



Spa Laithe Farm
Cragg Road, Cragg Vale, Hebden Bridge, HX7 5RX

A rare Cragg Vale gem



Charnock Bates

The Country, Period & Fine Home Specialist





Spa Laithe Farm
Cragg Road
Cragg Vale
Hebden Bridge
HX7 5RX

Offers around: £745,000

At a glance

- Detached three-bedroom dormer bungalow
- Set within approx 7 acres including two paddocks and woodland
- Stables comprising two boxes and water supply nearby
- Detached garage with electric roller door, power and eaves storage
- Tiered terraces, gazebo, spring-fed pond, fruit trees and bushes
- Rare flat land including large tarmac and cobbled driveway areas which could provide parking for at least a dozen vehicles
- Spacious conservatory and dual aspect living spaces with character features
- Principal suite with fitted wardrobes and luxury ensuite bathroom
- Wildlife haven: Deer, badgers, owls and more
- Desirable peaceful Cragg Vale location
- Excellent road and rail connections nearby

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A rare Cragg Vale gem

Approached through iron gates and set within 7.28 acres of land, Spa Laithe Farm is a detached three-bedroom dormer bungalow with detached garage, paddocks, stables, and a wealth of character.

The paddocks, gardens and parking areas are predominantly flat land – a rarity in this valley. On the market for the first time in over a quarter of a century, this unique property combines rural tranquillity within easy reach of local amenities and network connections via road and rail. It not only provides a much-loved home but also offers excellent scope for further development, with the opportunity to extend the existing building, reconfigure the layout, or even redevelop the site entirely (subject to the necessary planning consents). The property is reached along a private lane which has a well-maintained tarmacadam surface.

The property has a rich sense of history, including the “Spaw Sunday” events, cobbles sourced from the original set of the TV programme Coronation Street and a connection to the Cragg Coiners. From its spring-fed pond and wildlife-rich grounds, Spa Laithe Farm offers the lifestyle many people dream of: A peaceful retreat immersed in nature with woodland, landscaped private gardens, with space for horses, hobbies and family life.



Ground floor

Entrance porch

Welcoming entry with tiled flooring and picture window, framing leafy views.

Hallway

Central corridor leading to the main reception rooms and bedrooms.

Living room

A bright, dual-aspect reception with exposed timber beams and an open coal fire set into an exposed stone wall, creating a cosy focal point.

Kitchen

Fitted with wooden wall, drawer and base units with contrasting worksurfaces. An exposed stone wall adds to the countryside feel, while underfloor heating ensures year-round comfort. Integrated appliances include a fridge, NEFF oven, NEFF hob and extractor. Dual-aspect windows look through to the conservatory, ensuring a light-filled space.

Cloakroom

Conservatory

Uniquely divided into a corridor and separate room, both with exposed stone walls. The corridor has ample space to be utilised as a 'Boot Room' and leads via French doors to the raised patio; while the main room enjoys a vaulted solid ceiling – ideal as a garden room or entertaining space. The conservatory could also lend itself to being a useful dining area extension to the current kitchen layout.











Double bedroom

Originally a bedroom, utilised by the current owners as a dining room and office, with large windows offering a green, leafy outlook.

Downstairs WC/utility

With toilet, sink, storage cupboard and plumbing for laundry appliances. This was the original house bathroom.

Principal bedroom suite

A generous double with quality fitted wardrobes, vanity desk and wide windows overlooking the grounds.

Ensuite

Appointed with underfloor heating, Whirlpool jet bath, rainfall shower with additional handheld head, Sottini sink, heated towel rail and a picture window with countryside views.

Loft access.







First floor

Double bedroom

A charming hideaway with vaulted ceiling, ample eaves storage and windows with a green and leafy outlook across the garden terrace.

Ensuite bathroom

Fitted with bath, shower, sink and WC.





Landscaped gardens and grounds

Approached via a long driveway lit by traditional lampposts and over an Ivy-draped stone bridge with a brook running underneath, Spa Laithe Farm is enveloped in nature. The tarmacadam and cobbled driveway provides extensive parking – with space for approximately eight cars on the tarmacadam, approximately six on the cobbles and one in the detached garage.

