

Stones Hey Gate Estate

Widdop Road, Heptonstall
Hebden Bridge, HX7 7HD

A remarkable Grade II listed estate with
multiple residences, outbuildings and
outstanding potential



Charnock Bates

The Country, Period & Fine Home Specialist





Stones Hey Gate Estate
Widdop Road
Heptonstall
Hebden Bridge
HX7 7HD

Offers over: £1,350,000

At a glance

- **Grade II listed estate in an outstanding countryside setting**
- **Main house with separate private residence and three self-contained apartments**
- **Three apartments currently let**
- **Coachman's Cottage currently let**
- **Pair of semi-detached cottages within the grounds (detached from the main house)**
- **Refurbished cottage ready for occupation and second cottage requiring renovation**
- **Substantial detached stone barn with development potential (subject to any necessary consents)**
- **Stone mullion windows and period architectural features throughout**
- **Views extending towards Hardcastle Crag and the surrounding wooded valleys**
- **Versatile accommodation with established income potential and further scope**

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A remarkable Grade II listed estate with multiple residences, outbuildings and outstanding potential

Set high above the beautiful Calder Valley on the rural fringe of Heptonstall, Stones Hey Gate Estate is an extraordinary Grade II listed estate offering a rare opportunity to acquire a collection of historic dwellings surrounded by open countryside.

Steeped in heritage and rich in character, the estate centres around an impressive stone-built house that has been thoughtfully arranged to provide three self-contained apartments alongside a substantial main residence, complemented by a pair of semi-detached cottages (detached from the main house) within the grounds.

Also included within the estate are the charming Coachman's Cottage and a substantial detached stone barn, providing additional accommodation and exciting potential for future development, subject to the necessary consents.

The setting is exceptional. Stone mullion windows frame far-reaching views towards Hardcastle Crags, a striking National Trust landscape extending to over 400 acres of ancient woodland, waterfalls and steep-sided valleys, while the grounds enjoy a peaceful rural atmosphere with sweeping lawns and open countryside on the doorstep.

This versatile estate offers remarkable flexibility for a variety of buyers. Whether envisioned as a multi-generational family home, a lifestyle business, a collection of rental properties, or a combination of all three, Stones Hey Gate House presents an exciting opportunity to shape a historic property for modern living.





Stones Hey Gate House (main residence)

A substantial private residence filled with remarkable architectural character.

A welcoming hallway leads through to a series of elegant reception rooms, each showcasing historic detailing including exposed beams, fireplaces and intricate plasterwork.

Particularly notable is the atmospheric "Oak Room", richly panelled with carved oak detailing and built-in bookshelves, creating a dramatic and characterful sitting room.

Other reception spaces include a lounge with large picture windows capturing elevated views across the valley landscape, a dining room overlooking the lawn, and an additional reception room offering flexibility as a study, lounge, or further living space.

The kitchen is centred around an AGA set within a tiled surround and positioned to enjoy outlooks across fields and wooded valley sides through mullion windows.

Upstairs, a gallery landing leads to four generous bedrooms, many with fitted wardrobes and window seats overlooking the gardens, together with family bathrooms.

Externally, this property benefits from a lawn bordered by trees and shrubs, a garage, and a large tarmac area for parking cars.









Stones Hey Gate (apartments)

The principal house is partially arranged as three self-contained apartments, each retaining beautiful period features including stone mullion windows and fireplaces.

All three apartments are currently tenanted, providing an established income stream (details below).

FLAT ONE – GROUND FLOOR

A spacious apartment enjoying elevated outlooks across the surrounding valley and woodland.

Accommodation includes a kitchen with breakfast bar, living and dining spaces with period detailing including ceiling roses and mouldings, a generous double bedroom, and family bathroom.

Rent gross: £450 pm with 8% agent fee reducing to £414 pm

FLAT TWO – FIRST FLOOR

A bright apartment characterised by very high ceilings and stone mullion windows overlooking the grounds.

