



Storr Hall Farm
Cliffe Lane, Thornton, Bradford,
West Yorkshire, BD13 3QS

An idyllic smallholding with
outstanding views



Charnock Bates

The Country, Period & Fine Home Specialist





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Cliffe Lane
Thornton, Bradford
West Yorkshire, BD13 3QS

Guide price: £895,000

At a glance

- Charming 18th-century farmhouse built in 1739, full of original character
- Peaceful greenbelt setting on the edge of Thornton
- Approx. five acres including paddocks, gardens, and outbuildings
- Far-reaching views with Salts Mill visible in the distance
- Five bedrooms including a vaulted principal suite with ensuite
- Large attached barn with lapsed planning permission
- Former piggery and stables offering conversion potential
- Cosy interiors with beams, fireplaces, and stone features
- Two stone terraces ideal for outdoor dining and views
- Rare opportunity for rural living with excellent potential

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An idyllic smallholding with outstanding views

Nestled in a peaceful greenbelt valley on the edge of Thornton, Storr Hall Farm is a charming 18th-century smallholding offering an exceptional opportunity for those seeking a rural lifestyle.

The property comprises a spacious family home, a large attached barn, former stables and piggery, extensive outbuildings, and approximately five acres of land – all framed by stunning, far-reaching countryside views.

'It's our hidden sanctuary – few people pass by.
The peace and privacy here are unlike anywhere else'

Current homeowners



Inside the charming farmhouse

A welcoming, light-flooded porch leads directly into the kitchen, which is full of character with exposed beams, a stone hearth, base cabinets with contrasting work surfaces, and steps leading up to a snug flooded with natural light from large windows.

The kitchen flows through to the dining room, where a beamed ceiling and fireplace with a log-burning stove (not certificated) create a warm, traditional ambiance. Off the dining room, you'll find a ground-floor bathroom, plus access to a bedroom offering stunning valley views.

Stairs from the dining room rise to a sitting room, another cosy space with a fireplace and log-burning stove (not certificated), enjoying wonderful views across the paddock and valley beyond. From here, a spiral staircase descends to a utility room with a door to the driveway and a store room ideal for additional storage.

The home boasts a large bedroom with a vaulted ceiling, and exposed beam truss structure, skylight, and built-in wardrobes – a true retreat within the property.

Further stairs lead down to a cellar, ideal for wine storage.

Ascending once again, through the kitchen and up a flight of stairs, a landing leads to an additional double bedroom with storage alcove and also the principal double bedroom, which features built-in wardrobes and an ensuite bathroom complete with a bath. There is a further double bedroom along the landing with open views to the top paddock.













The buildings and land

Outside, Storr Hall Farm's extensive grounds feature:

- Three paddocks and two garden areas.
- A large attached barn (with lapsed planning permission) with attached store room and access through to a former piggery – which is a potential stable block for two to four horses and tack room.
- Two store rooms within the barn, one benefiting from a mezzanine level.
- Former stables, resembling a quaint stone cottage, offering further potential for repurposing.
- Two flagged terrace areas, ideal for enjoying the breathtaking panoramic views across the surrounding countryside and greenbelt valley.
- Two former buildings (now roofless), offering further scope for development (subject to necessary consents).

The views from Storr Hall Farm are truly remarkable – rolling countryside stretches in every direction, with iconic landmarks such as Salts Mill visible in the distance.

'On Bonfire Night and New Year's Eve, the whole view lights up with fireworks. It's truly magical to watch from the terrace'

Current homeowner







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	Sandstone main house and attached barn, brick and/or concrete cinder block outbuildings
PROPERTY TYPE	Farm property, with outbuildings and land
PARKING	Private hard standing parking for approx. eight cars, plus grassland that could also be used for certain vehicles
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Utility Warehouse
GAS SUPPLY	Utility Warehouse
WATER SUPPLY	Yorkshire Water
SEWERAGE	Treatment plant installed 2022
HEATING	Gas central heating, but two rooms are not reliably heated
BROADBAND	Utility Warehouse
MOBILE SIGNAL	Good coverage

A rare and wonderful opportunity to create your dream rural home.
Viewing is highly recommended to fully appreciate the setting, character,
and potential Storr Hall Farm has to offer.

