



Heights Barn

Ripponden, West Yorkshire, HX6 4HJ

A home with space to grow, views to inspire, and versatility at its heart



Charnock Bates

The Country, Period & Fine Home Specialist





Heights Barn
Ripponden
West Yorkshire
HX6 4HJ

Guide price: £1,750,000

- **Grade II listed five-bedroom barn conversion set in approx. 1.5 acres of gardens**
- **Self-contained two-bedroom bungalow – The Lambing Shed**
- **The Lambing Shed is for private occupation only and does not have planning consent for use as an Airbnb or rental property**
- **Approximately 13 acres of land available by separate negotiation**
- **Elevated rural position with panoramic views**
- **Spacious and stylish kitchen**
- **Principal suite with walk-in wardrobe and ensuite**
- **The Lambing Shed includes an open-plan living space, private deck, and hot tub**
- **Sweeping driveway with parking for up to 10 cars plus double garage with mezzanine**
- **Gardens with sunken trampoline, stone patios, and access to surrounding fields**
- **Peaceful yet convenient location with easy access to Ripponden village and the M62**

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A home with space to grow,
views to inspire, and versatility
at its heart

Positioned in a spectacular rural setting on the outskirts of Ripponden, this beautifully converted barn offers the rare opportunity of two stylish homes in one.

Set in approximately 14.5 acres, the property includes the main house – blending character with modern comforts – and ‘The Lambing Shed’, a self-contained contemporary bungalow for private use and not as an Airbnb or rental property without first obtaining any required planning consents.

‘It’s very, very peaceful. It’s so private that it feels as though there’s no one around for miles, and yet there are neighbouring houses to the back of the home, so you still get that sense of safety and community.’