The accommodation includes a living kitchen, two double bedrooms, and family bathroom.

Rent gross: £425 pm with 8% agent fee reducing to £391 pm

FLAT THREE – FIRST FLOOR

A compact one-bedroom apartment comprising a lounge with open fire, kitchen, bathroom, and double bedroom.

Rent gross - £410 pm with 8% agent fee reducing to £377.20 pm





Cottages

NO.5 STONES HEY GATE COTTAGE (REFURBISHED)

A beautifully updated cottage combining period character with modern finishes.

The ground floor centres around an open-plan living kitchen with exposed beams, stone mullion windows, and a wood-burning stove set within a stone surround.

A dining room and sitting room provide generous entertaining space, both enjoying dual-aspect views across fields and hills.

Upstairs are three bedrooms, including one with an ensuite shower room, together with a family bathroom finished with classic black-and-white chequerboard flooring.

Externally, this cottage benefits from its own private lawned garden.

LITTLE STONES HEY GATE (RENOVATION PROJECT)

This cottage has been fully stripped back and is ready for comprehensive renovation, offering an exciting opportunity to create a bespoke countryside home.

Listed building consent has been obtained to reinstate stone mullion windows with double glazing.

The accommodation currently comprises three bedrooms, reception rooms, kitchen, bathroom, cellar, and loft space.

This cottage also benefits from its own lawned garden.











Coachman's Cottage

A charming and compact stone cottage currently arranged as a one-bedroom home. The property is currently tenanted, offering further income potential.

The accommodation comprises a living kitchen, bedroom and bathroom, creating a self-contained dwelling that could serve as guest accommodation, staff accommodation, or a further rental opportunity.

Rent gross: £325 pm with 8% agent fee reducing to £299 pm

BARN

A substantial detached stone barn providing extensive storage and exciting potential for future development, subject to the necessary planning permissions.

A planning application and listed building consent application are currently in for conversion of the barn to residential. Full details can be found on the Calderdale Council planning portal:

- Planning application: 25/01296/FUL
- Listed building consent: 25/01297/LBC

The barn currently includes stabling and multiple internal areas arranged across two storeys, offering excellent scope for a variety of uses.





Gardens and grounds

The estate enjoys attractive lawns and gardens surrounding the buildings, with a peaceful, secluded atmosphere shaped by the surrounding wooded valleys and dramatic Pennine landscape.

A double garage adjacent to the main residence provides parking for two cars, while a parking area to the rear of the estate provides parking for approximately six additional cars.

Potential to acquire additional grazing land by separate negotiation.

A gardener visits once a month, with no charge to tenants.







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.

| | |
|-----------------------|--|
| Local authority | Calderdale |
| Council tax band | Stones Hey Gate House: F |
| | Apartment 1: A |
| | Apartment 2: A |
| | Apartment 3: A |
| | No. 5 Stones Hey Gate Cottage: E |
| | Little Stones Hey Gate: D |
| | Coachman's Cottage: A |
| Tenure | Freehold, owned by Stones Hey Gate Property Company |
| Property type | Stones Hey Gate House: Semi-detached |
| | Apartment 1: Flat |
| | Apartment 2: Flat |
| | Apartment 3: Flat |
| | No. 5 Stones Hey Gate Cottage: Semi-detached |
| | Little Stones Hey Gate: Semi-detached |
| | Coachman's Cottage: Semi-detached |
| Property construction | Stone built, with slate roof |
| Parking | A double garage adjacent to the main residence provides parking for two cars, while a parking area to the rear of the estate provides parking for up to six additional cars. No parking allocation has ever been undertaken for the separate properties. |

