







THE BYRE

WARLEY | HX2 7SS

The Byre is a stunning Grade II listed 17th-century barn conversion set in an elevated, peaceful location on the edge of Warley, with incredible views of the surrounding Calderdale countryside. Renovated to an exceptional standard, the property blends character features such as exposed beams and stonework with cutting-edge modern comforts, including underfloor heating, air source heating, remote-controlled Velux windows, and a built-in sound system.

Inside, the home offers open-plan living at its finest with a spectacular vaulted kitchen/living area, two reception rooms, three double bedrooms, a study/occasional bedroom, and stylish bathrooms. Outside, beautiful gardens and two stone patios provide ideal spaces for outdoor dining and relaxation in addition to driveway parking.

GROUND FLOOR

Kitchen/Dining/Sitting Room
Living Room
Bedroom 2
Bedroom 3
Study/Bedroom
Bathroom
Utility Room

FIRST FLOOR

Principal Bedroom
Ensuite Bathroom

COUNCIL TAX BAND

E

EPC RATING

D

INTERNAL

The Byre is an exquisite Grade II listed 17th-century barn conversion that seamlessly blends historical character with modern living. Carefully renovated by the current owners to an exceptional standard, this bespoke home boasts a wealth of original features including exposed beams, stonework, solid oak joinery, and attractive mullioned windows. The centrepiece is a striking open-plan kitchen/living/dining space, with vaulted ceilings and large bi-fold doors that open to reveal breath-taking views. The kitchen features high-quality German units with a unique distressed finish, a granite-topped island with a handcrafted timber breakfast bar, and a charming Belfast sink.

The property offers versatility across its generous layout, which includes two reception rooms, three double bedrooms, a study/bedroom room, high-specification bathroom, and a well-equipped utility room. The principal suite benefits from a luxurious en suite bathroom complete with clawfoot bath and eaves storage, while each bedroom is rich with charm and natural light. Additional features include underfloor heating, air source heat pump, remote-controlled Velux windows, hard-wired ethernet, and custom-made internal doors crafted from reclaimed church flooring—every element has been thoughtfully considered to create a warm, welcoming and energy-efficient home.

EXTERNAL

Set in a quiet, elevated position, The Byre is approached via a private driveway offering three off-road parking spaces. The beautifully landscaped gardens have been designed with both elegance and low maintenance in mind. Two areas of lawn are complemented by thoughtfully planted flower beds, dry stone walling, and external lighting for evening enjoyment. A raised stone patio at the side is framed with vibrant planting, while a second patio, accessible directly from the main living space via bi-fold doors, is ideal for outdoor dining and entertaining with stunning countryside views as your backdrop. The combination of hard landscaping and soft borders creates a garden that offers year-round appeal and a peaceful sanctuary that truly enhances the overall lifestyle this home offers.

LOCATION

Warley is a highly desirable village that offers the perfect balance of rural charm and convenient connectivity. Surrounded by beautiful countryside and walking routes, including Hardcastle Craggs, it's also close to the artistic hub of Hebden Bridge and the amenities of Sowerby Bridge and Halifax. Excellent rail links from nearby Sowerby Bridge and Mytholmroyd stations provide direct access to Leeds and Manchester, making this an ideal home for commuters seeking tranquil yet accessible living.

SERVICES

Connected to mains water, and electricity, air source heat pump and septic tank shared with a neighbour

TENURE

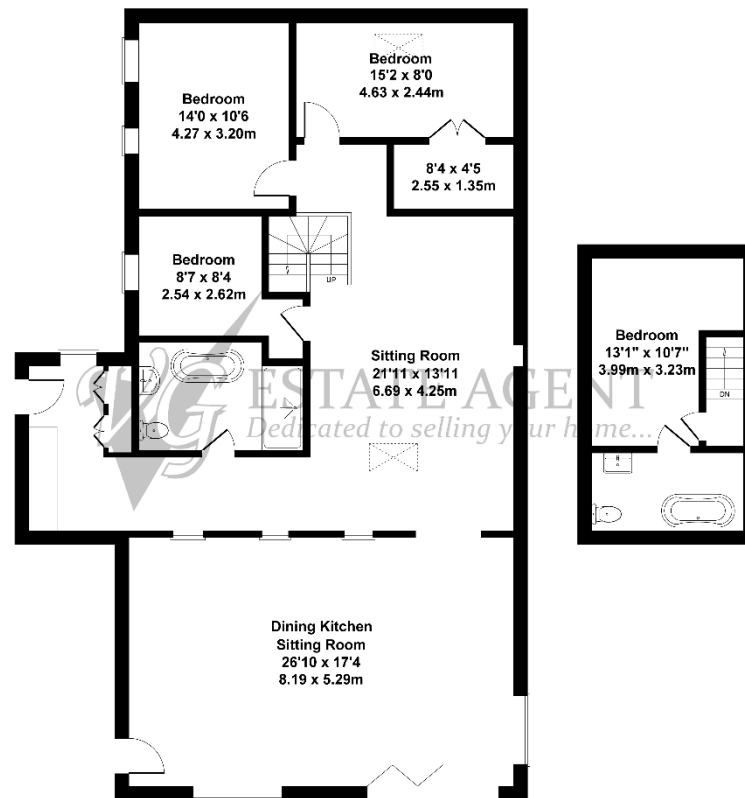
Freehold.

DIRECTIONS

From Ripponden take the Halifax Road to Sowerby Bridge and at the traffic lights in the centre of town turn left into Tuel Lane. At the top of Tuel Lane turn left and take the immediate right into Blackwall Lane and at the next junction turn right, as you approach Warley Village turn left onto Cliff Hill Lane and continue on Winterburn Lane passing the Winterburn pub. Continue through the junction onto Workhorse Lane. Bear left at the junction with Raw End Road, the Byre is to be found on the left after approximately 450m.



Approximate Gross Internal Area
1701 sq ft - 158 sq m



GROUND FLOOR

FIRST FLOOR





119a Halifax Road, Ripponden HX6 4DA
Tel: 01422 822277 Mobile: 07787 521045
E-mail: ripponden@houses.vg
www.houses.vg

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