



Pike End Farm
Rishworth, Sowerby Bridge, HX6 4RG

A rural retreat of rare quality



Charnock Bates

The Country, Period & Fine Home Specialist





Pike End Farm
Rishworth
Sowerby Bridge
HX6 4RG

- Enchanting Grade II Listed country residence
- Approx. 12 acres including paddocks, and approx. one acre of landscaped gardens
- Five stables, tack room, barn with water/electricity
- Four garages plus workshop and additional parking
- Stunning views across the hills above Ripponden
- Spacious character interiors with exposed beams and stone features
- Six double bedrooms including luxurious principal suite
- Multiple reception rooms and bespoke farmhouse kitchen
- Separate stone outbuilding with potential for studio or office
- Peaceful, private setting with long gated driveway

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A rural retreat of rare quality

Tucked away in the hills above Ripponden, approached via a long private driveway, Pike End Farm is an enchanting Grade II Listed country residence steeped in character and charm.

With elegant interiors, far-reaching rural views, and exceptional equestrian facilities, this beautifully-restored home is set within approx. 12 acres of land and offers a unique lifestyle opportunity in one of West Yorkshire's most picturesque settings.



Grounds and equestrian facilities

A dream for horse lovers, Pike End Farm offers approx. 10–11 acres of grazing land and paddocks, along with excellent infrastructure for equestrian use.

- Five stables, tack room, and a substantial barn with running water (separate from the house supply) and electricity, currently used as additional turnout
- Log store and full-length storage area running alongside the barn
- Paddock accessed via an attractive archway
- Horsebox parking in the lower parking area

“In summer, we open the doors, and the horses poke their heads over the wall for an apple or two”

Current homeowner



Garaging and outbuildings

The property benefits from a generous range of garaging and workshop space:

- Four garages, capable of housing approximately six to eight cars
- One garage adjoins a workshop with mezzanine level
- Three additional double garages located at the top of the plot
- Electric gated entrance with extra parking area for up to three cars
- Separate stone outbuilding currently used as a massage room, with exposed beams and multiple sockets
- Boot room for all country living essentials





Gardens and outdoor space

- Approximately one acre of landscaped gardens
- Expansive rear patio, ideal for entertaining with panoramic views over Ripponden
- Flagged front patio and charming pond with resident geese







Living spaces

Originally built in 1647, the main residence blends historic character with modern comfort, incorporating two cottages and a barn conversion.

Kitchen

- Flagged flooring, exposed beams, and French doors to the patio
- Four-oven AGA, Belfast sink, dishwasher, pantry, and bespoke wooden units
- Central island and built-in dining area
- Utility room with W/C, plumbing, and storage

Reception rooms

- Main lounge with timber flooring, original beams, and multi-fuel stove
- Formal dining room with large fireplace and steps leading down to utility areas
- Cosy second sitting room with multi-fuel stove set into a stone surround
- Study with exposed stonework and rural views

The home also benefits from cellar and loft space.











Bedrooms and bathrooms

Accessed via an oak staircase with glass balustrade, the upper floor is peaceful and private, ideal for family life or hosting guests.

- **Principal suite:**
Vaulted ceiling, exposed beams, and dual-aspect mullion windows with breathtaking views. The suite also benefits from a walk-in wardrobe, and luxurious ensuite with freestanding bath, double rainfall shower, twin basins, and traditional fittings.
- **Five further double bedrooms:**
Each with unique character, mullion windows, built-in storage, and views of the grounds
 - One with ensuite shower room
 - One with feature panelled wall
- **Family bathroom:**
Roll-top bath, traditional suite, and window seat beneath a stone mullion window











Key information

- **Fixtures and fittings:**

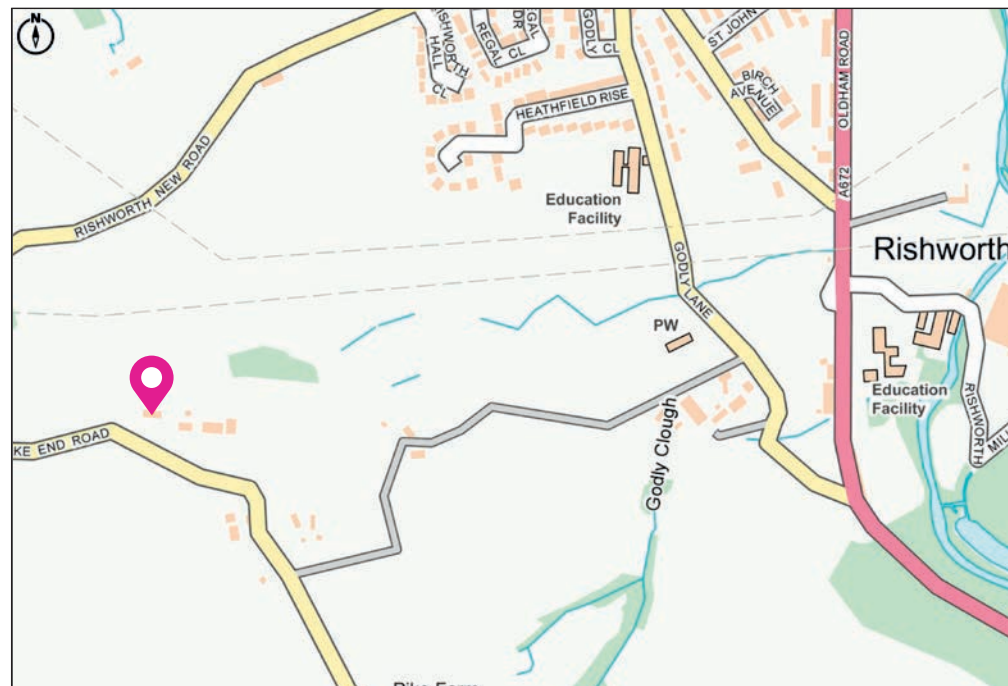
Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **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.

