



Ellis Bottom Farm
Mill Fold Way, Sowerby Bridge, HX6 4HS

A colourful woodland retreat



Charnock Bates

The Country, Period & Fine Home Specialist





Ellis Bottom Farm
Mill Fold Way
Sowerby Bridge
HX6 4HS

Offers over: £695,000

At a glance

- Secluded four-bed character home set in approx. 3.85 acres
- Idyllic riverside setting with enchanting woodland views
- Spacious light-filled orangery with French doors to decking
- Underfloor heating in lounge, study, orangery, and top floor ensuite
- Stylish kitchen with Belfast sink, pantry, and Rayburn range (not currently connected)
- Elegant principal suite with ensuite and private door to decking and hot tub
- Detached timber and stone sheds and a 'coal hole' with extensive storage
- On a private track, with a public footpath around the boundary owned by the property
- Rich in heritage, with charming original features throughout

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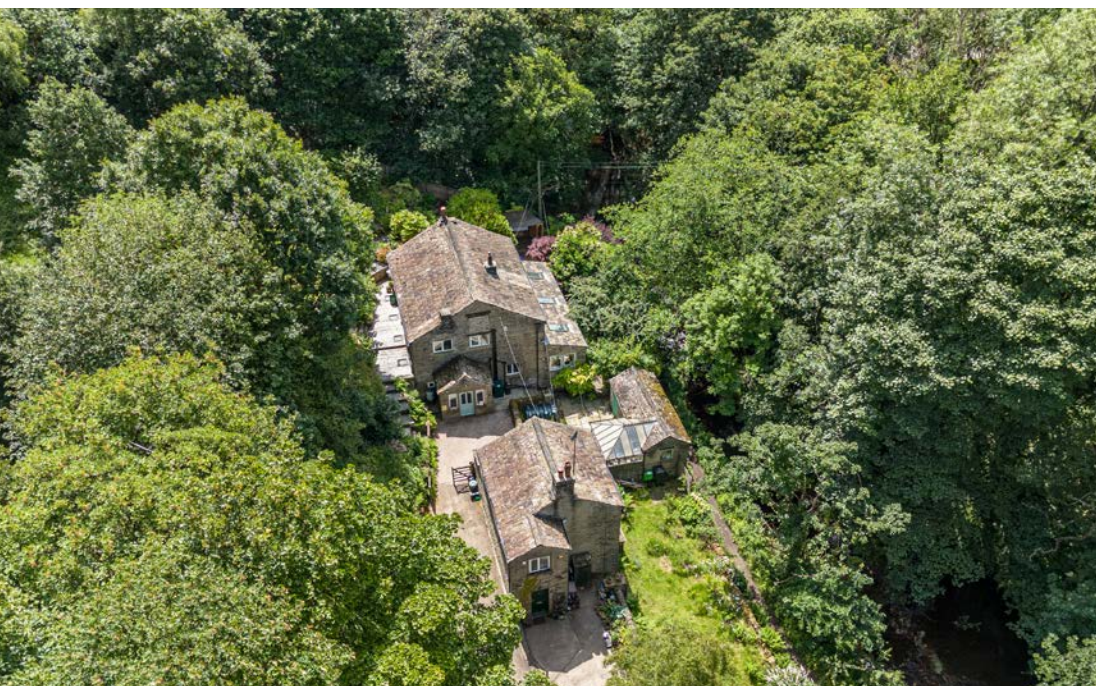




A colourful woodland retreat

Nestled into a secluded hillside and surrounded by enchanting woodland, Ellis Bottom Farm is a vibrant and characterful home that nourishes the soul and inspires the senses.

Set within approximately 3.85 acres, with 1.5 acres of flat land and the rest gently climbing into mature trees, this unique property offers privacy, personality, and peace – all just a short distance from Ripponden.



Gardens and grounds

As you approach via a private track, Ellis Bottom Farm reveals its storybook charm – surrounded by flora and fauna, and with the sound of the stream setting a tranquil tone. A public footpath (owned by the property) borders the land, offering access to the surrounding countryside.