THE MAIN HOUSE

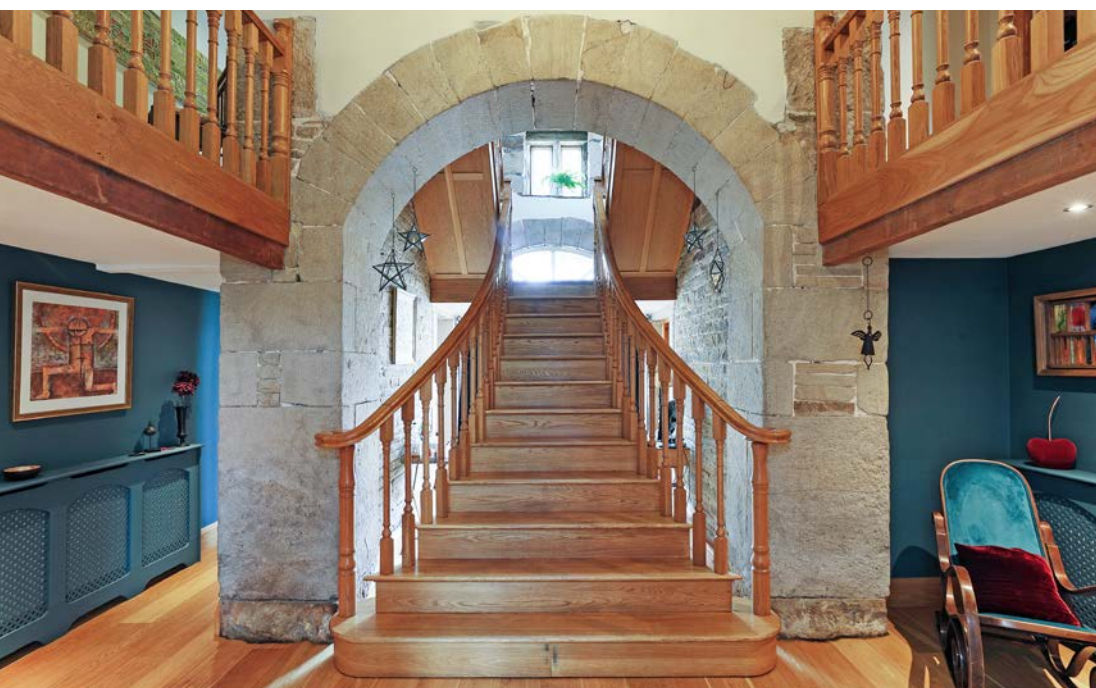
Ground floor

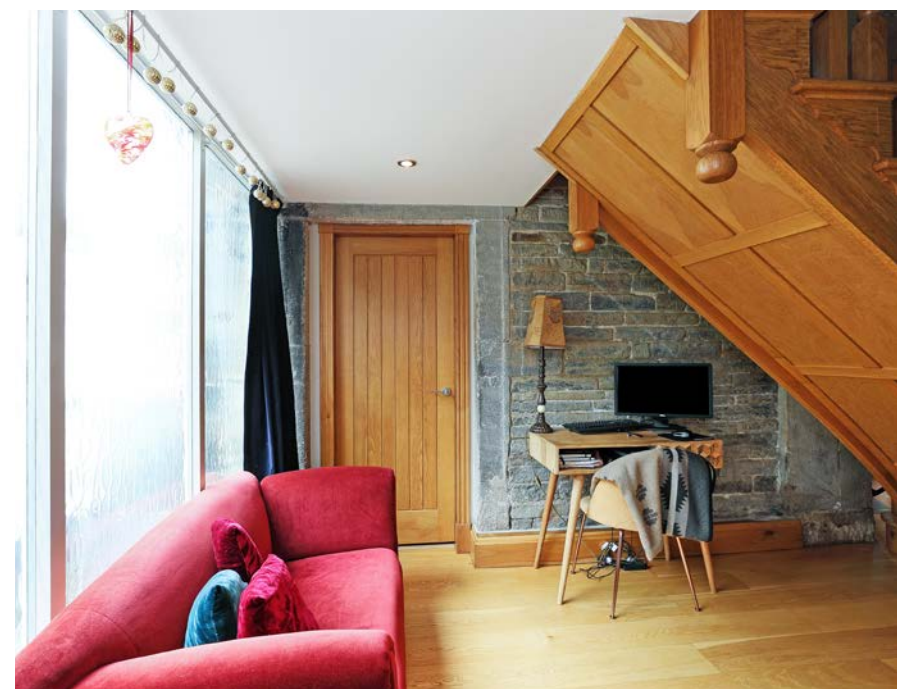
A flagged approach leads to the front door via a porch with boot cupboard, bench, and shelving. Inside, the entrance hall sets a grand tone with its vast stone archway and central staircase climbing between exposed stone walls. There's useful under-stairs space for a sofa, reading nook, or study area.

This level includes three storage rooms, a WC with sink, and the principal living room – a warm, inviting space with vaulted ceilings, exposed beams, and a multi-fuel stove set within a stone fireplace. Triple-aspect windows, including stone mullion frames, bring in natural light and offer green views.

The open-plan kitchen is both stylish and functional, with deep green shaker cabinetry, white marble-effect worktops, and a dusty pink central island topped with rare granite and featuring seating, drawers, and storage. A Belfast sink, oven, and induction hob complete the setup, while a walk-in pantry adds convenience. Views across the lawn and countryside make everyday tasks a pleasure. A door leads to the utility room with matching cabinetry, stone flooring, and additional storage.

Steps lead up from the kitchen to a raised dining/living area with flagged flooring, stone mullion windows, and vaulted ceiling with beams and skylights – an ideal entertaining space.















First floor

The mezzanine landing enjoys natural light from feature windows and gives access to:

- Two double bedrooms with exposed beams and stone mullion windows, one with built-in wardrobes
- A stylish family bathroom with two bowl sinks, shower, and freestanding bath
- The principal bedroom with expansive countryside views, deep stone window sills, and a large ensuite complete with wet-room style shower, dual sinks, and walk-in wardrobe
- A separate WC







Second floor

Stairs lead to two large attic bedrooms, both with vaulted ceilings, exposed beam trusses, and Velux windows:

- One includes eaves storage
- The other features integrated wardrobes, drawers, desk, and a deep stone sill window with stunning side lawn views

A bathroom on this level offers a shower, sink, WC, exposed beam, and Velux window.





The Lambing Shed

A stylish, self-contained bungalow that complements the main house beautifully, 'The Lambing Shed' is perfect for visiting family, private working space, although cannot be used as an Airbnb or rental property without first obtaining any required planning consents.

Inside, vaulted ceilings and exposed beams add character to the open-plan kitchen, dining, and living area. Triple-aspect windows flood the space with light, and an electric stove adds a cosy feel.

