



The Ridings

57 Hullen Edge Lane, Elland, HX5 0QS

Bespoke stone-built home set in
1.1 acres, with potential for two-bed
annexe in garden



Charnock Bates

The Country, Period & Fine Home Specialist





The Ridings
57 Hullen Edge Lane
Elland
HX5 0QS

Guide price: £895,000

At a glance

- Bespoke stone-built detached family home in a 1.1-acre plot
- Outbuilding with potential to turn into a two-bedroom annexe (STPP)
- Communal space owned by the property
- South-facing rear garden of 0.81 acres, with potential to turn par into a paddock
- Four generous double bedrooms, two with views over the garden and golf course
- Magnificent open-plan living kitchen and three additional reception rooms
- Two contemporary ensuites
- Underfloor heating to the ground floor
- Gated driveway with parking for up to five cars, plus an additional four spaces in the communal gated area
- Integral double garage with electric door

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Bespoke stone-built home set in 1.1 acres, with potential for two-bed annexe in garden

Tucked away in a private, set-back position along one of Elland's most desirable lanes, The Ridings is a substantial and beautifully appointed detached home, occupying an exceptional plot of approximately 1.11 acres.

Designed for modern family living, it offers over 3,100 sq ft of light-filled accommodation, complemented by a south-facing garden, an outbuilding with potential to be converted into a two-bedroom annexe (subject to any necessary consents), and far-reaching views.

Behind electric gates, a sweeping driveway and manicured lawns create an impressive approach. Beyond, a home crafted in stone and finished with high-quality fixtures unfolds across two thoughtfully arranged floors.



Ground floor

A composite entrance door opens into a welcoming hallway, where engineered oak flooring and underfloor heating set a warm and refined tone. An open staircase with glass balustrade rises elegantly to the first floor.

To the front, the lounge is a calm and inviting retreat, centred around a gas fire with marble hearth and surround. A second reception room offers flexibility – ideal as a snug, home office, or ground floor bedroom.

At the heart of the home lies a striking open-plan living kitchen. Finished with composite marble tiled flooring and bathed in natural light from dual-aspect windows, this space has been designed for both everyday life and entertaining. The bespoke shaker-style cabinetry is complemented by contrasting worksurfaces and a central island with breakfast bar. Integrated appliances include Bosch ovens, a five-ring induction hob, wine fridge, coffee machine, dishwasher, and full-height fridge and freezer – alongside a Franke instant hot-water tap for modern convenience.

Double doors lead to a vaulted sunroom, where skylights and bifold doors frame views across the south-facing garden. In summer months, the terrace becomes a seamless extension of the living space – perfect for relaxed gatherings and long evenings outdoors.

A well-equipped utility room, cloakroom, and integral double garage complete the ground floor. The garage benefits from power, lighting, an electric roller shutter door, and loft storage above.













First floor

The principal bedroom enjoys a delightful outlook over the rear grounds and golf course, and is complemented by a dedicated dressing room and a stylish ensuite with twin basins and walk-in rainfall shower.

A second double bedroom also overlooks the garden and golf course, and benefits from built-in wardrobes and its own ensuite shower room.

Two further double bedrooms are positioned to the front, each with fitted wardrobes, and are served by a beautifully appointed house bathroom featuring a panelled oval bath and separate walk-in rainfall shower.









Gardens and grounds

Electric gates open onto a shared driveway, leading to further private gates and a block-paved drive providing ample parking.

Behind the first set of electric gates is a communal area owned by the property, with additional car parking spaces.

The front garden is arranged with twin lawns and mature planting, while to the rear a generous stone-flagged terrace creates an exceptional entertaining space. Beyond, the south-facing garden extends to approximately 0.81 acres and enjoys a peaceful woodland backdrop. Within the grounds are mature shrubs, a wild garden area, vegetable patch, potting shed, and an outbuilding currently used for storage,

With architectural drawings already complete, this outbuilding has potential to be converted into a two-bedroom annexe (subject to planning permission), which would be perfect for multi-generational living, or for use as a home office. The outbuilding already features electricity and a raised balcony, offering a charming vantage point towards the nearby golf course.

The setting offers rare privacy and space – ideal for families, keen gardeners, or those seeking a semi-rural lifestyle without compromising on accessibility.









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.

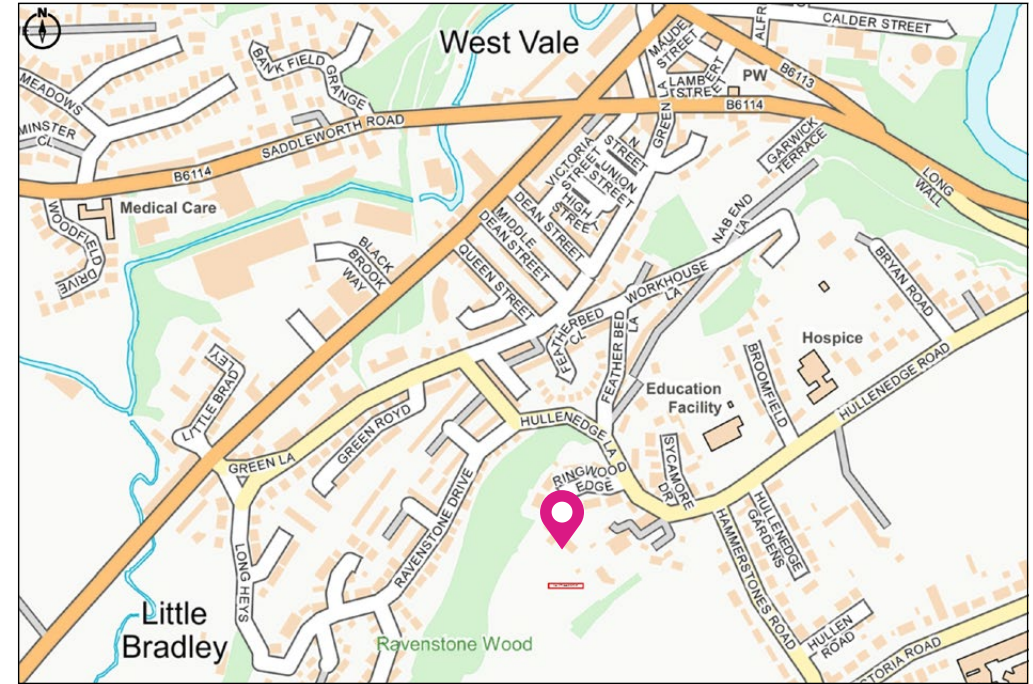
TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Gated driveway for up to five cars, double garage for two cars, plus additional spaces in the communal gated area for another three to four cars.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC	B
ELECTRICITY SUPPLY	E.ON
GAS SUPPLY	E.ON
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Map Your Mobile)

Location

Hullen Edge is widely regarded as one of Elland's most sought-after addresses. Positioned conveniently between Halifax, Huddersfield, and Brighouse, the property enjoys excellent connectivity, with Junction 24 of the M62 just 1.7 miles away, providing straightforward access to Leeds and Manchester.

Elland itself offers a variety of independent shops, bars, and restaurants, alongside everyday amenities. Well-regarded schools including The Brooksbank School are within walking distance, and rail links from Halifax and Brighouse provide direct connections to Leeds, Bradford, Manchester, and London.

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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Floor plans

Ground floor



First floor



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Total approximate floor area:
3,482.77 sqft (323.56m²)
 (inc Garage and outbuildings)

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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