| | |
|------------------------|---|
| EPC ratings | Stones Hey Gate House: E |
| | Apartment 1: D |
| | Apartment 2: D |
| | Apartment 3: F |
| | No. 5 Stones Hey Gate Cottage: D |
| | Little Stones Hey Gate: F |
| | Coachman's Cottage: F |
| Electricity supply | All connected to mains |
| Gas supply | Stones Hey Gate House: Connected to mains |
| | Apartment 1: Not connected to mains |
| | Apartment 2: Connected to mains |
| | Apartment 3: Not connected to mains |
| | No. 5 Stones Hey Gate Cottage: Connected to mains |
| | Little Stones Hey Gate: Not connected to mains |
| | Coachman's Cottage: Connected to mains |
| Water supply | All connected to mains |
| Sewerage | All on septic tank |
| Heating | Stones Hey Gate House: Gas central heating and gas fire |
| | Apartment 1: No central heating. Electrical night storage heating only, plus open wood-burning stove |
| | Apartment 2: Gas central heating |
| | Apartment 3: No central heating. Open fire only |
| | No. 5 Stones Hey Gate Cottage: Gas central heating and wood-burning stove |
| | Little Stones Hey Gate: No heating, but there was an open fire with night storage prior to being ripped out |
| | Coachman's Cottage: No central heating. Gas fire only |
| Broadband | TBC |
| Mobile signal/coverage | Variable outdoor (Ofcom Map Your Mobile) |

Location

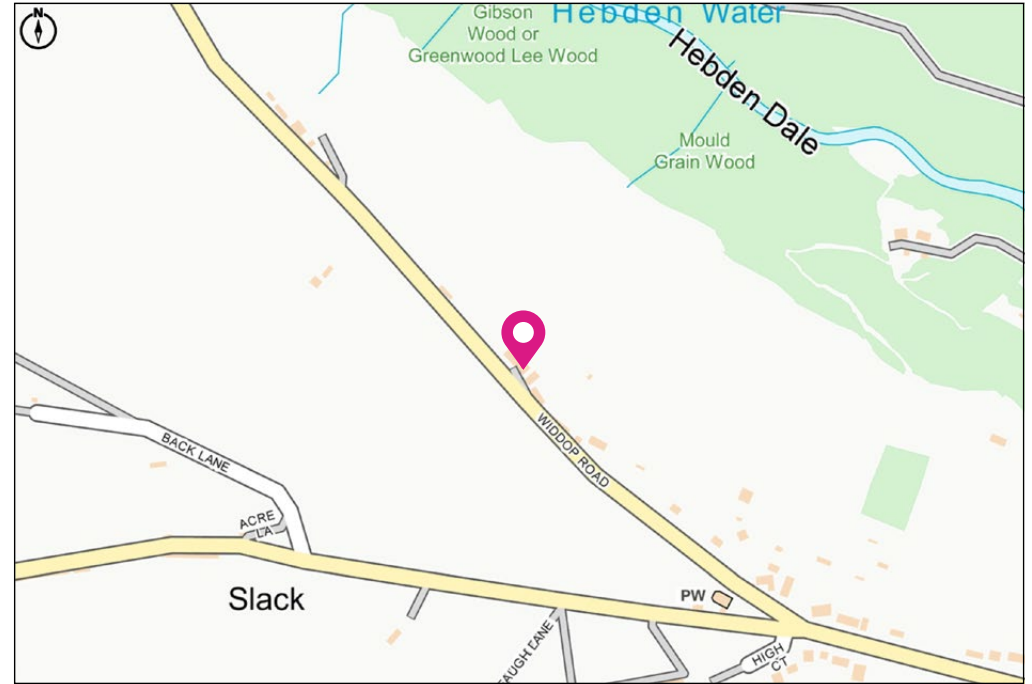
Stones Hey Gate occupies a stunning rural setting along Widdop Road, close to the historic hilltop village of Heptonstall and the vibrant market town of Hebden Bridge. Positioned just 200 metres from a bus stop, the property also enjoys excellent accessibility, with Heptonstall village and its well-regarded local school approximately half a mile away.