The grounds are a true highlight, with tiered terraces perfect for alfresco dining, external lighting, gazebo, lawned areas, fruit trees, shrubs and woodland that runs down to the picturesque Cragg Brook – ownership extending to its midpoint. The Cragg Brook is believed to contain fish. A recently relined spring-fed pond, two outdoor taps and a shed add further practicality.

Equestrian buyers will value the two paddocks and stables with water supply, offering excellent facilities on rare level land.

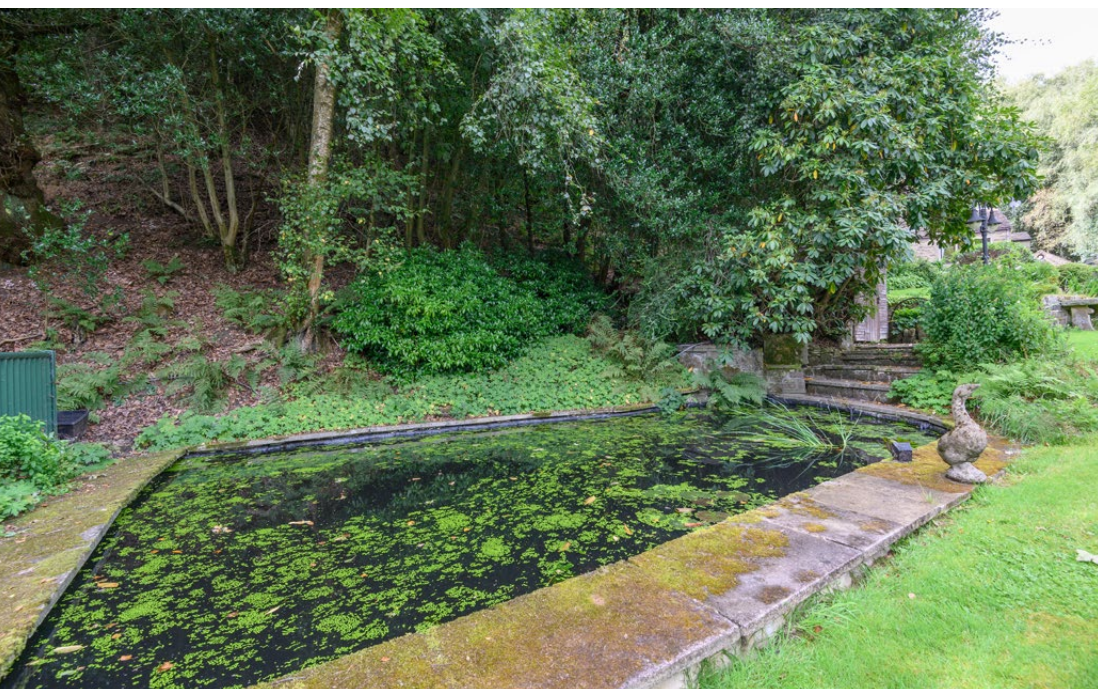
Wildlife abounds – from owls and deer to badgers – ensuring an ever-changing seasonal landscape for nature lovers.

Cragg vale spa

Cragg Vale Spa is believed to be at least 300 years old and is situated in the grounds of Spa Laithe Farm. John Billingsley, a local historian, explained the background to the use of spas locally:

'It was the custom in early spring for people to gather at the spa to drink the water and cleanse themselves of their winter ailments, and to give them strength to face the coming year. Whether or not the water had a medicinal effect is debateable, but the waters were a way of celebrating the passage of winter and the beginning of spring.'

To this day, the first Sunday in May is known as 'Spaw Sunday', where locals continue the tradition of gathering to bless the spa water, whilst enjoying music and dancing.









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	Yorkshire stone walling and roofing
PROPERTY TYPE	Detached
PARKING	Single garage and driveway for around more than a dozen cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	North National Power Grid
GAS SUPPLY	Not connected to mains
WATER SUPPLY	Yorkshire Water
SEWERAGE	Septic tank
HEATING	Central heating (electric storage heaters), underfloor heating in kitchen and ensuite
BROADBAND	Sky (estimated speeds: Superfast 80mbps; Standard 5mbps)
MOBILE SIGNAL	Good outdoors

