

Cooper House Barn
Magson House Road, Luddendenfoot,
Halifax, HX2 6BX

A remarkable stone barn where heritage character meets contemporary living, framed by sweeping countryside views



Charnock Bates

The Country, Period & Fine Home Specialist





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Magson House Road,
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What3words: [slower.living.matchbox](#)

Offers in the region of: £895,000

At a glance

- **Exceptional five-bedroom stone barn conversion with a 0.5-acre garden and 1.5-acre field**
- **Beautifully presented with high-quality fixtures and finishes**
- **Spectacular far-reaching countryside views**
- **Light-filled interiors with large picture windows throughout**
- **Stunning open-plan kitchen with island seating**
- **Dramatic split-level layout with mezzanine galleries**
- **Impressive principal suite with vaulted ceiling and dressing area**
- **Multiple ensuite bedrooms**
- **Spacious landscaped gardens with outdoor entertaining areas**
- **Driveway parking for three cars, plus additional roadside parking for at least two cars**

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A remarkable stone barn where heritage character meets contemporary living, framed by sweeping countryside views

Perched above the valley in a wonderfully private setting, Cooper House Barn is an exceptional five-bedroom stone barn conversion that combines historic character with striking modern design.

Beautifully presented throughout and thoughtfully arranged across multiple split levels, the home celebrates light, space, and architectural drama at every turn.

Original features including flagstone flooring, exposed stonework, timber beams, and traditional stone mullion windows blend seamlessly with sleek contemporary finishes, floating staircases, and expansive glazing that draws the surrounding landscape inside. Large picture windows frame far-reaching views across the Calder Valley, while the flowing layout creates a home equally suited to relaxed family life and impressive entertaining.



Ground floor

Stepping inside, the entrance immediately introduces the home's character, with flagstone flooring setting a warm, authentic tone.

A practical utility room offers fitted wall and base units alongside space and plumbing for laundry appliances, creating a functional everyday hub.

The kitchen forms the heart of the home – a stunning space where traditional barn features meet contemporary design. Flagstone flooring, exposed beams, sections of brickwork, and stone mullion windows provide a beautiful historic backdrop to the sleek modern kitchen.

High-specification appliances include two Neff ovens, an induction hob, extractor hood, and integrated dishwasher, while a large central island comfortably seats five, creating a natural gathering point for family and friends. The sink is positioned perfectly to enjoy the breathtaking views beyond the garden.

Three elegant archways add architectural interest along one wall, and the space flows effortlessly into a cosy snug, where French doors open directly onto the patio and gardens. Two storage cupboards (one of them walk-in) and a guest WC complete this level.

At the centre of the home sits the dramatic dining room, with a full-height ceiling and mezzanine galleries above. Exposed stone and brickwork add texture, while French doors open to the front of the property. Stairs lead both down to the lounge and up to the upper floors, reinforcing the barn's unique split-level design.











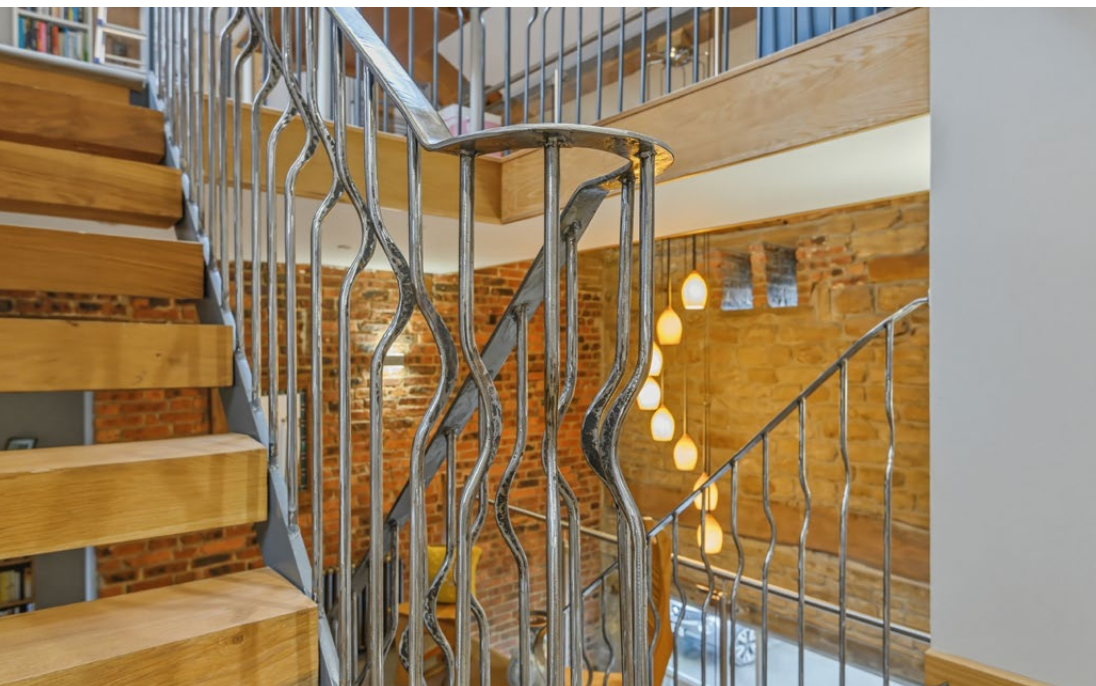
Lower level

The lounge is an inviting retreat, where exposed beams and a striking stone wall create warmth and character.

