

Charnock Bates

The Country, Period & Fine Home Specialist



Acre Farm

Acre Lane, Luddendenfoot, Halifax, HX2 6JP





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STONE BUILT DETACHED IN VILLAGE LOCATION



7 BEDROOMS



DOUBLE GARAGE AND EXPANSIVE DRIVEWAY



APPROXIMATELY 7 ACRES WITH EQUESTRIAN FACILITIES AND PANORAMIC COUNTRYSIDE VIEWS

Guide price: £995,000

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Summary

Nestled within the picturesque countryside of Boulderclough, Acre Farm is an exceptional 7-bedroom residence, presently utilised as two separate dwellings by the current owner. Surrounded by breathtaking panoramic views of the Calder Valley, Acre Farm presents an ideal opportunity for those seeking multi-generational living or wishing to expand their current home.

Externally, the property boasts approx 7 acres of land, complemented by 6 fully equipped stables, each with electricity and a running water point. Additionally, there are two further outbuildings and ample parking space several vehicles.

Location

Set close to the highly regarded village location of Luddenden, a conservation area within the Calder Valley the development is ideally positioned for accessing local amenities within the village and boasting good commuter links to Halifax and Sowerby Bridge, along with the popular tourist market town of Hebden Bridge with its many independent and artisan retailers, along with numerous established restaurants and public houses.

Regular rail services operate from stations in Hebden Bridge, Mytholmroyd, Halifax and Sowerby Bridge, making the area popular with commuters working in the northern business centres of Manchester and Leeds. The area is popular with outdoor enthusiasts with numerous public footpaths and bridleways ideal for walking, cycling and equestrian pursuits.



General Information

The property features multiple entrances at both the front and rear elevations; however, the entrance predominantly used by the current owner is the one leading to the utility room. Upon entry, you are welcomed into a generously sized utility room, offering ample space for a washer, dryer, and additional storage. The room is fitted with a stainless-steel sink and mixer tap, and also accommodates the boiler for the main central heating system.

Leading through to the kitchen, you will find a spacious and open layout, featuring an integrated oven and gas hob. The bespoke pine kitchen is complemented by contrasting worktops and decorative tiled splashback, while the double sink with mixer tap and waste disposal offers both functionality and convenience. The kitchen enjoys a lovely outlook over the stunning panoramic views.

Adjacent to the kitchen is a conservatory, added in 2019. This beautifully light-filled space is perfect for relaxing with family and friends while taking in the scenic countryside vistas. Complete with Velux skylights, gas central heating, and USB ports, the conservatory is both versatile and comfortable, offering direct access to the rear garden.

The living/dining room offers a generously proportioned space that overlooks the front elevation, providing a bright and inviting atmosphere. This area leads onto the hallway, which features an original stone fireplace, currently used as a decorative element by the vendor. The hallway also provides access to the front elevation via a front door, while a door situated behind the staircase grants entry to the second property.

Completing the ground floor accommodation is a downstairs WC, beautifully tiled with elegant decorative tiles. The room is finished with a pedestal sink and WC, combining style and functionality.

Accessed via a bespoke wooden staircase, the first-floor accommodation comprises four spacious double bedrooms and a family bathroom and a door to the right provides access to the second property.

The family bathroom is elegantly appointed with a corner bath, twin pedestal sinks, a walk-in shower, WC, and a towel warmer, offering both luxury and practicality.

The principal bedroom offers a delightful view over the rear garden, extending to the stunning surrounding countryside. This spacious room is complemented by built-in wardrobes, providing ample storage.

Leading into the en suite featuring a four-piece suite that includes a corner bath, walk-in shower, pedestal sink, and WC, ensuring both comfort and convenience.

The second bedroom, located down a long corridor adjacent to the principal bedroom, is ideally suited for older children or family members. It benefits from its own en suite, which includes a bath with overhead shower, a cabinet sink with storage, and a WC.

The two additional bedrooms are both generously sized and are positioned to overlook the front elevation, offering bright and comfortable spaces.

Returning down the first-floor accommodation, a door at the bottom of the stairs leads to the second property. Accessed via a few steps, the living room opens into a bright and charming space, complete with a stone fireplace creating a cosy and inviting atmosphere.

Stepping down into the kitchen, you'll find a well-proportioned space equipped with all essential appliances, including an integrated fridge freezer, gas hob, and a stainless-steel sink with a mixer tap. The kitchen is finished with wooden base, wall, and drawer units, complemented by contrasting worktops to ensure the space is both functional and stylish. Large stained-glass double doors provide access to the outside, further enhancing the property's appeal.

From the kitchen, a bespoke wooden staircase leads to the second floor. A generously sized, window-lit landing creates a bright and airy space connecting the two properties with a door located at the bottom of the corridor and the space also offers ample storage with the inclusion of a large linen cupboard. From here you will find three double bedrooms and a family bathroom.

