











# NORTH IVE BARN

LUDDENDEN | HX2 6SJ

This exceptional five-bedroom detached property offers the perfect blend of rural tranquility and space. Set on the hillside above Luddenden with approximately 5 acres of grazing land. Ideal for equestrian enthusiasts or those seeking countryside space, the property includes versatile outbuildings, stables, and panoramic views from every room.

The home features a spacious and flexible layout, including five double bedrooms, an en-suite to the principal bedroom, a charming farmhouse-style kitchen, a vast living room with a stone fireplace, and a light-filled dining hall. A second reception room provides additional flexibility as a snug or home office.

Externally, the property boasts a patio area, lawned garden, ample parking, and a private driveway leading through the land. Modern conveniences include gas central heating via LPG, a private septic tank, and no onward chain. This rare countryside gem is ready to view.

## GROUND FLOOR

Dining Hall  
Living Room  
Kitchen  
Study / Snug  
Cloakroom / WC

## FIRST FLOOR

Bedroom 1  
Bedroom 1 En-Suite  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5  
Family Bathroom

## COUNCIL TAX BAND

G

## EPC RATING

F



### INTERNAL

The ground floor welcomes you with a light-filled dining hall with parquet flooring and beamed ceilings. The kitchen/breakfast room features a farmhouse-style design, granite worktops, and integrated appliances, with direct access to the patio. The expansive living room offers dual-aspect valley views and a large stone fireplace with an inset open fire, complemented by beamed ceilings.

A second reception room provides versatility as a snug, home office or music room. A downstairs WC and a convenient cloakroom housing the boiler complete the ground floor.

Upstairs, five double bedrooms offer ample space and stunning views, with the principal bedroom benefiting from an en-suite shower room. The family bathroom includes a tiled floor, exposed stonework with a stained-glass window, and a three-piece suite with a bath and shower.

### EXTERNAL

The property boasts a well-maintained patio area with steps leading to the parking area and outbuildings and access into the lawned garden. Three garages and storerooms provide excellent storage or potential for conversion into stables.

The approximately 5 acres of grazing land stretch from the roadside entrance to the house, making it ideal for equestrian use or smallholding. A private driveway runs through the land, providing easy access to the house and parking area.

### LOCATION

Nestled in the heart of the Calder Valley, Luddenden is a charming village offering the perfect balance of rural tranquillity and accessibility. Surrounded by stunning countryside, the area is a haven for outdoor enthusiasts, with a network of scenic walks, bridleways, and nature trails. Despite its peaceful setting, Luddenden boasts excellent connectivity, with easy access to nearby Hebden Bridge and Halifax, as well as strong transport links to Leeds, Manchester, and beyond.

### SERVICES

The property is connected to mains electricity and water, private LPG and also benefits from private drainage via a septic tank which has been inspected and is compliant.

### TENURE

Freehold.

