

Charnock Bates

The Country, Period & Fine Home Specialist



School Farm

Kennel Lane, Mill Bank, HX6 3EY





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STONE-BUILT DETACHED WITH MODERN INTERIOR



FIVE DOUBLE BEDROOMS



PARKING FOR 10+ CARS



APPROX 3.7 ACRES OF LAND WITH EQUESTRIAN FACILITIES

Guide price: £895,000

charnockbates.co.uk





Summary

School Farm offers a beautifully designed interior with a spacious kitchen, dining area, and cozy living room featuring exposed beams, stone mullion windows, and a log burner. The home includes five double bedrooms, with the main bedroom privately set apart, featuring an en-suite and Velux windows. Bedroom Two also benefits from an en-suite and a bespoke walk-in wardrobe.

Additional spaces include a playroom, a flexible upper-level room, a utility room with a W/C, and a well-equipped family bathroom with underfloor heating.

Set in the Yorkshire countryside, School Farm boasts stunning Calder Valley views, 3.7 acres of land, and a private track entrance. It offers parking for 10+ cars, well-maintained lawns, and three stables, ideal for equestrian use. The outdoor space provides ample opportunities for relaxation and entertaining.

Location

Situated in Triangle between Ripponden and Sowerby Bridge the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.



General Information

Access to the property is gained through a solid timber door at the rear elevation, leading from a private track and spacious driveway. Upon entering, you are welcomed by a stunning entrance hall, where a large window straight ahead offers picturesque views of the countryside. To the left, the hall leads to the kitchen and dining area, while to the right, a step down takes you into the living room, which then provides access to the bedrooms.

The kitchen is a warm and inviting space, featuring beautiful oak flooring, high ceilings, and striking exposed beams. Thoughtfully designed, it is fully equipped with modern appliances, including an integrated fridge-freezer, dishwasher, and a Belling range-style oven with a six-ring gas hob. A Belfast sink with an antique-style mixer tap adds charm, while contemporary wall, drawer, and base units are complemented by contrasting oak worktops, ensuring both functionality and a timeless country kitchen aesthetic. Newly installed French doors provide direct access to the garden, seamlessly connecting indoor and outdoor living.

Leading through the kitchen, you arrive at the utility room and a second reception room, currently used by the owners as a playroom. The playroom is a bright and versatile space with access to the outdoors through newly fitted French doors. A staircase from this room leads up to a flexible living area, currently used as a spare bedroom. With three Velux windows and exposed accent beams, this space offers great potential as a guest room, home office, or private retreat—ideal for families with older children who want their own space while remaining connected to the main home.

Adjacent to the playroom, the utility room is fully equipped with ample storage cupboards, space for a washer and dryer, and a stainless-steel sink with a mixer tap, catering to all laundry needs. A conveniently located W/C within the utility room provides added functionality for both the playroom and utility area.

Leading back through the kitchen to the main living room, you enter a cozy space with views of both the front and rear elevations. The room features exposed beams, elegant stone mullion windows, and a stunning log burner set within a stone hearth, creating a striking focal point.

From the living room, you step down into the bedroom area of the property, where the family bathroom is also located. The house boasts five double bedrooms, each with its own unique features.

The family bathroom is a generous size and complete with everything needed for the space to run efficiently. Fully tiled and benefiting from underfloor heating the family bathroom is complete with single ended bath, walk in shower, w/c and pedestal sink.

Bedroom Two includes a fully tiled en-suite with a walk-in shower, WC, and hand wash basin. Additionally, a stunning bespoke walk-in wardrobe is situated above the bedroom, accessible via a small staircase.

The main bedroom is set apart from the other bedrooms and is accessed via a staircase. This generously sized space features Velux windows, exposed beams, and an en-suite with a walk-in shower and WC. Perfect for unwinding in the evenings, it offers a private retreat away from the main house.



















Externals

Externally, School Farm offers breathtaking views over the Calder Valley and is accessed via a private track, making it the perfect retreat to come home to and unwind. The property provides ample parking for 10 or more cars, along with well-maintained lawns. Nestled in the heart of the Yorkshire countryside, it sits on approximately 3.7 acres of land, offering endless potential for outdoor enjoyment and entertaining family and friends.