The family bathroom is fitted with a spacious bath, walk-in shower, sink with storage, and a WC.

The principal bedroom boasts stunning views and is complemented by an en suite, which includes a walk-in shower and WC and sink with storage. Built-in wardrobes offer ample storage, adding both convenience and style to the room.

Two additional double bedrooms complete the upstairs accommodation, both offering views over the rear. One bedroom benefits from built-in storage, with one featuring historic beams.





















Externals

Externally, the property offers an abundance of features. The expansive driveway provides ample space for parking, accommodating several vehicles. The beautifully maintained grassed lawn and Yorkshire stone patio add to the charm of the outdoor space. Additionally, the property boasts approx 7 acres of land, previously used by the vendor for horses and other animals.

The property benefits from 6 generously sized stables, each equipped and electricity and a running water point ideal for equestrian use or other purposes. There are also two further outbuildings, formerly pigsties, which are currently used for feed storage but could easily be repurposed for garden storage.

The grounds are well-lit with outdoor lighting and the property also benefits from a double garage with an electric up-and-over door, which houses the boiler for the second property, providing additional convenience and storage space.

Fixtures and Fittings

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

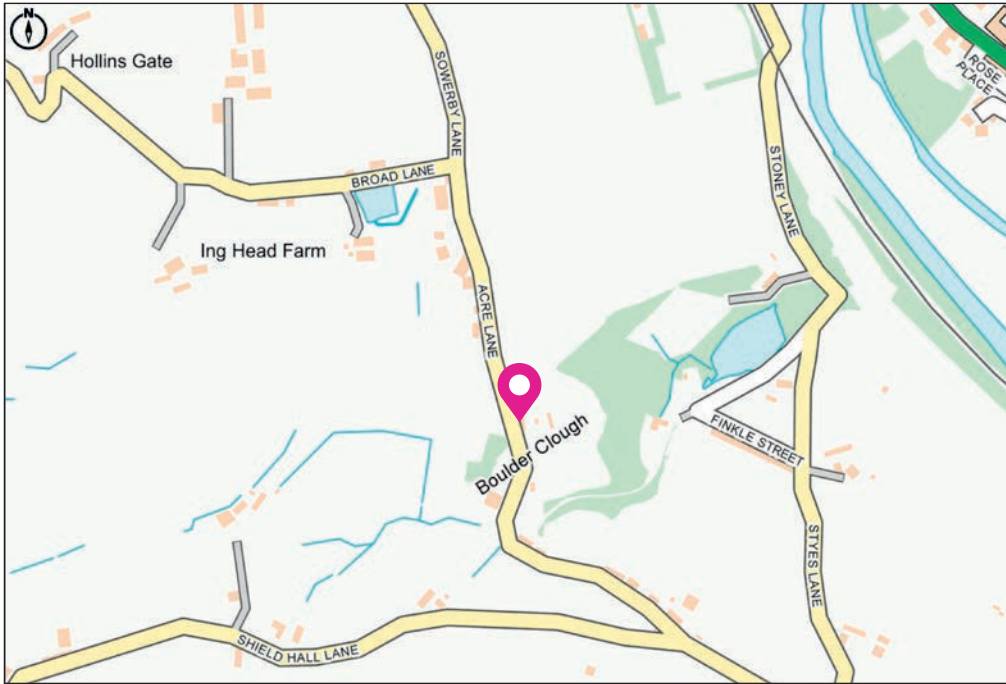
Wayleaves, Easements and Rights of Way

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

For satellite navigation: **HX2 6JP**

Local Information

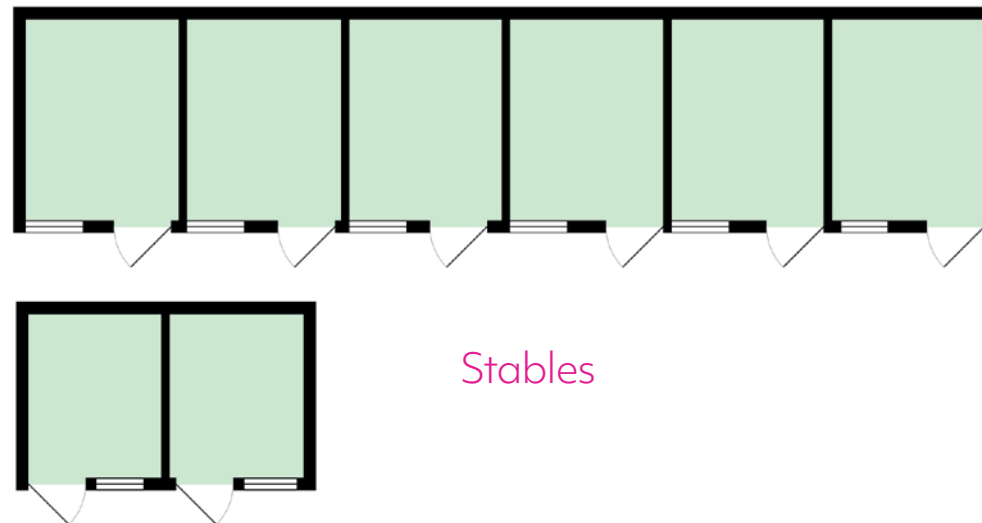
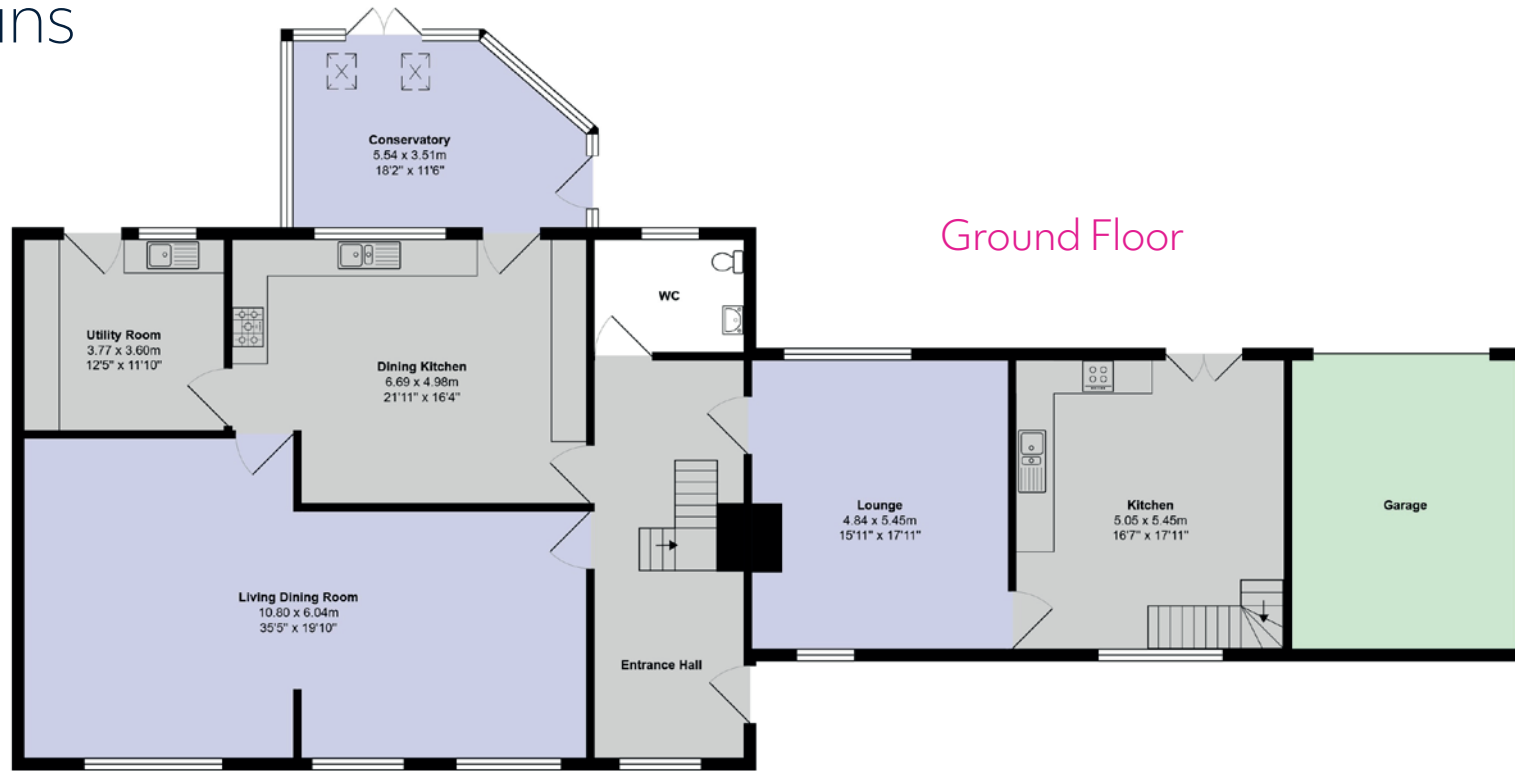
NEAREST STATIONS	Mytholmroyd	2.3 miles
	Hebden Bridge	3.6 miles
NEAREST SCHOOLS	St Peters Primary School	0.9 miles
	Ryburn Valley High School	1.1 miles
	Sacred Heart Primary School	1.4 miles
MOTORWAY NETWORK	M62, Junction 23	11.3 miles
	M62, Junction 22	12.4 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	TBC
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating – mains supply
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



Floor Plans



Floor Plans

First Floor



Total approximate floor area:
5,728 sqft (532.2m²)
(inc Stables)

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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
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