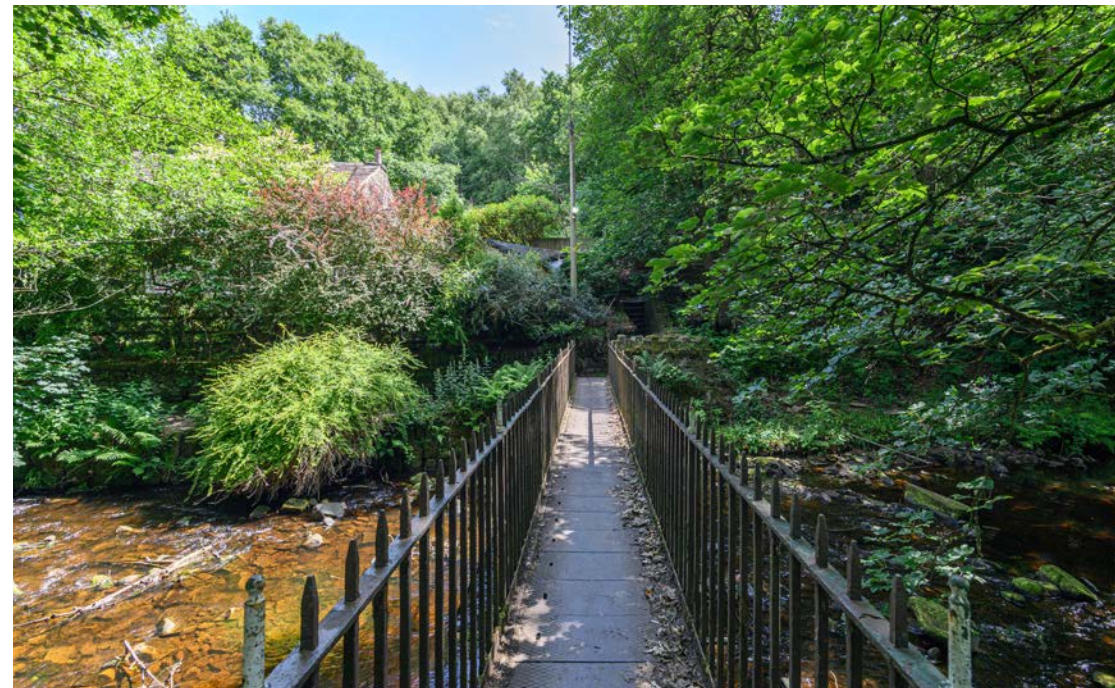
Entering the driveway, you are greeted by an expanse of mature grassland – ideal for recreation, play, or simply enjoying the open space.