Nearby Hardcastle Crags is one of Calderdale's most treasured natural landscapes, known for its steep-sided wooded valleys, winding streams, tumbling waterfalls, and historic mill remains, offering miles of scenic walking routes within a protected and unspoilt environment.

Hebden Bridge is renowned for its independent shops, restaurants, creative community, and railway connections to Leeds and Manchester, while the surrounding Pennine countryside offers exceptional walking and outdoor pursuits.

A unique opportunity

Combining heritage, flexibility and an exceptional countryside setting, Stones Hey Gate Estate presents a rare opportunity to acquire a remarkable collection of historic properties with outstanding lifestyle and investment potential.



Get in touch to arrange your private tour today.

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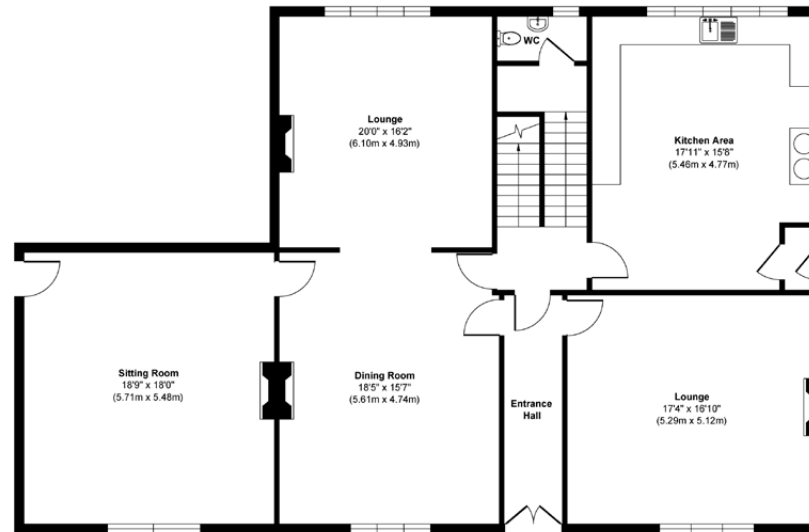


