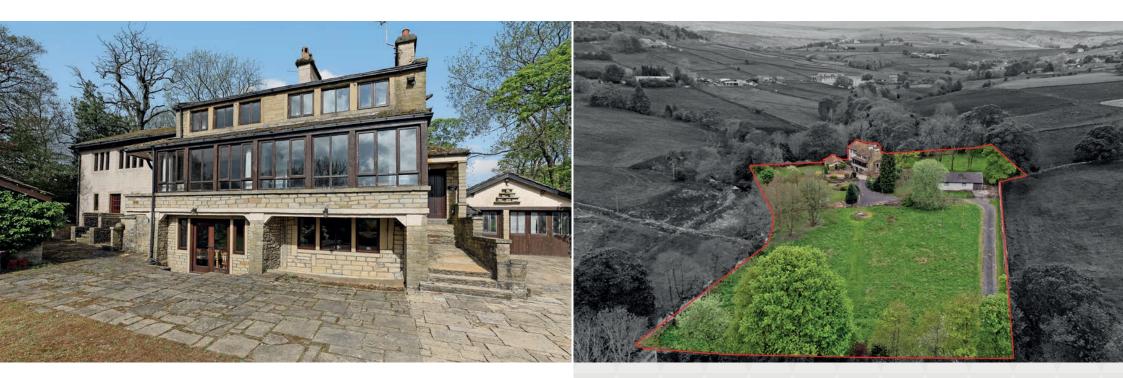
Fisher's Lodge Crossfield Road, Oxenhope, BD22 9SQ

Elegant country living in a former mill with development potential



The Country, Period & Fine Home Specialist

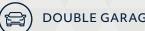




Fisher's Lodge Crossfield Road Oxenhope BD22 9SQ







DOUBLE GARAGE & DRIVEWAY

MATURE GARDENS & PADDOCK

Guide price: £895,000





Elegant country living in a former mill with development potential

Fisher's Lodge is a unique and characterful residence nestled in fairytale surroundings, offering generous and versatile accommodation with an abundance of original features.

Set within private grounds complete with a stream, three separate lawns, and panoramic countryside views, this enchanting former mill offers an exceptional lifestyle opportunity. The property boasts thick stone walls, exposed beams, historic fireplaces, and bespoke fittings throughout, blending charm and comfort across multiple levels.

The extensive accommodation includes multiple reception rooms, up to four bedrooms, a study, and two bathrooms. Externally, a sweeping gated driveway, detached double garage, and multiple outbuildings – one with planning permission pending for conversion to a two-bedroom bungalow – add to the appeal.





Ground floor

Entry to the property is via a side door leading into the breakfast kitchen, a welcoming space fitted with bespoke solid oak wall, drawer, and base units with contrasting work surfaces. The kitchen incorporates a stainless steel double-bowl sink with mixer tap and benefits from a range of integrated BOSCH appliances including a combi oven, four-ring hob with extractor, fridge, and dishwasher. Exposed wooden beams overhead, and a window to the rear, frame lovely views of the garden and countryside beyond.

Off the kitchen is a utility room, with additional base units, sink and drainer with mixer tap – ideal for day-to-day functionality.

A hidden staircase from the kitchen rises to the first floor.

Through a striking stone archway from the kitchen lies the dining room, full of rustic charm. A cast iron open fireplace is nestled within an exposed stone chimney breast, and wooden beams add character overhead. French doors open out to the front of the property, and a door from this room leads to a handy pantry.

A separate staircase leads up to the historic old mill workshop, constructed in 1808 by the Rushworth family and formerly known locally as 'Rushes Mill'.













First floor

The first-floor landing, accessed via the hidden staircase from the kitchen, serves as the main entrance to the property and also provides access to a cloakroom/WC.

From here, step into a beautiful room featuring parquet flooring, beamed ceiling, a stone fireplace, built-in wooden cabinetry, a dumb waiter, and a stunning bay window overlooking the front lawns and surrounding countryside. This is currently used as a dining room, but would make a lovely bedroom.