The shaker-style kitchen includes wall, drawer, and base units, and a pull-out pantry. The island features cupboards, shelving, breakfast bar, and an integrated fridge and freezer. A Rangemaster oven, hob, and extractor are included.

Bifold doors open onto a private decked area – perfect for a bistro set and the existing hot tub. A walkway leads down into the village, perfect for an easy stroll down into town.

Further features include:

- Bathroom with marble-effect tiles, walk-in double shower, WC, floating drawers and skylight
- Study with full-length window and skylight
- Two double bedrooms, both with skylights and one with full-length window and incredible views
- Storage cupboard
- Air source heat pump









Gardens and grounds

The outdoor space has been carefully considered to support family life, relaxation, and potential equestrian use.

- Sweeping driveway with space for eight cars
- Double garage with mezzanine level for storage or studio potential
- Lawn to the front of the house, featuring a sunk trampoline and shed
- House set in approximately 1.5. acres of gardens and land, including an additional lawn with lapsed planning permission (ref: 16/00392/FUL) for three stables and a tack room
- Approximately 13 acres available by separate negotiation, including large shed
- Property is surrounded by fields, reinforcing the rural charm







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
CONSTRUCTION	Stone, with slate roof
PROPERTY TYPE	Detached
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus mains, and air source heat pump in The Lambing Shed
GAS SUPPLY	Not connected
WATER SUPPLY	Yorkshire Water
SEWERAGE	Water treatment plant
HEATING	Oil central heating, multi-fuel and electric stoves, and air source heat pump
BROADBAND	Sky
MOBILE SIGNAL	Average

The location

Nestled in the sought-after village of Ripponden, this home offers the best of both worlds – countryside living with amenities, schools, and transport connections nearby.

- Peaceful rural setting with far-reaching Calder Valley views
- Easy access to the M62 for commuting to Leeds, Manchester, and beyond
- Close to well-regarded schools, including Ryburn Valley High School and Rishworth School
- Just minutes from Ripponden village amenities, shops, pubs, and cafés
- Ideal for outdoor enthusiasts, with countryside walks and riding routes on the doorstep
- An easy walk down to the village

This rare dual-home property with land and far-reaching views offers flexibility, privacy, and scope for a variety of lifestyles.

Get in touch to arrange a viewing.



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Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

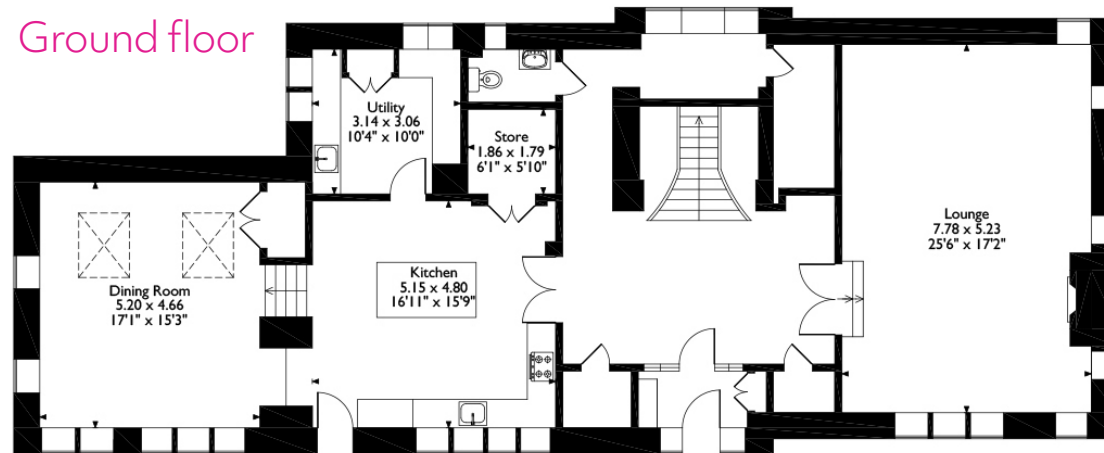
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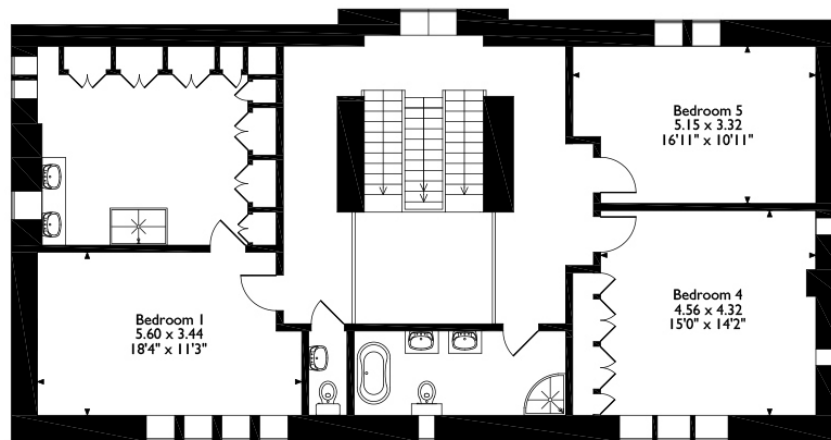