Floor plans: Main Residence

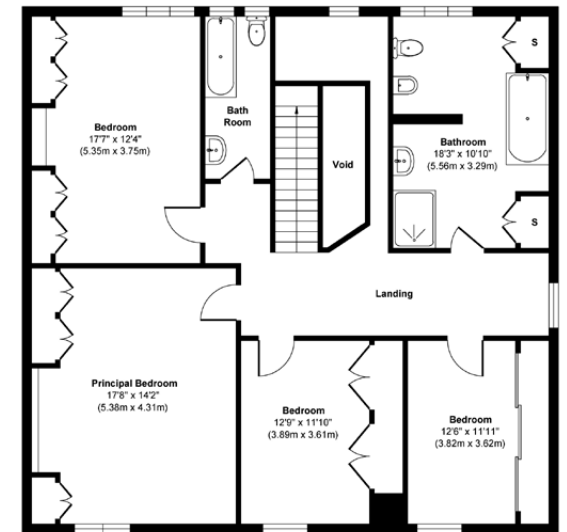
Cellars



Ground floor



First floor



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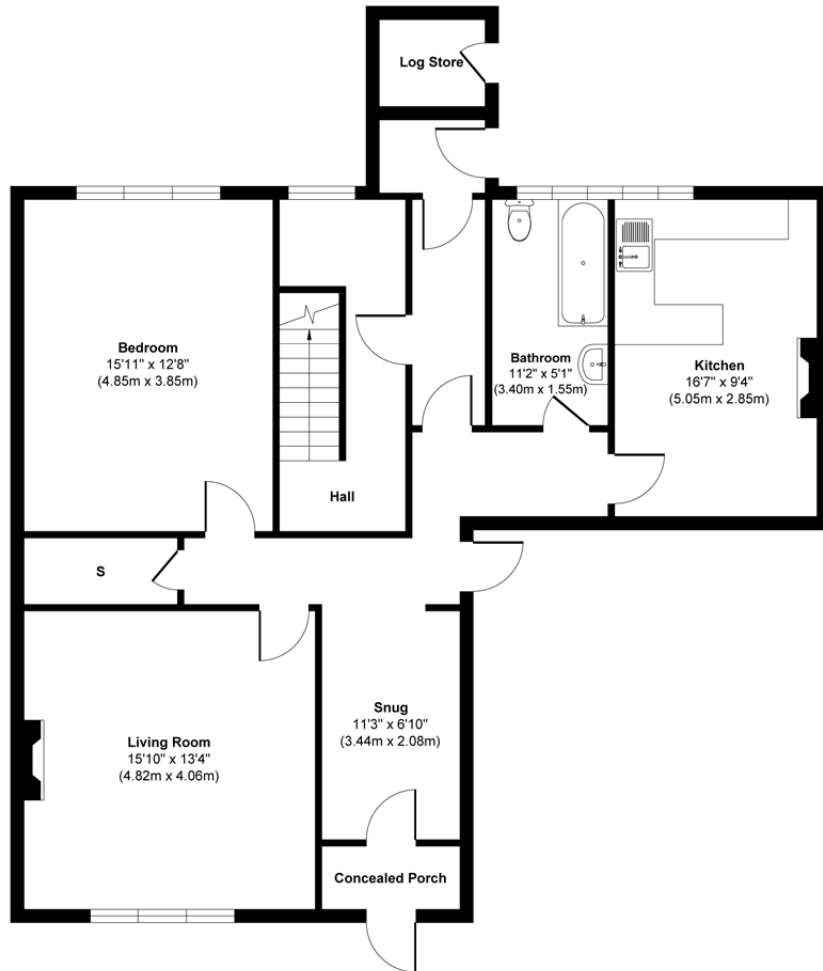


Total approximate floor area:
3,911 sqft (363.45m²)

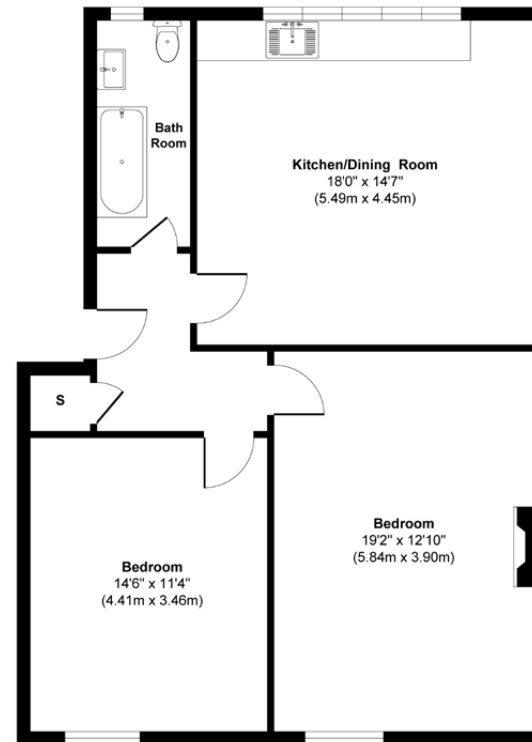
Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans: Apartments