Double doors lead into a charming sitting room, where exposed brickwork and another feature fireplace create a cosy, rustic ambiance. Dual bay windows flood the room with light and frame views across the front gardens and rolling hills. A further door opens onto a private patio area, perfect for alfresco relaxation.

The sitting room also leads into a versatile room currently used as a study, fitted with built-in furniture and enjoying views over the rear garden. This space could easily be repurposed as an additional bedroom.

At the far end of the landing, a dramatic sweeping staircase leads to a truly spectacular living room, which could also make a breathtaking principal bedroom. Here, exposed beams form a vaulted truss ceiling, while a large fireplace sits nestled beneath a majestic stone archway. With triple-aspect views – one of which overlooks a nearby stream through a bay window – this room is full of whimsical touches, including a Victorian-style lamppost that enhances the storybook setting.











Upper floor

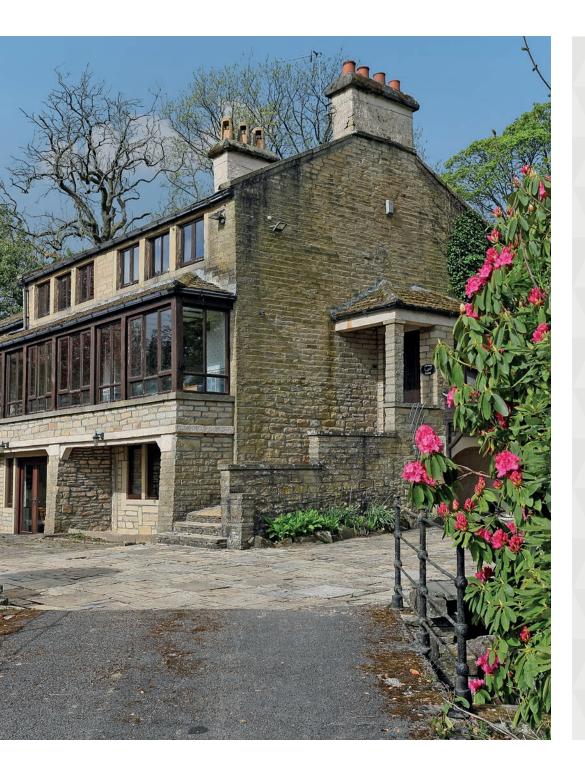
A further staircase leads to the upper landing, which branches off to additional bedrooms:

- A spacious bedroom with en-suite, including a bath, toilet, bidet, sink, and shower. This room also includes a cosy nook with a built-in wardrobe and views across the garden.
- A second en-suite bedroom, complete with bath, toilet, and sink, and garden views.
- A further box room, ideal for storage or as a nursery, completes the internal accommodation.









Externals

Outside, a gated sweeping driveway curves through the grounds, providing parking for approximately ten cars, not including the detached double garage which is fitted with power, lighting, and trifolding doors.

The property sits adjacent to a paddock/grazing area and includes multiple outbuildings. One of these benefits from power and lighting and has pending planning permission to be converted into a two-bedroom bungalow – full details are available via the Bradford Planning Portal (reference: 17/00427/FUL).

Another detached outbuilding offers further potential for workshop or storage space.

The grounds are truly magical, comprising three distinct lawns, a stream crossed by charming footbridges, and a south-facing front garden. Wildlife abounds, with deer and pheasants regularly seen grazing the land.

Stonework of historical and decorative significance graces the exterior, adding intrigue and distinction to this already captivating home.







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Additional information

• Fixtures & Fittings:

TBA

• Services:

We understand that the property benefits from all mains services apart from the septic tank for drainage and natural spring water source. 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.