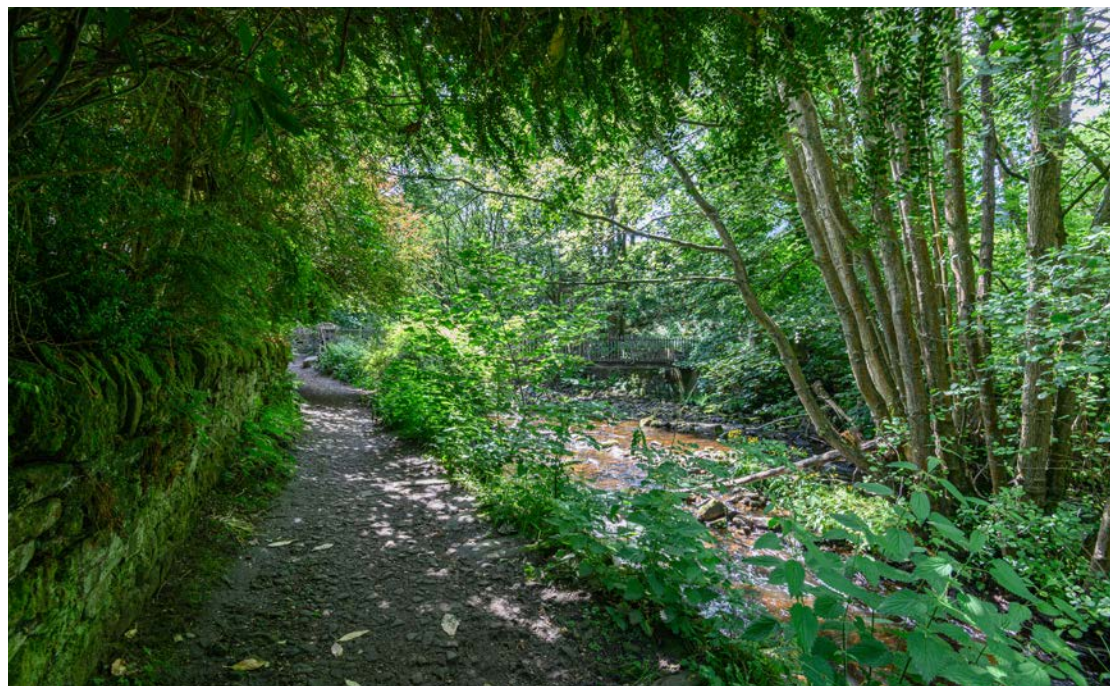
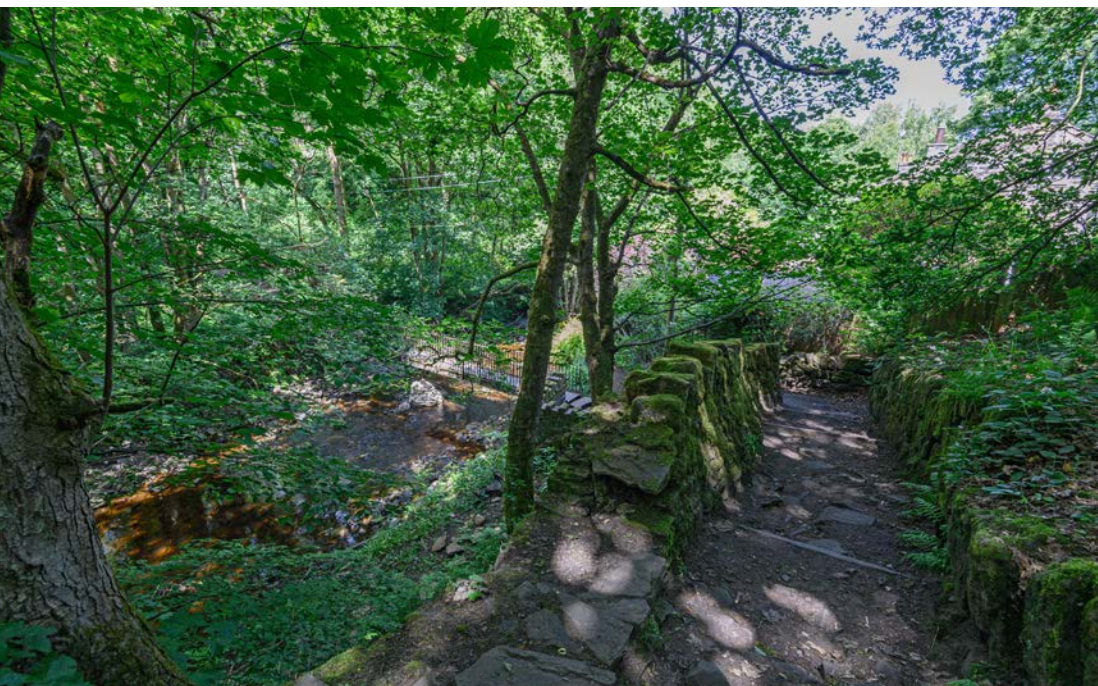
A timber carport with electricity is attached to a large, versatile shed (also with power), ideal for storage, a hobby space, teenage den or 'man cave'. There's also a stone outbuilding with two self-contained storage areas, believed to have originally been used as a coal hole and a piggery, and used by the current owner variously as a workshop, gym, and greenhouse. A dry storage area runs the full length of the house, offering further functionality.

The garden features an electric hot tub that seats five to eight people, perfectly positioned for relaxation beneath the trees or stargazing at night. There's also a walled gazebo with an open front, ideal for alfresco dining or enjoying the outdoors from the shade.