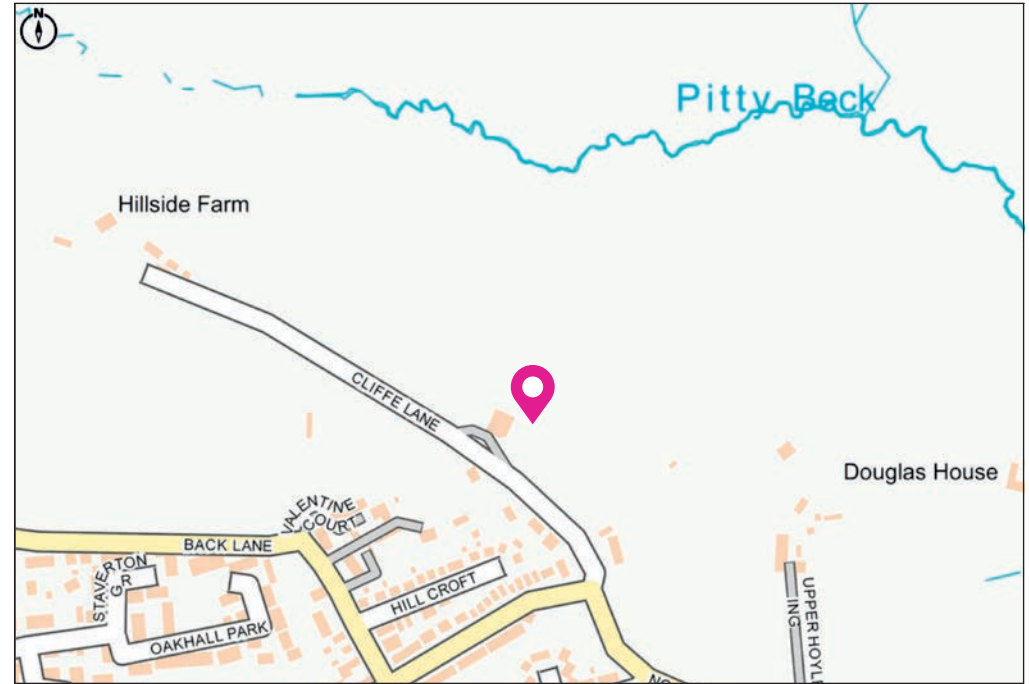


Location

Storr Hall Farm enjoys a peaceful and private position nestled in a greenbelt valley just outside the historic village of Thornton, famed as the birthplace of the Brontë sisters. While wonderfully secluded, the property is conveniently located for access to local amenities, with Thornton village offering shops, cafes, pubs, and schools just over a mile away.

Bradford city centre is approximately five miles to the east, while Halifax lies around seven miles to the south, providing further shopping, dining, and transport links. For commuters, the property offers straightforward access to the M62 motorway via the M606 or Halifax, connecting to Leeds, Manchester, and beyond.

Surrounded by open countryside, walking trails, and breathtaking views, yet within easy reach of urban convenience, Storr Hall Farm truly offers the best of both worlds.



Get in touch to arrange a viewing.

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

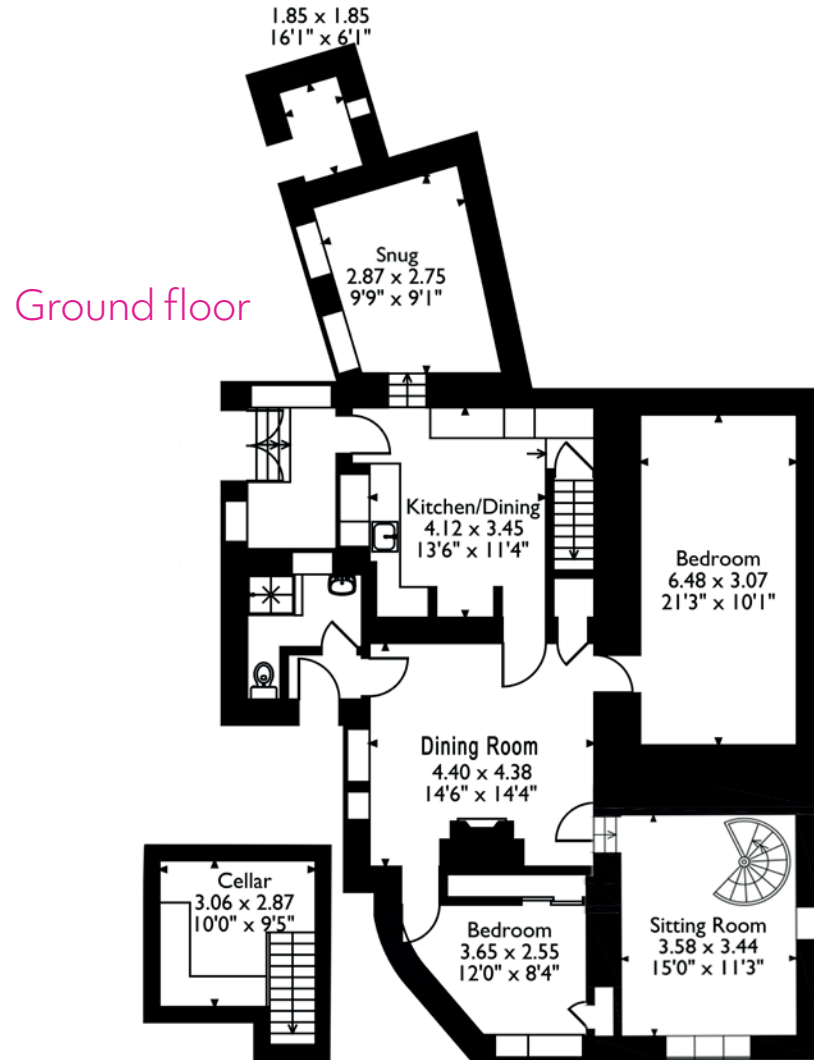
250 Halifax Road
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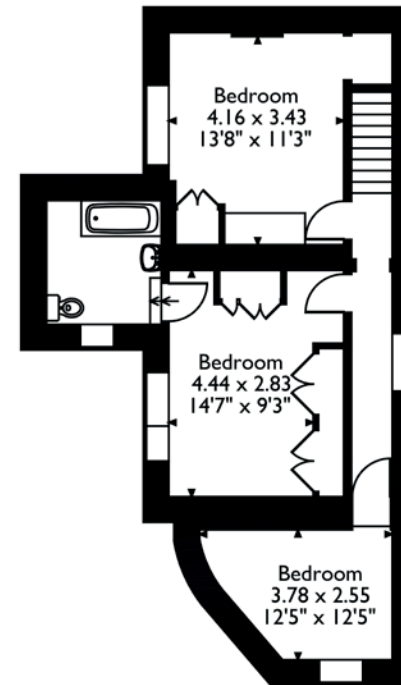
homes@charnockbates.co.uk