• Wayleaves 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
CONSTRUCTION	Stone
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band G
ELECTRICTY SUPPLY	Mains supply
GAS SUPPLY	Mains supply
WATER SUPPLY	Natural spring
SEWERAGE	Septic tank
BROADBAND	Connected/strong signal
MOBILE SIGNAL	Good coverage

Location

Located within peaceful countryside on the edge of West Yorkshire, Fisher's Lodge is well-placed for access to local amenities and major transport links, yet offers an unparalleled sense of seclusion. Deer and pheasants are frequent visitors to the grounds, and the surrounding landscape, complete with stream and paddocks, is perfect for those seeking tranquillity and natural beauty.



Get in touch to arrange your private tour today.



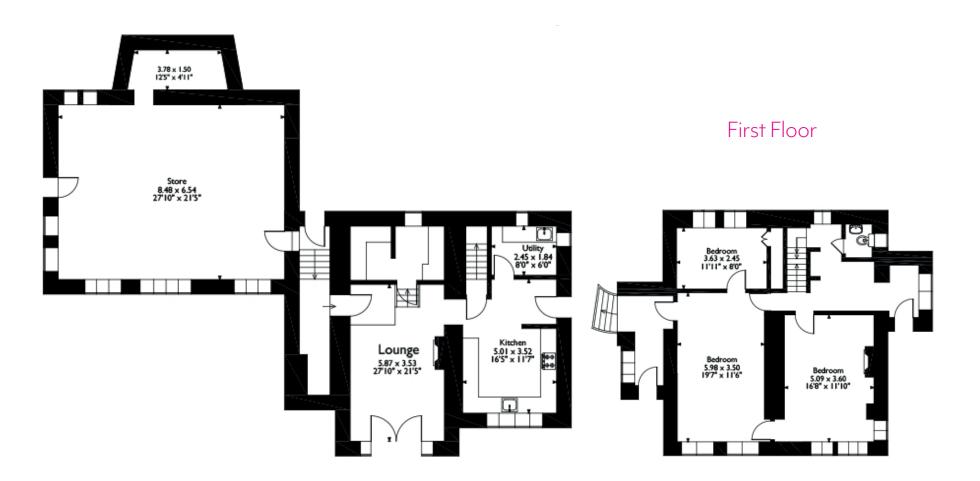
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Floor Plans

Ground Floor



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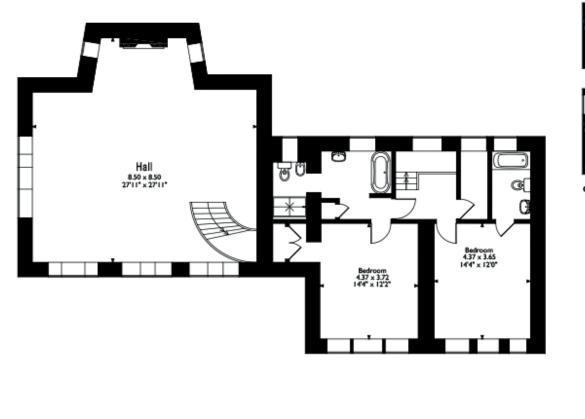
Total approximate floor area: **5393 sqft (501m²)** (inc Garage and Outbuildings)

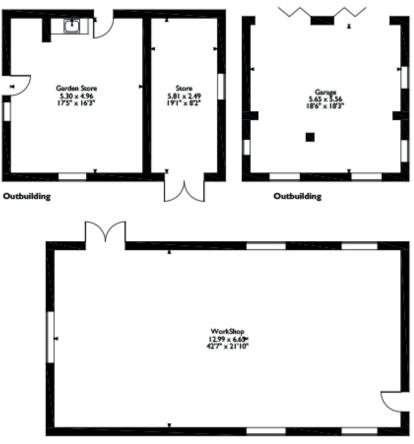
Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor Plans

Second Floor

Garage and Outbuildings





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Total approximate floor area: 5393 sqft (501m²) (inc Garage and Outbuildings)

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