A stone from the historic Lancashire & Yorkshire Railway has been built into the orangery, a nod to the area's heritage.









Ground floor

Porch: Bright and spacious with dual-aspect windows and built-in storage. A welcoming entrance into the heart of the home.

Downstairs WC: Once a coal chute, this cleverly converted cloakroom features a sloped windowsill, Roca bowl sink set into wooden cabinetry, a toilet, and a heated towel rail.

Utility room: Functional and tidy with base units, shelving, a sink and drainer, and plumbing for a washing machine.

Kitchen: Bursting with character and colour, the kitchen boasts pink wall and base units, contrasting worktops, and a Belfast sink below a garden-facing window. Appliances include an induction hob with extractor, John Lewis oven, and combi microwave. A stone hearth currently houses a Rayburn range (not connected). There's also a walk-in pantry and glass-panelled double doors leading into the orangery.

Study: Fitted with bespoke cabinetry and shelving, a large wooden desk, and glass-panelled doors opening to the lounge – perfect for working from home.

Lounge: A cosy, welcoming space with a wood-burning stove set in a stone surround, corner shelving, and a picture window borrowing light from the orangery. A door leads to a carpeted hallway with stairs and a further door to the orangery.

Orangery: The heart of the home: triple-aspect windows, skylights, and wooden floorboards bathe this space in natural light, with French doors leading to a decked terrace. Breathtaking woodland and river views bring the outdoors in.

Underfloor heating runs throughout the orangery, lounge, and study.

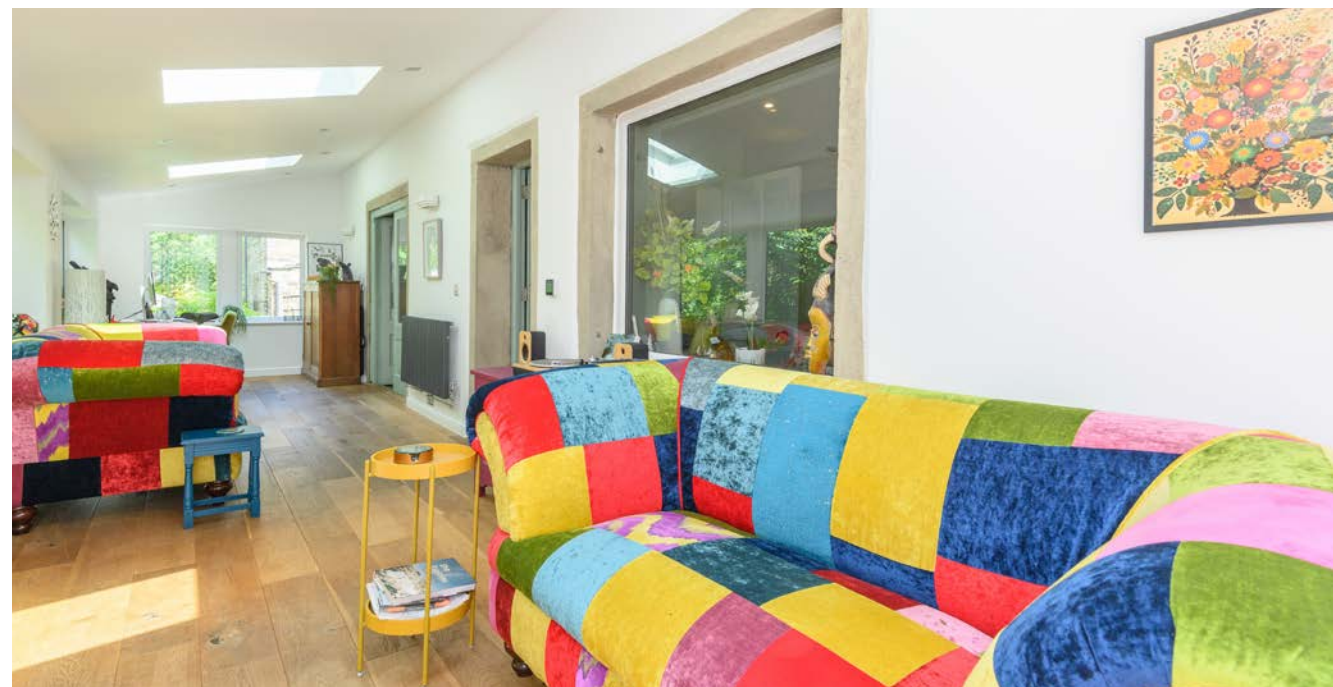














First floor

Landing: With floor-to-ceiling storage and access to all bedrooms and the family bathroom.