To the right of the driveway, the property also features three stables. Currently used for storage by the current owners, these stables present an excellent opportunity for purchasers with an equestrian interest to keep their horses at home.

Fixtures and Fittings

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

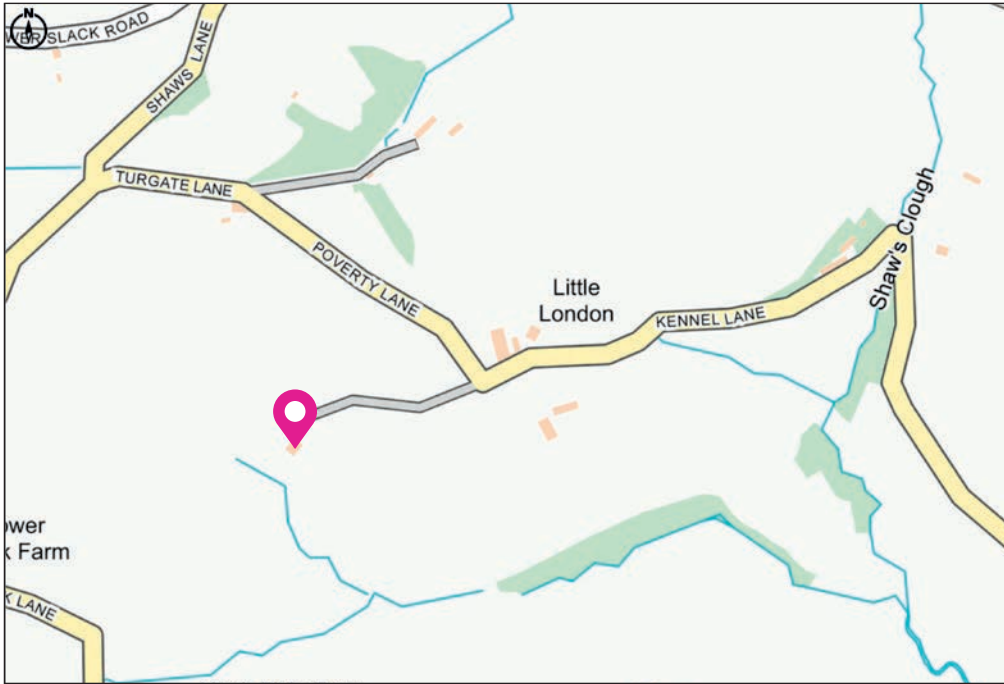
Wayleaves, Easements and Rights of Way

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 mains electric, LPG gas, borehole water supply, and 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.





Directions

From Halifax town centre proceed onto the A58 through Sowerby Bridge, take a right onto Oak Hill Road, follow the road through Mill Bank and Cottonstones. Turn left onto Kennel Lane. Proceed up the hill and continue straight ahead onto the track signed as bridle way. Follow the track to the bottom where the property can be found ahead of you.

For satellite navigation: **HX6 3EY**

What3words: **Excavated.Curious.Hilltop**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.5 miles
	Halifax	4.1 miles
NEAREST SCHOOLS	Triangle C of E Primary School	0.6 miles
	Ripponden Junior & Infant School	1.2 miles
	Ryburn Valley High School	2.0 miles
	Rishworth School	2.3 miles
MOTORWAY NETWORK	Junction 23, M62	6.5 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	TBC
ELECTRICITY SUPPLY	Eon
GAS SUPPLY	LGP Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

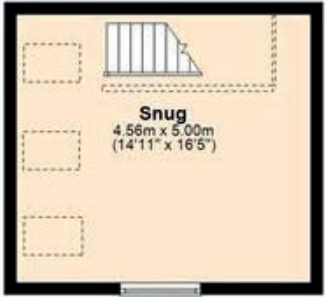
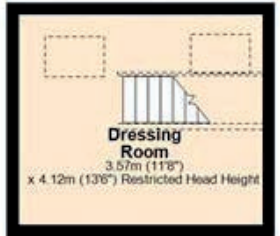


Floor Plans

Ground Floor



First Floor



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Property House
Lister Lane
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250 Halifax Road
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