



48 Rochdale Road  
Ripponden, Sowerby Bridge, HX6 4JU

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Stylish former inn turned family home in  
the heart of Ripponden



Charnock Bates

The Country, Period & Fine Home Specialist









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Sowerby Bridge  
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Guide price: £450,000

### At a glance

- Former public house converted into a Grade II listed family home
- Spacious living room with exposed beams and multi-fuel stove
- High-spec bespoke Drew Forsyth kitchen with premium appliances
- Vaulted ceilings and heritage finishes throughout
- Three bedrooms including a principal suite with countryside views
- Tiered landscaped garden with pergola, patio, and lawns
- Driveway parking for up to four cars
- Prime location in the heart of Ripponden

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## Stylish former inn turned family home in the heart of Ripponden



A striking conversion of a former public house, 48 Rochdale Road is a Grade II listed, character-rich three-bedroom home set in the heart of Ripponden – a charming and sought-after village surrounded by open countryside.

Thoughtfully renovated and impeccably styled, the property effortlessly blends original features with modern comforts, offering a warm and welcoming family home within walking distance of all local amenities.





## Ground floor

Step through the front door into a porch with flagged flooring, perfect for muddy boots after a walk through the nearby countryside. A cloakroom and downstairs WC with Heritage fittings and a utility cupboard make this a highly practical entry point to the home.

The living room is full of rustic charm, with exposed beams and a multi-fuel stove set in a stone surround, creating a wonderfully cosy ambiance. Doors lead to the dining room, which features Indian sandstone flooring, more exposed beams, and two built-in cupboards – a versatile space for hosting or family meals.

The kitchen is just three years old and showcases craftsmanship from Drew Forsyth, with marble worktops and integrated NEFF and Hotpoint appliances, including a wine chiller and Quooker tap. Mullion windows frame views of the garden, while a vaulted ceiling, Velux skylight, and stone steps add depth and drama.



















## First floor

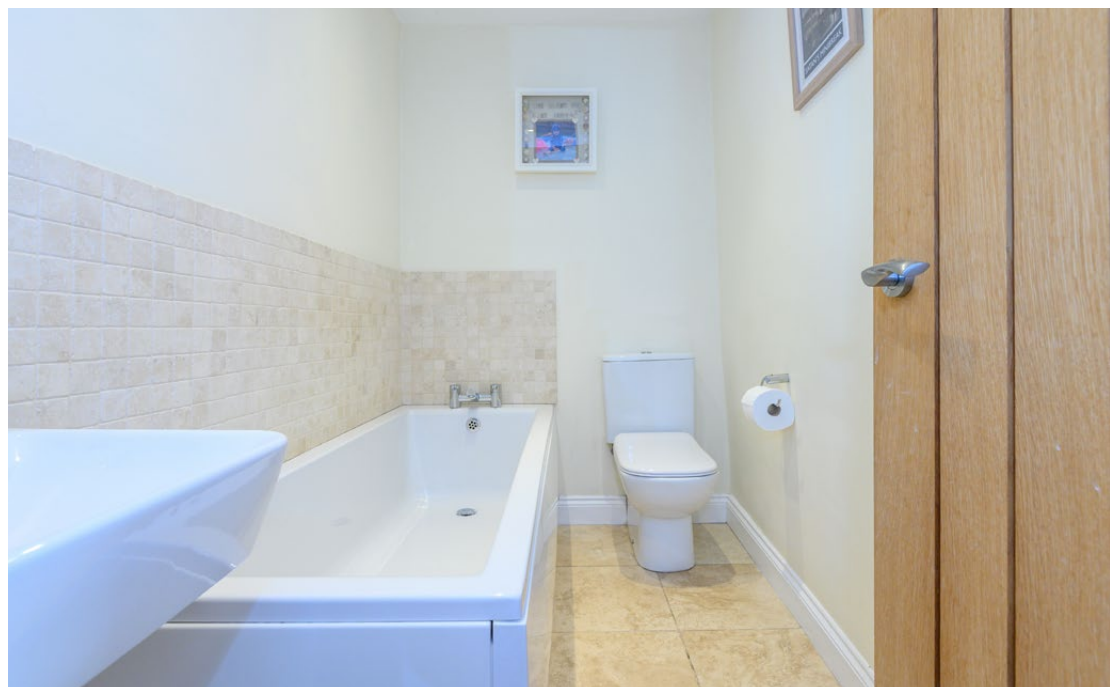
Upstairs, a skylight over the mezzanine landing floods the hallway with natural light, accentuating the home's exposed wooden beams and character.