Principal bedroom: An elegant double with built-in wardrobes, stone fireplace surround, and a window overlooking the woods and stream – the gentle sound of flowing water is ever-present.

Ensuite: Smart and serene with a double shower, heated stone-tiled floor, toilet, and bowl sink set into cabinetry. A glazed door leads straight out to the decking and hot tub – a truly indulgent feature.

‘Oh it’s perfect – I used to get the kids to bed, and then sneak out of this door straight into the hot tub to relax’

Current homeowner

Double bedroom two: A fairytale room with views of ferns, foxgloves, and woodland. Includes a built-in wardrobe.

Double bedroom three: Dual-aspect with one view to the woodland and the other across the flat acreage. Features a built-in shelf running behind the bed – a cosy nook for books and bedtime essentials.

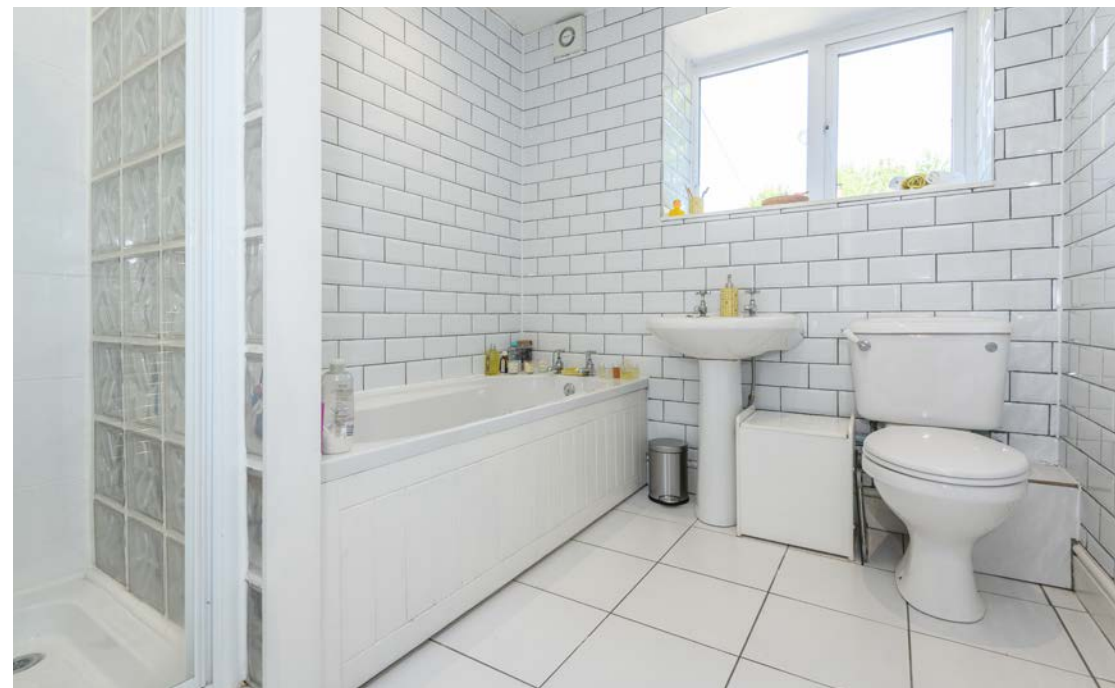
Family bathroom: Contemporary and calming, with white tiles, shower, bath, sink, toilet, deep windowsill, and heated towel rail.