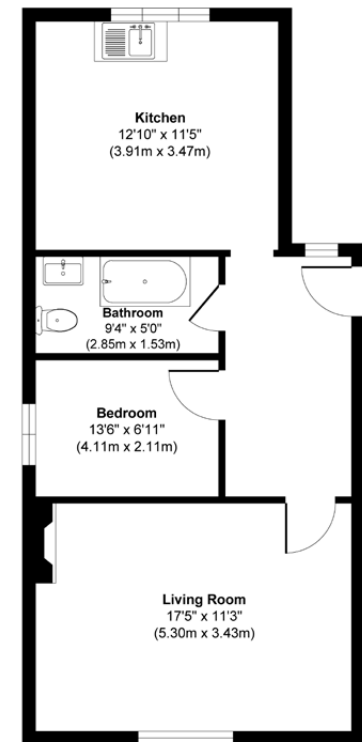
Apartment 1



Apartment 2

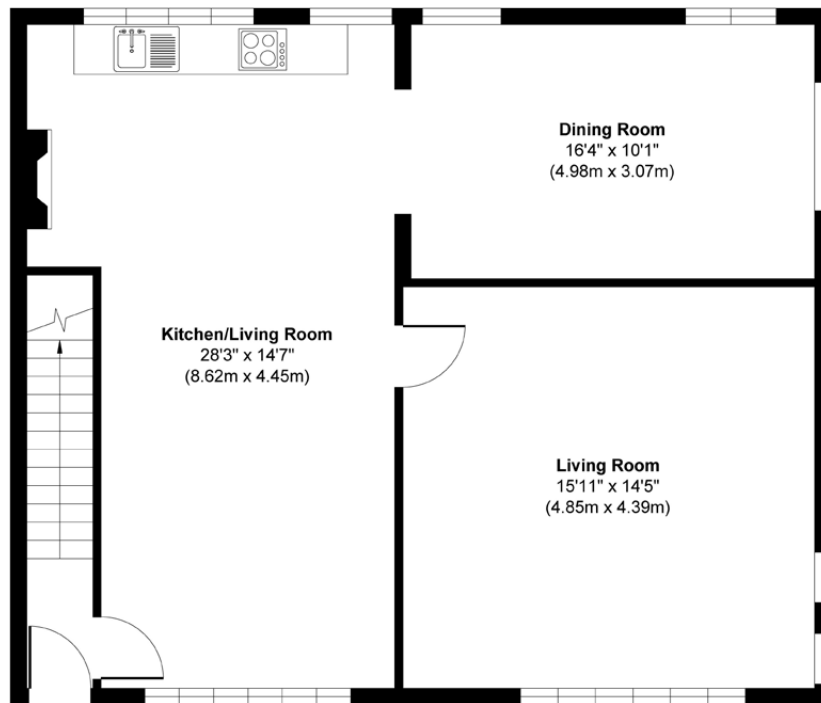


Apartment 3

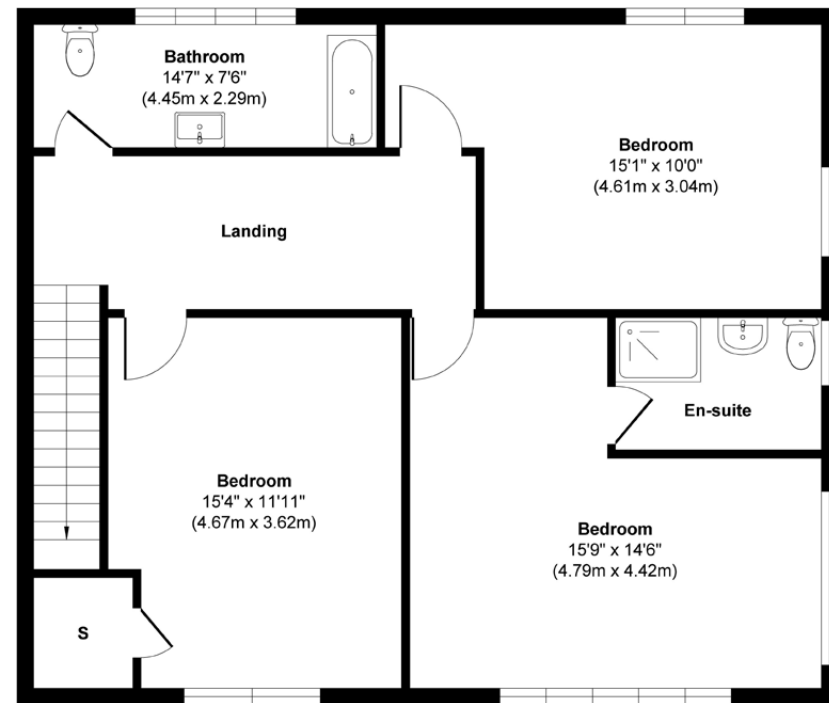


Floor plans: 5 Stones Hey Gate Cottage

Ground floor



First floor



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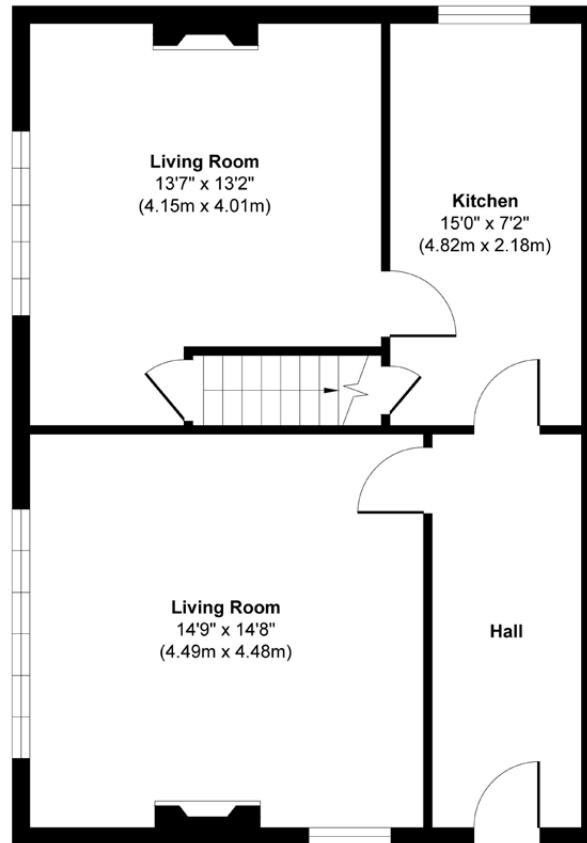


