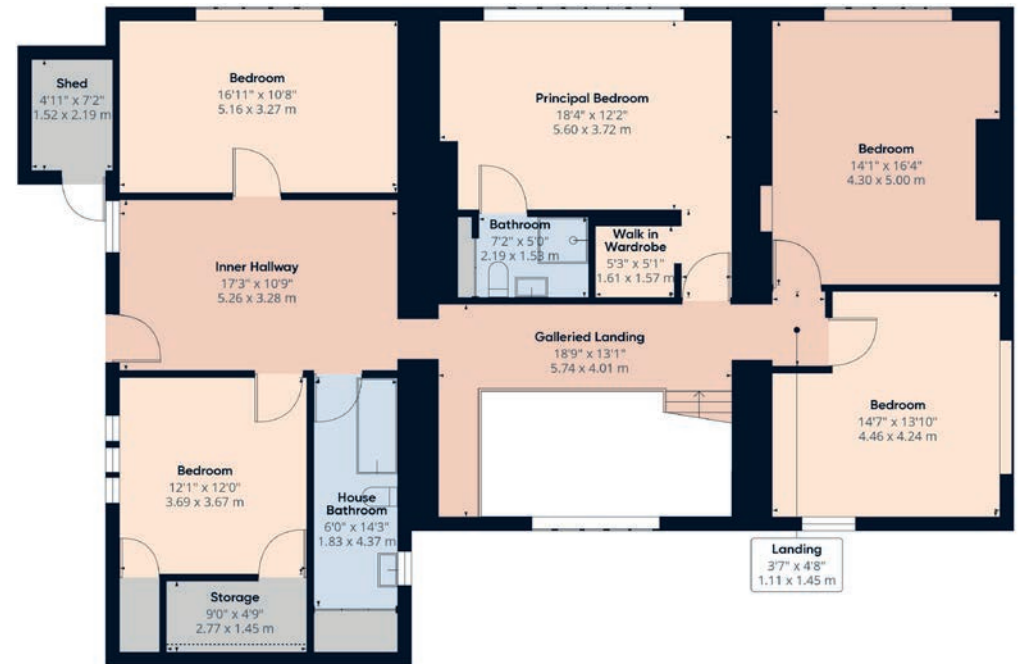


# Floor Plans

## Ground Floor



## First Floor



Total approximate floor area:  
**3,192.90 sqft (296.63m<sup>2</sup>)**  
(inc Garage)

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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

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