Large picture windows frame the spectacular valley views, while two doors open directly to the garden, allowing the indoors to spill effortlessly into the outdoor space during warmer months.







First floor

A generous double bedroom enjoys timber floorboards, exposed stonework, and traditional mullion windows with deep slate sills.

This bedroom benefits from a stylish ensuite featuring a Duravit sink and toilet, shower, and heated towel rail.

A further storage room on this level has a built-in wardrobe and storage units, and offers beautiful views through stone mullion windows.

Second floor

A striking mezzanine landing overlooks the dining area below, where statement pendant lighting drops through the dramatic vertical space. Exposed brickwork and a sculptural floating wooden staircase with a metal balustrade create a striking architectural feature.

The family bathroom is exceptionally spacious, and beautifully finished. A freestanding oval bath sits beside large picture windows that frame breathtaking countryside views. The room also includes a double-width rainfall shower, Duravit sanitaryware, a bowl sink set on a floating shelf, and a heated towel rail.

Two further double bedrooms on this floor feature timber floorboards, exposed brickwork, beams, and stone mullion windows overlooking the gardens and valley. Each bedroom enjoys its own stylish ensuite shower room with Duravit fittings.











Third floor

Occupying the upper level of the barn, the principal suite is a spectacular space where the building's original architecture truly shines.

The vaulted ceiling reveals the barn's impressive timber beams, while skylights and a dramatic triangular arrangement of windows fill the room with natural light and echo the shape of the roofline. An exposed stone wall adds further character.

A partition wall leads through to a dressing area and a contemporary ensuite shower room with Duravit fittings, heated towel rail, and a double-width shower.

Fourth floor

At the very top of the barn, an atmospheric attic space with eaves storage features four skylights and exposed truss beams, with views down to the dining area below. Currently used as a home office, this spacious room offers a secluded spot away from the rest of the home.

Concealed steps lead to a further double bedroom with eaves storage, tucked privately away within the roof space. With timber floorboards, exposed beams, skylights, and a large picture window, this wonderfully secluded room would make an ideal teenager's retreat, guest suite, or creative workspace.









Gardens and grounds

Outside, the property enjoys generous outdoor space designed for both relaxation and productivity.

French doors from the kitchen open onto a flagged patio, perfect for outdoor dining while enjoying the far-reaching views. A traditional stone pizza or bread oven and log store enhance the entertaining potential.

The lawned garden stretches outwards before sloping gently around to the side elevation, where a south-west facing gravelled area hosts several raised vegetable beds, ideal for keen gardeners.

To the front of the property, access leads directly from Magson House Road via a shared driveway. This also serves Cooper House and remains in its ownership, with vehicular rights granted for Cooper House Barn. The driveway provides parking for at least three cars, with additional roadside parking available for at least two cars. A metal garden shed offers practical storage.

Beyond the 0.5-acre garden lies a field of approximately 1.5 acres, enhancing the sense of space and countryside surroundings.





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	Detached
PARKING	Private parking for at least five cars – three on the driveway and at least two on the roadside parking space
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
EPC	B
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating (Octopus)
BROADBAND	Ultrafast Fibre (up to 900 Mbps)
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Map Your Mobile)