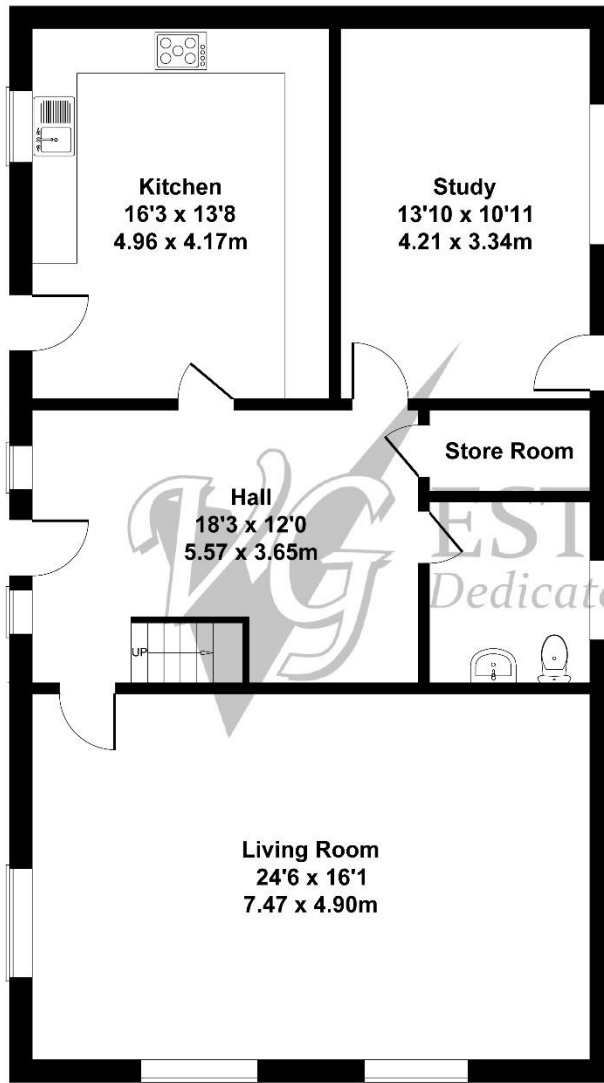
### DIRECTIONS

From Ripponden, From VG Estate Agents in Ripponden, take the A58 Halifax road towards Sowerby Bridge. In Sowerby Bridge turn left at the traffic lights onto Tuel Lane. At the junction with Burnley Road, turn Left towards Luddenden Foot. After approximately 1.5 miles turn right onto Luddenden Lane and proceed through the village taking the right fork onto High Street. Continue on High Street until the junction with Halifax Lane, turn right and proceed up Halifax Lane. After 250 yards take the sharp right hand bend, the entrance to North Ive Barn's driveway is approximately 50 yards later on the right hand side, the drive is approximately 200 yards long and parking is to be found after passing between the outbuildings on either side of the drive. [What3Words ///number.ironclad.composes](https://www.what3words.com/number.ironclad.composes)

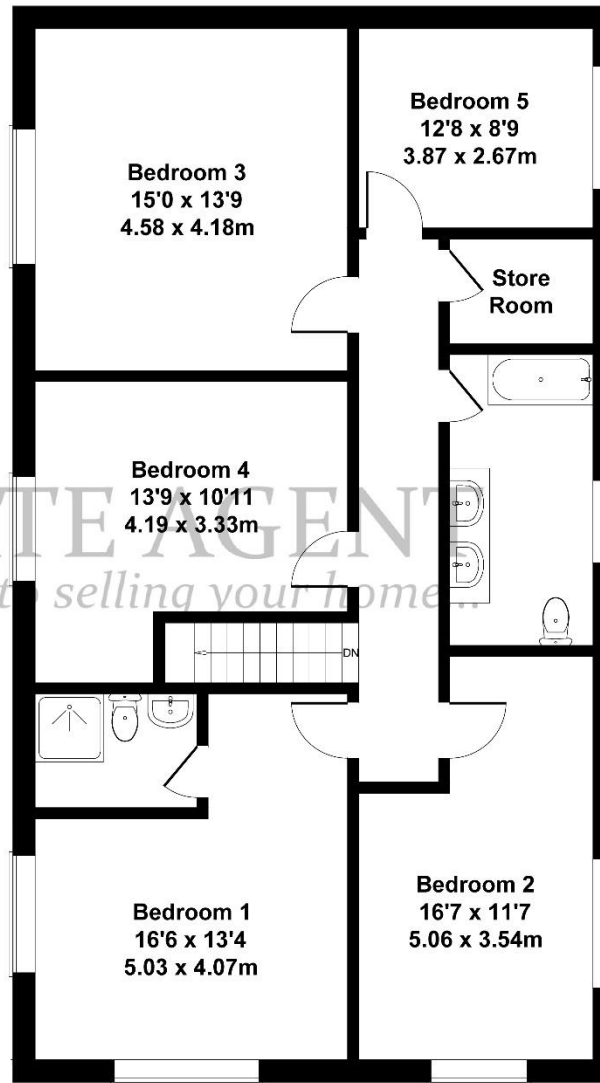




Approximate Gross Internal Area  
2217 sq ft - 206 sq m



GROUND FLOOR



FIRST FLOOR















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#### MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.