There are three bedrooms, including a principal suite complete with stone mullion windows offering far-reaching views over open fields. The ensuite includes a shower, sink, and toilet, and a storage cupboard adds everyday convenience.

A double bedroom features access to a  $\frac{3}{4}$  boarded loft, while a third smaller double would make an ideal guest room or office. The family bathroom includes a bath, toilet, and sink – all finished to a high standard.











## Garden

Step outside to discover a tiered Indian sandstone garden, with a pergola draped in climbing plants, ideal for unwinding with a glass of wine. Stone steps lead up to two levels of lawns bordered by mature trees and flowering shrubs, creating a private and serene retreat.

A shed offers garden storage, and the driveway comfortably fits four cars. The charming nod to the building's past – a coal hole – still remains on the drive.











## 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
PROPERTY TYPE	Terraced
PARKING	Private gated parking for four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	So Energy
GAS SUPPLY	So Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky Superfast (16Mbps)
MOBILE SIGNAL	Good coverage



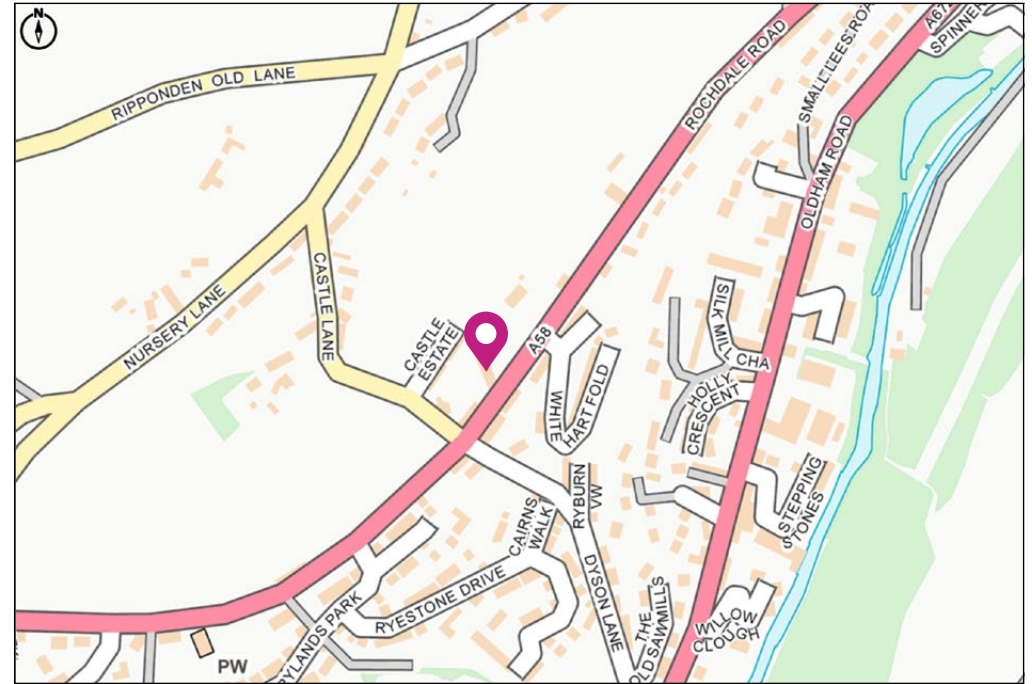
## Location

Located in the picturesque village of Ripponden, this home places you at the heart of one of Calderdale's most desirable communities. Independent eateries, pubs, and shops are just a short walk away, along with scenic riverside paths and access to the Pennine hills. There are excellent transport links to Halifax, Sowerby Bridge, and Manchester, making it ideal for commuters.