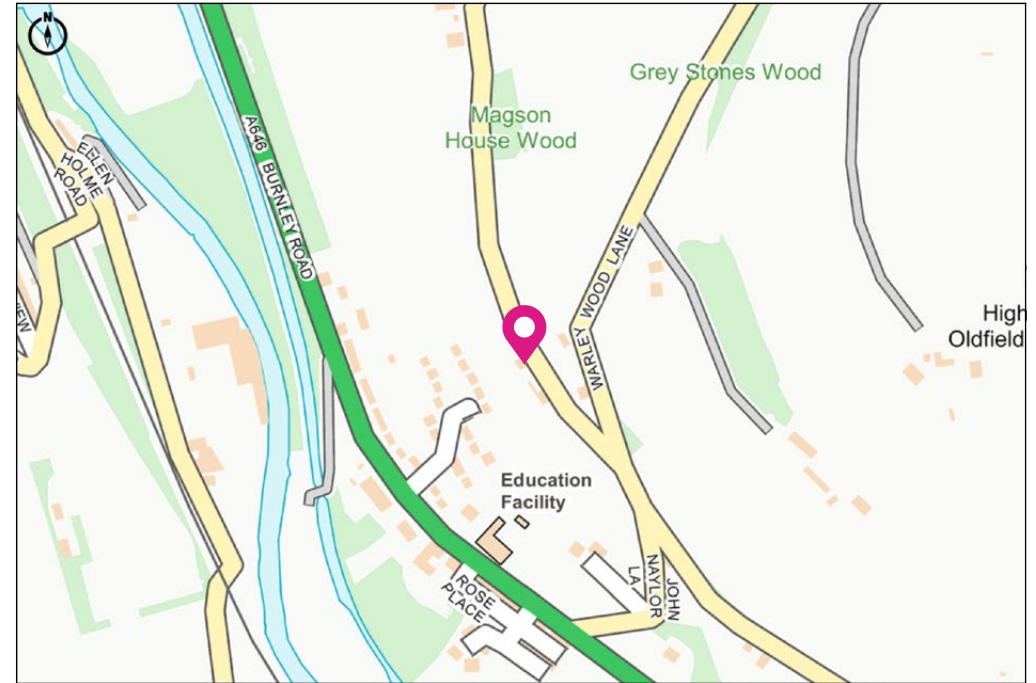
Location

Situated in the sought-after village of Luddendenfoot, Cooper House Barn enjoys a beautiful rural setting within the Calder Valley, known for its dramatic landscapes, charming villages, and vibrant community.

The nearby town of Hebden Bridge offers a thriving independent scene with cafés, restaurants, galleries, and boutique shops, while Halifax provides a wider range of amenities, schooling, and cultural attractions.

Excellent transport links connect the area to Leeds and Manchester, making the property ideally placed for both countryside living and commuting.

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



Get in touch to arrange your private tour today.

Charnock Bates



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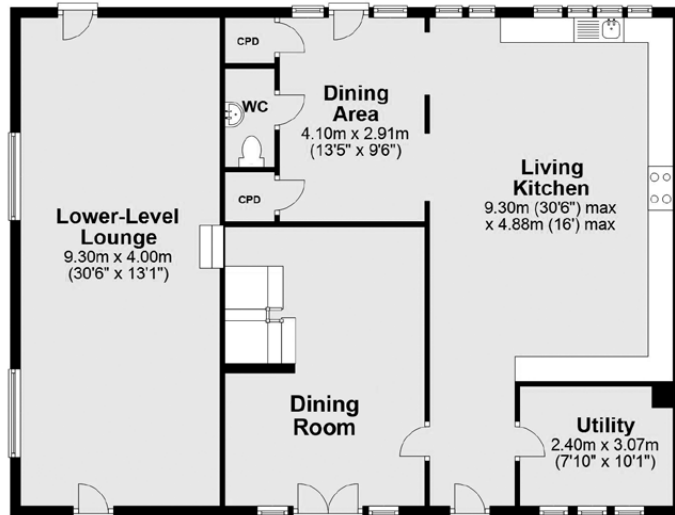
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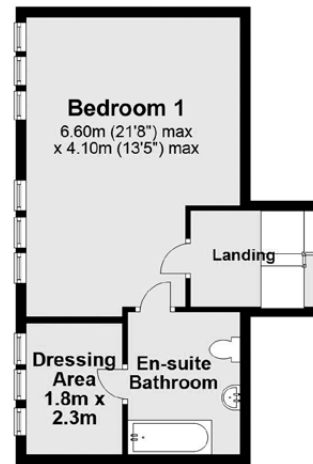


Floor plans

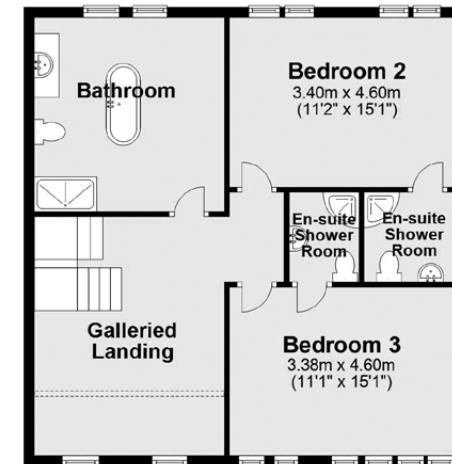
Ground floor



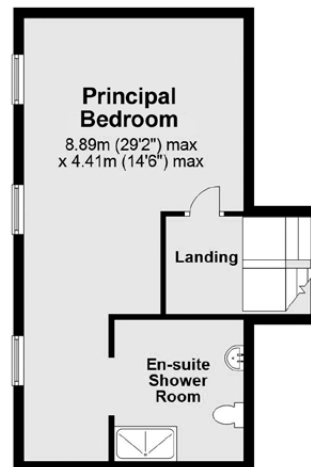
First floor



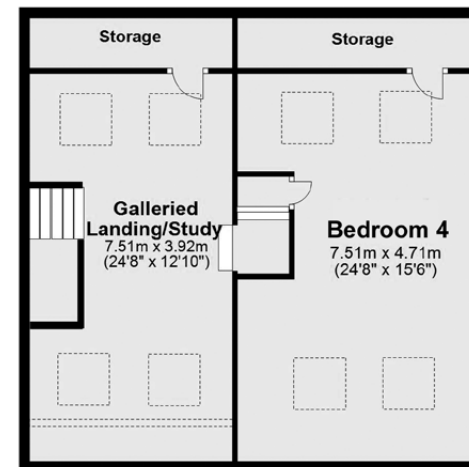
Second floor



Third floor



Fourth floor





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