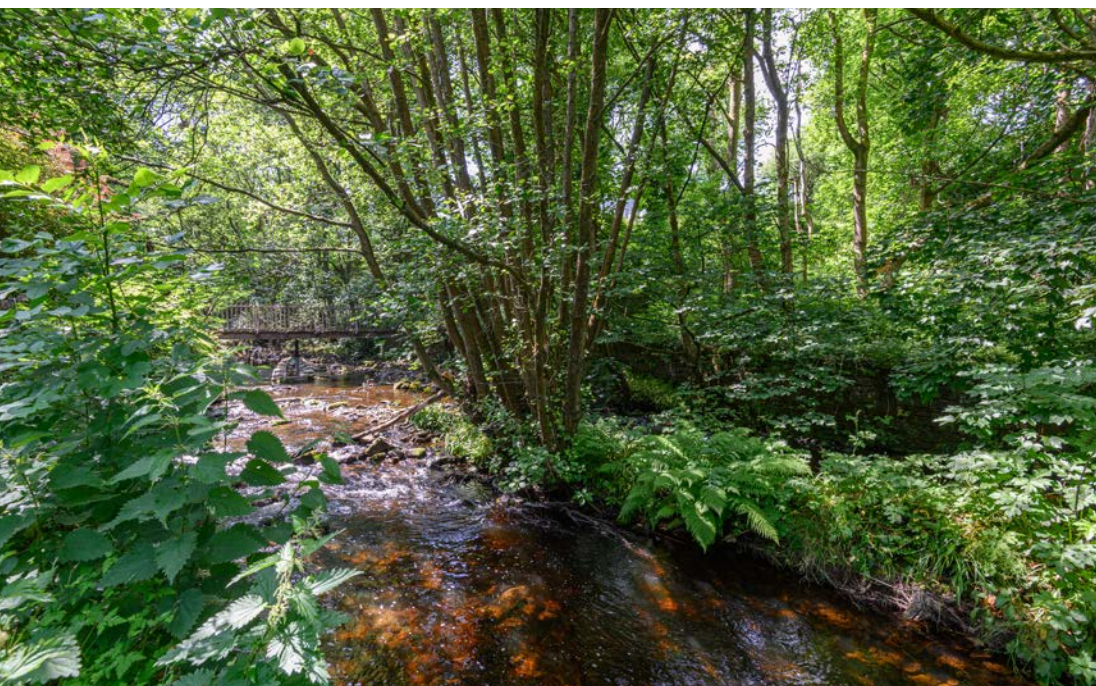
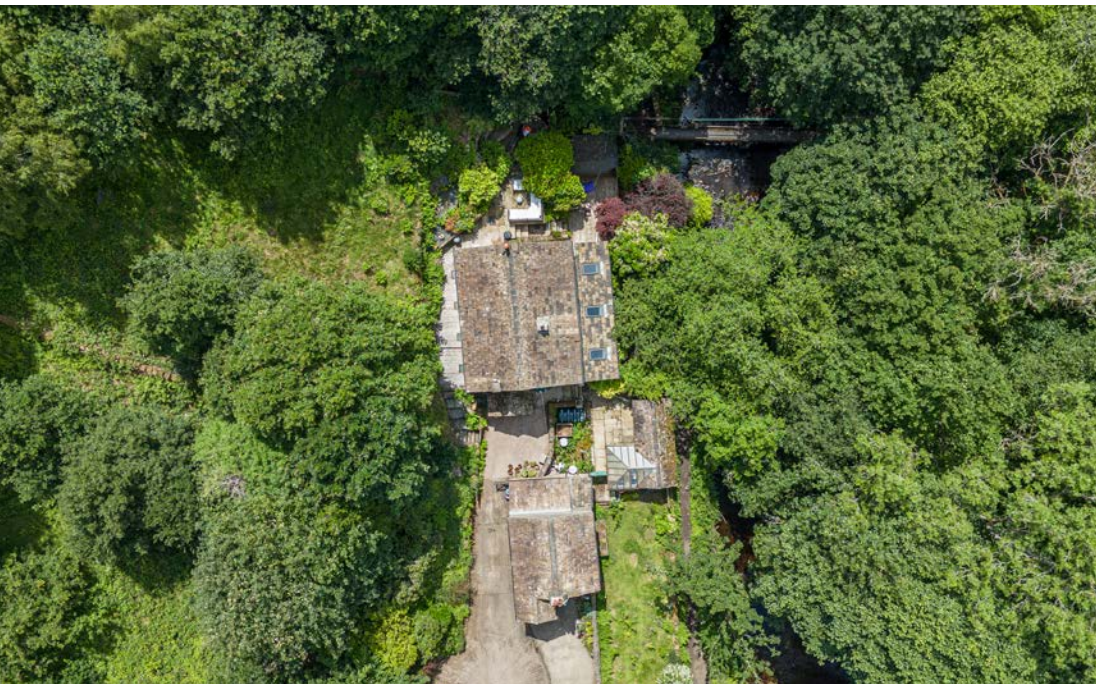
Double bedroom four: Overlooking the river, with the soothing sounds of the stream below. Includes a door to a staircase leading up to an attic room.