Floor plans



First floor



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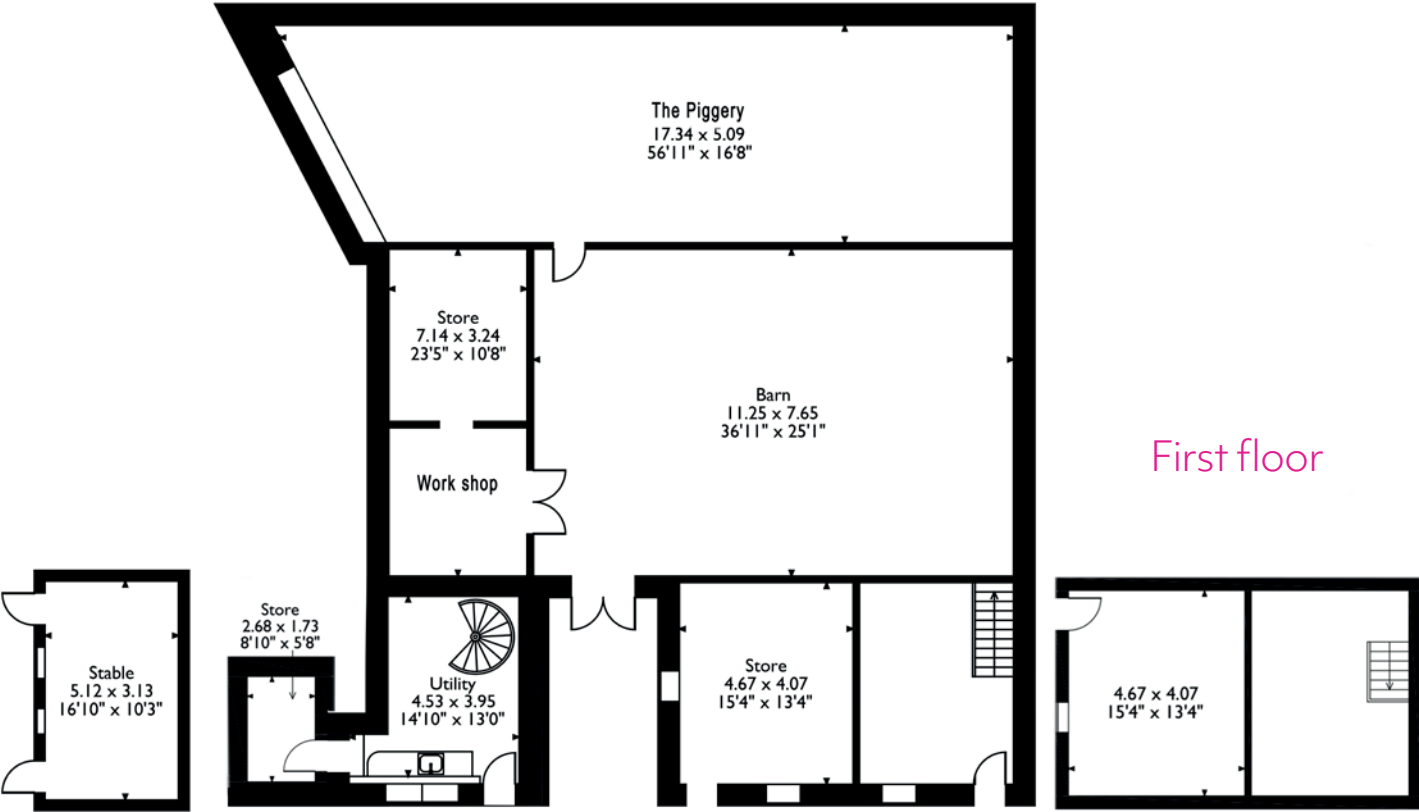


Total approximate floor area:
2,206 sqft (205m²)
(Main House)

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

Outbuilding



First floor

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Total approximate floor area:
3,143 sqft (292m²)
(Outbuilding)

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