Floor plans

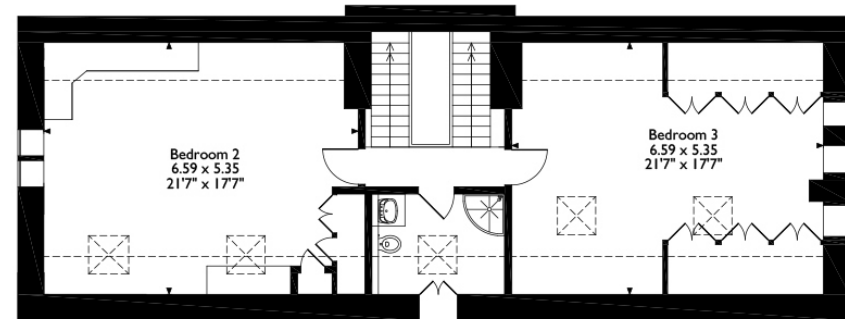
Ground floor



First floor



Second floor



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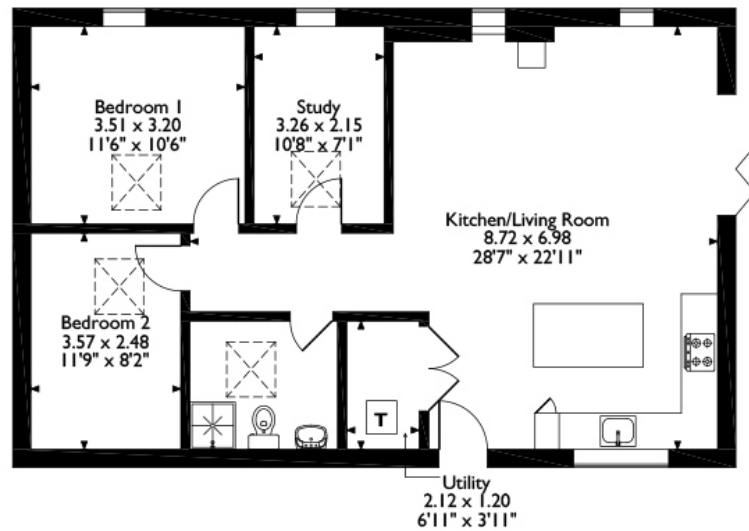


Total approximate floor area:
3,811 sqft (354m²)
(Main House)

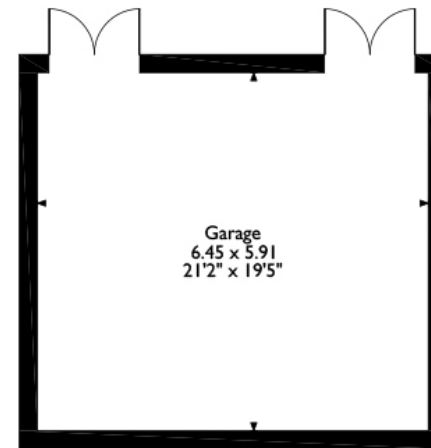
Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans

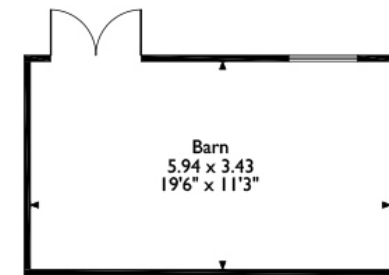
The Lambing Shed



Garage



Barn



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Total approximate floor area:
1,474 sqft (137m²)
(The Lambing Shed, Garage and Barn)

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