Attic room: A hideaway with exposed beams, a leafy window outlook, and built-in storage on either side. Ideal for sleepovers, hobbies, crafting, or an additional work/study space.









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 built with slate roof
PROPERTY TYPE	Detached
PARKING	At least 10 cars – six on tarmac, three on driveway in front of house, one in timber carport
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	EON Next
GAS SUPPLY	Not connected
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Craggs oil kerosene central heating (water and space), plus wood burner in lounge (space only)
BROADBAND	Sky
MOBILE SIGNAL	Weak, but WiFi phone works in every room

Location

At the head of the flat valley of Ripponden, nestled into the hillside, Ellis Bottom Farm enjoys a rare sense of seclusion while remaining conveniently connected. Surrounded by woodland and the soothing sound of the river, it feels worlds away from the everyday – yet the village's amenities, schools, and commuter links are just moments away.

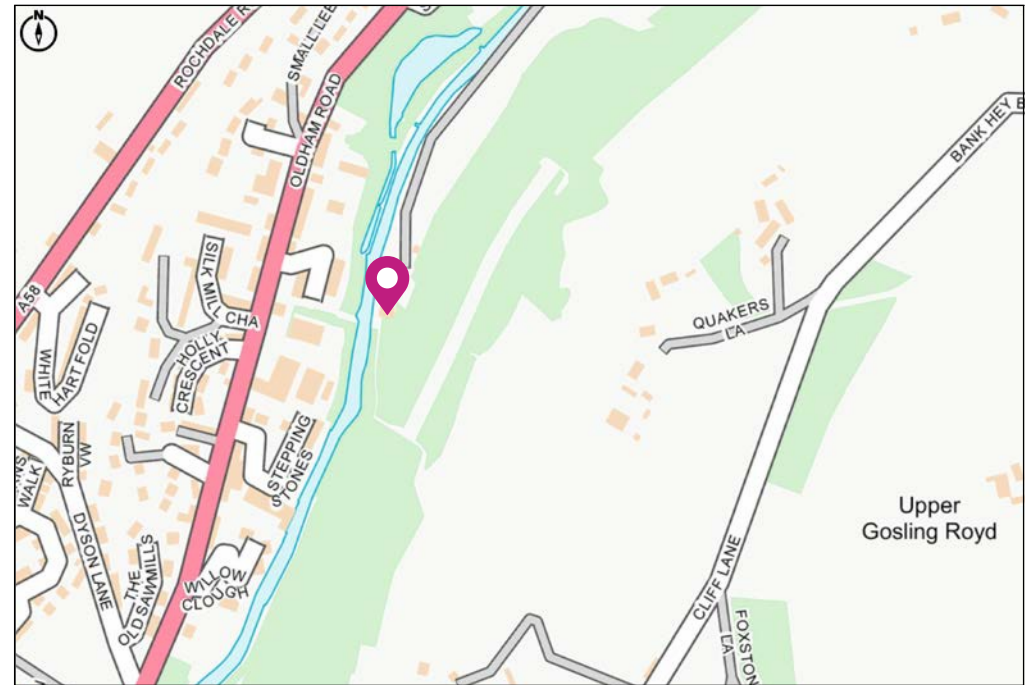
- Ripponden Junior & Infant School
- Heathfield Preparatory School
- Rishworth School

Ripponden itself offers a friendly, village community with independent shops and a well-stocked Co-op. There are charming cafés, restaurants, and cosy pubs. And for recreation, there are tennis courts, a bowling green, playing fields, and two children's playgrounds.