Location

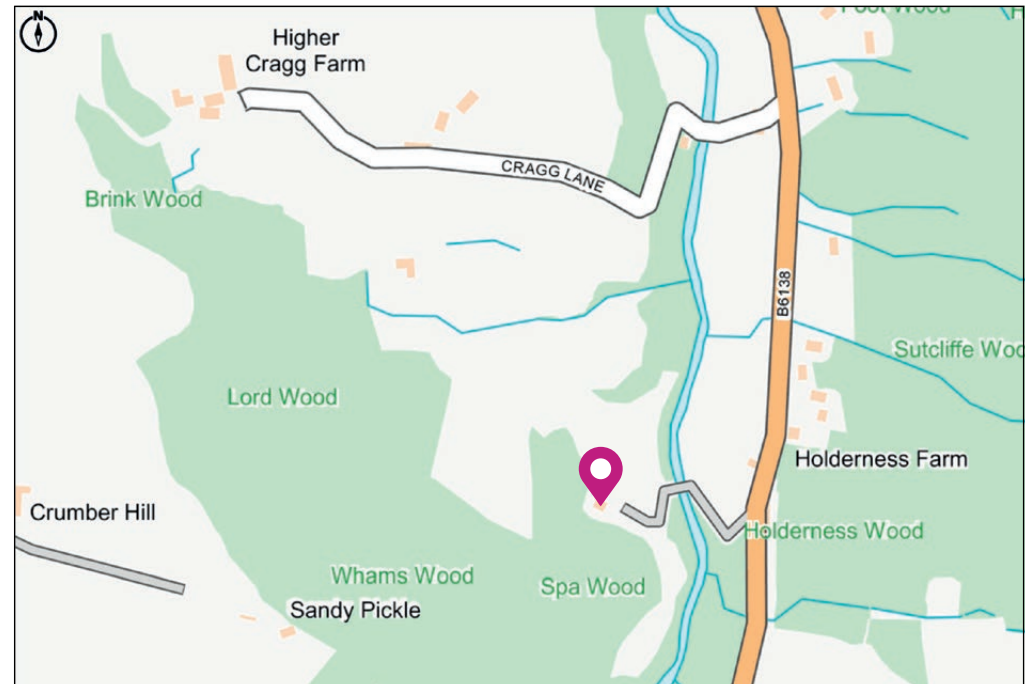
Cragg Vale is renowned for its dramatic scenery, rich heritage and welcoming community. The Cragg Vale Community Association produces the quarterly Cragg News magazine which is distributed to residents to advise on past and present events in the calendar. There is an active church congregation and there are two public houses known as The Robin Hood Inn and The Hinchliffe Arms, both of which serve excellent food and drinks.

Running through Cragg Vale, the B6138 is widely considered to be the longest continual incline in England and was included in both the Tour de France Grand Depart and the Route de Yorkshire and continues to be a popular cycling route. There is a regular bus service along the B6138, the nearest bus stop being at the lane entrance to the property. This service goes past Huddersfield New College, for sixth form students.

The nearby village of Mytholmroyd offers local amenities, including shops, a Post Office and newsagent, pubs, primary and secondary schools, doctors surgery, pharmacy, dentist, the community centre for sports and social activities, church with church hall. The railway station is equipped with a large free of charge car park and provides direct connections to Leeds, Manchester and beyond. The vibrant town of Hebden Bridge is just a short drive/rail connection away, with independent shops, cafes, galleries, cinema and much more.

For families, Calder High School and a choice of well-regarded primary schools are within reach. The Ark is a highly regarded provider of nursery and out-of-school club facilities. Outdoor enthusiasts will love the abundance of walking, cycling, and riding routes right on the doorstep, while commuters enjoy easy access to the M62 and rail connections.

Viewing is essential to appreciate the unique character and setting of Spa Laithe Farm.



Get in touch to arrange your private tour today.