TENURE	Freehold
PROPERTY TYPE	Detached
CONSTRUCTION	Stone
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	OVO
GAS SUPPLY	LPG
WATER SUPPLY	Spring water
SEWERAGE	Septic tank
HEATING	Full central heating
BROADBAND	Quickline 220Mbps
MOBILE SIGNAL	Good

Pike End Farm is more than a home – it's a sanctuary. Whether you seek a working smallholding, an equestrian haven, or a place to breathe and connect with nature, this remarkable estate offers the very best of country living.



Get in touch to arrange your private tour today.

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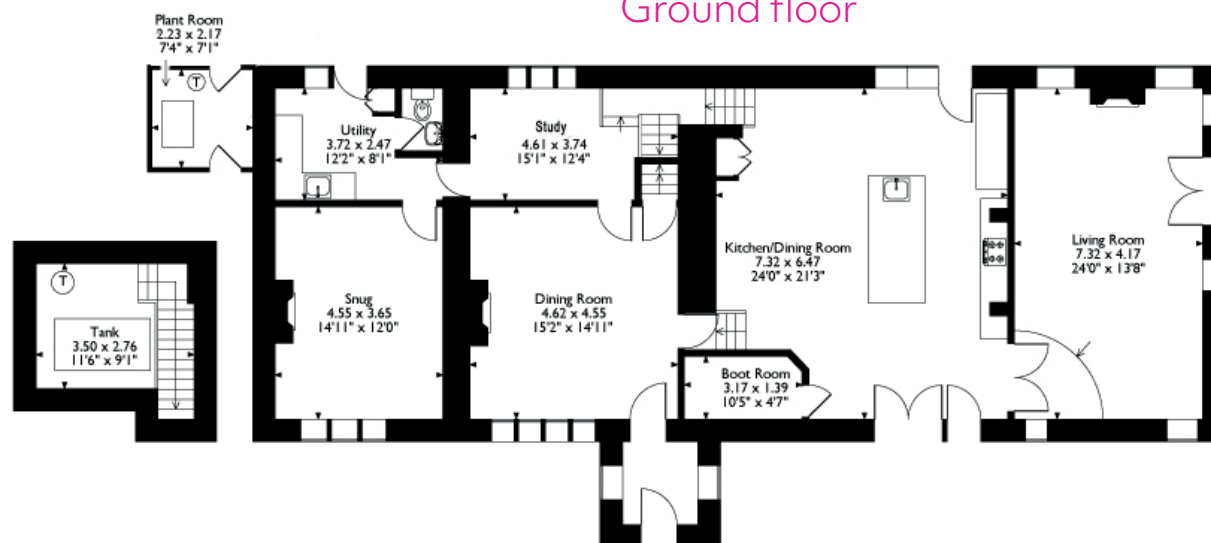
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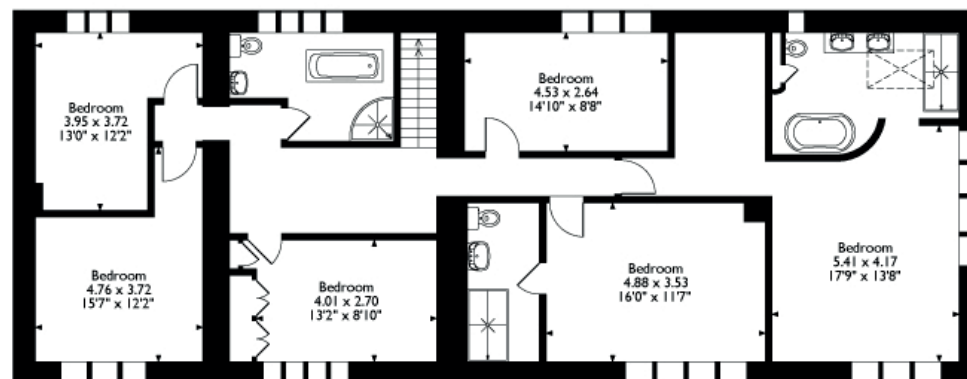


Floor plans

Ground floor



First floor



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Total approximate floor area:
3,391 sqft (315m²)
(main house)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans

Garages and Outbuildings





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