'Ripponden itself is so beautiful, and everything is within walking distance. It's been a perfect family home'

Current homeowners

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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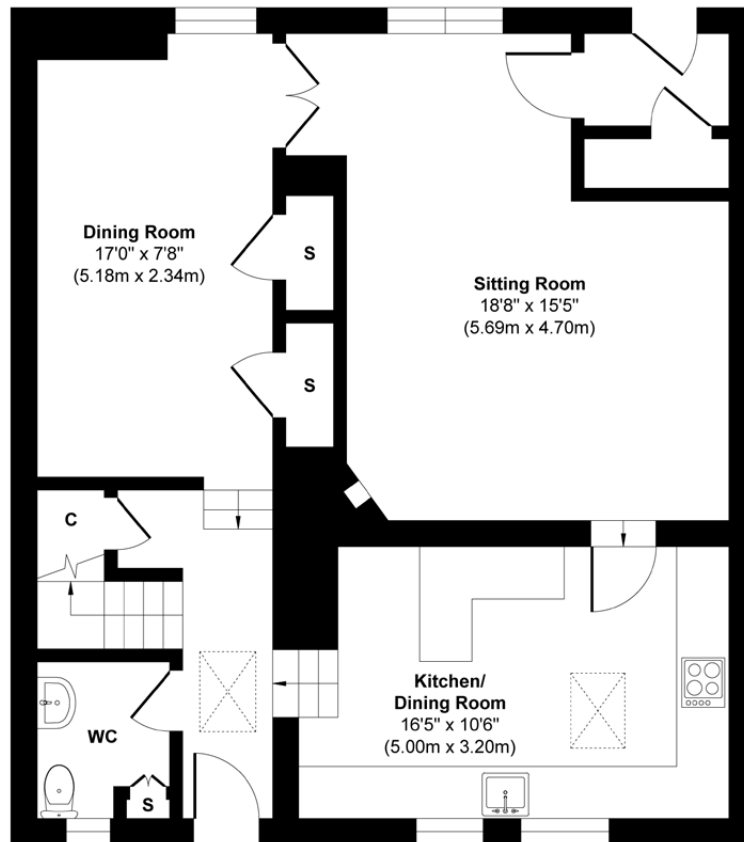
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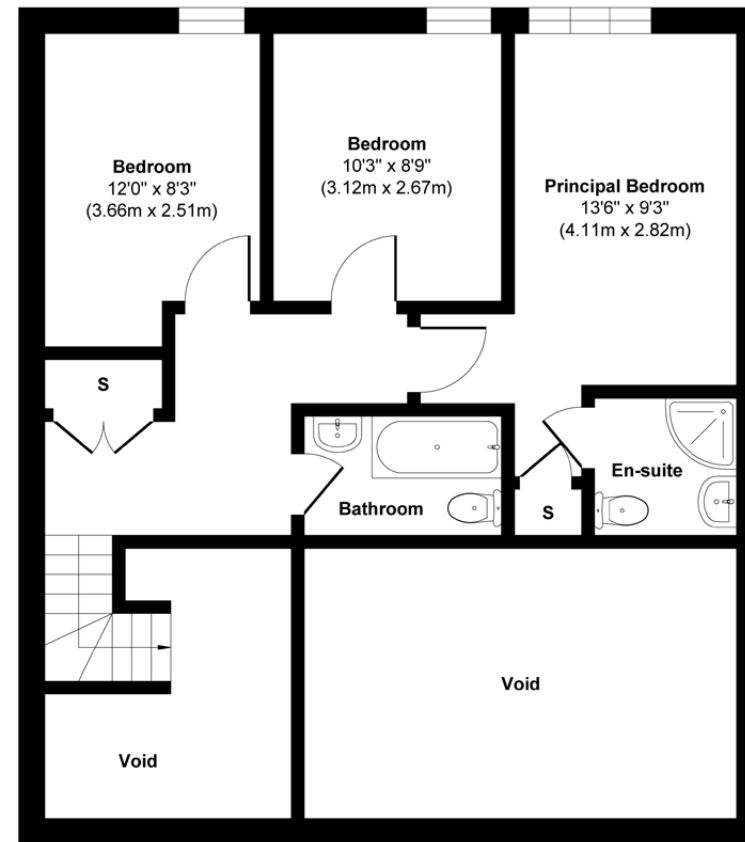


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**1,343 sqft (124.76m<sup>2</sup>)**

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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