For commuters, Ripponden is well connected by bus routes, and Sowerby Bridge station is a short drive away, offering direct services to Leeds and Manchester, while the M62 is easily accessed for regional travel. The excellent transport links and school bus routes make it ideal for growing families and give older children more independence.

With its blend of privacy, nature, and practicality, this hidden haven is perfect for those seeking a lifestyle immersed in the countryside – without compromising on convenience.

Ellis Bottom Farm is not just a home – it's a lifestyle. A place to relax, raise a family, or simply escape into the beauty of your own private woodland retreat.



Book your viewing today, to experience the magic of this property for yourself.

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Halifax HX1 5AS
01422 380100

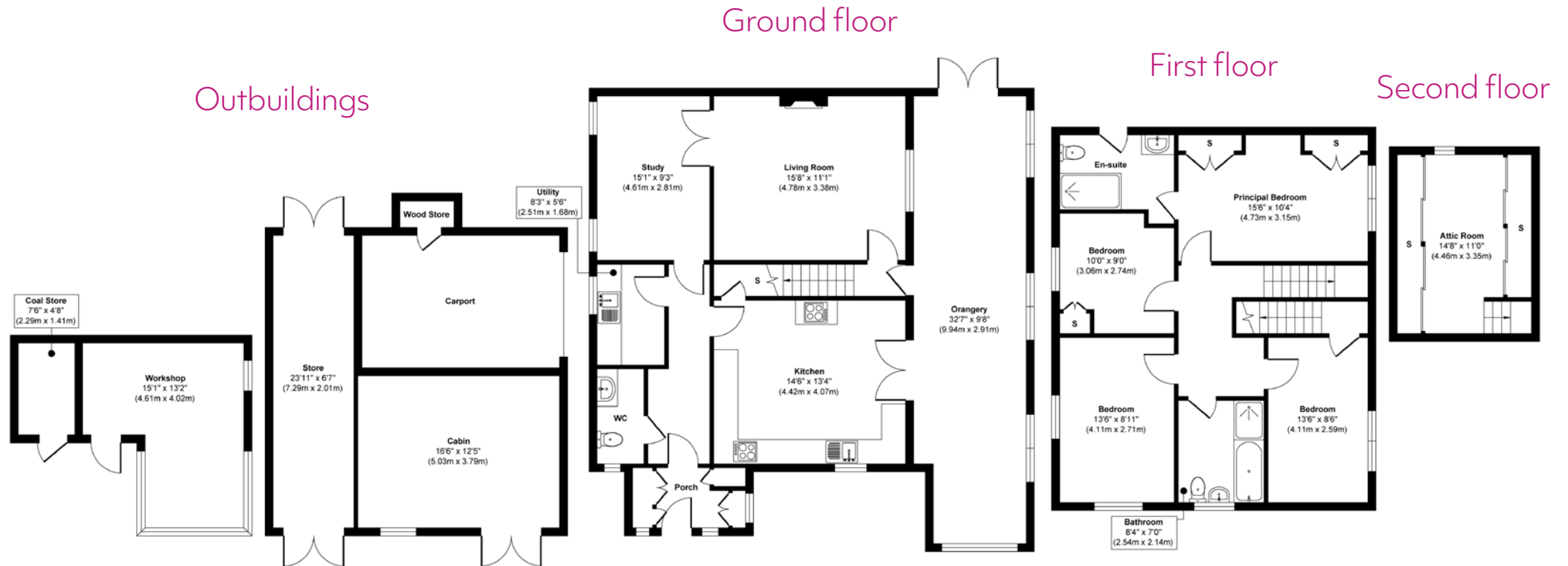
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Floor plans



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Total approximate floor area:
2,670 sqft (248.31m²)
 (inc Garage & 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.



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