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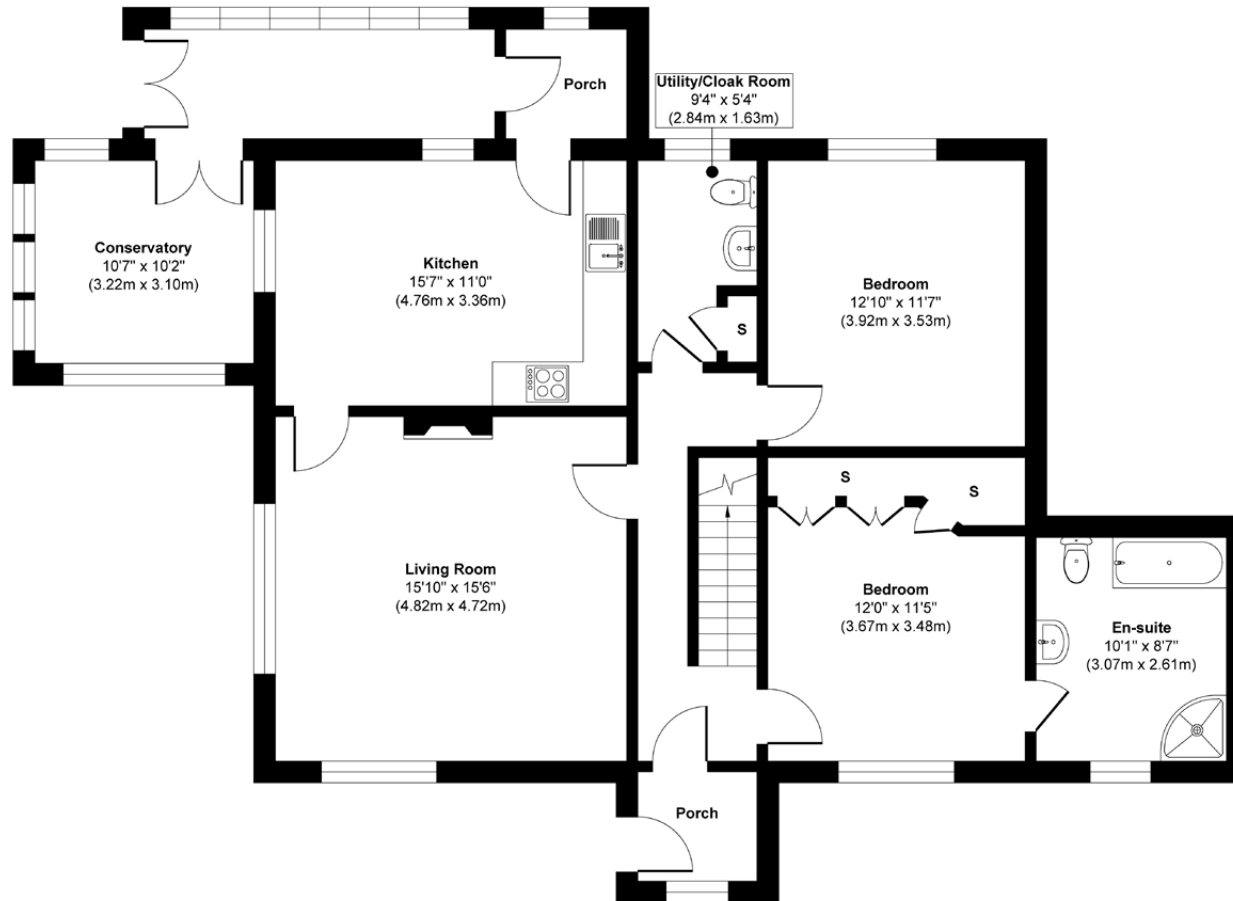
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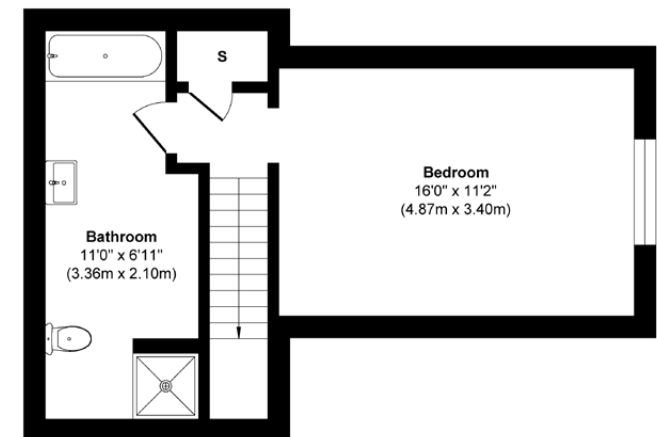


Floor plans

Ground floor



First floor



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Total approximate floor area:
1,615 sqft (150.12m²)

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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