Total approximate floor area:
1,646 sqft (152.86m²)

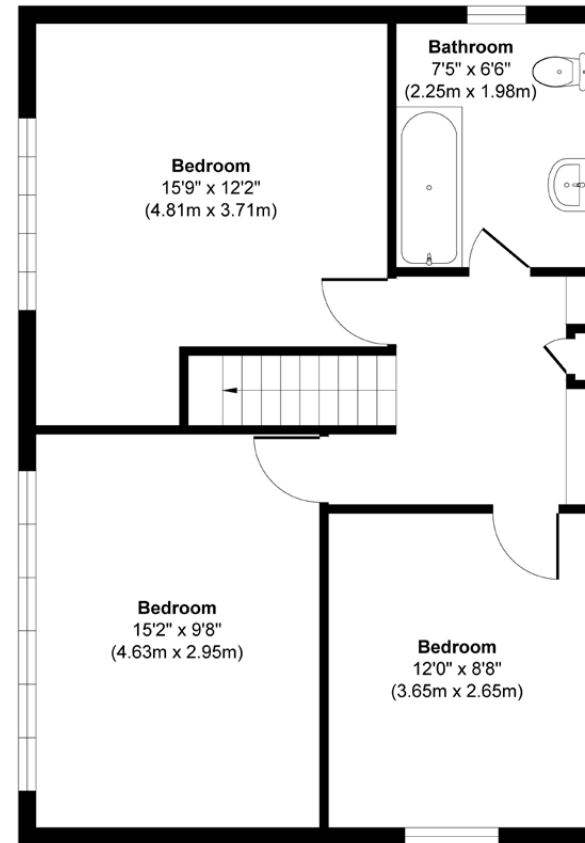
Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Floor plans: Little Stones Hey Gate

Ground floor



First floor



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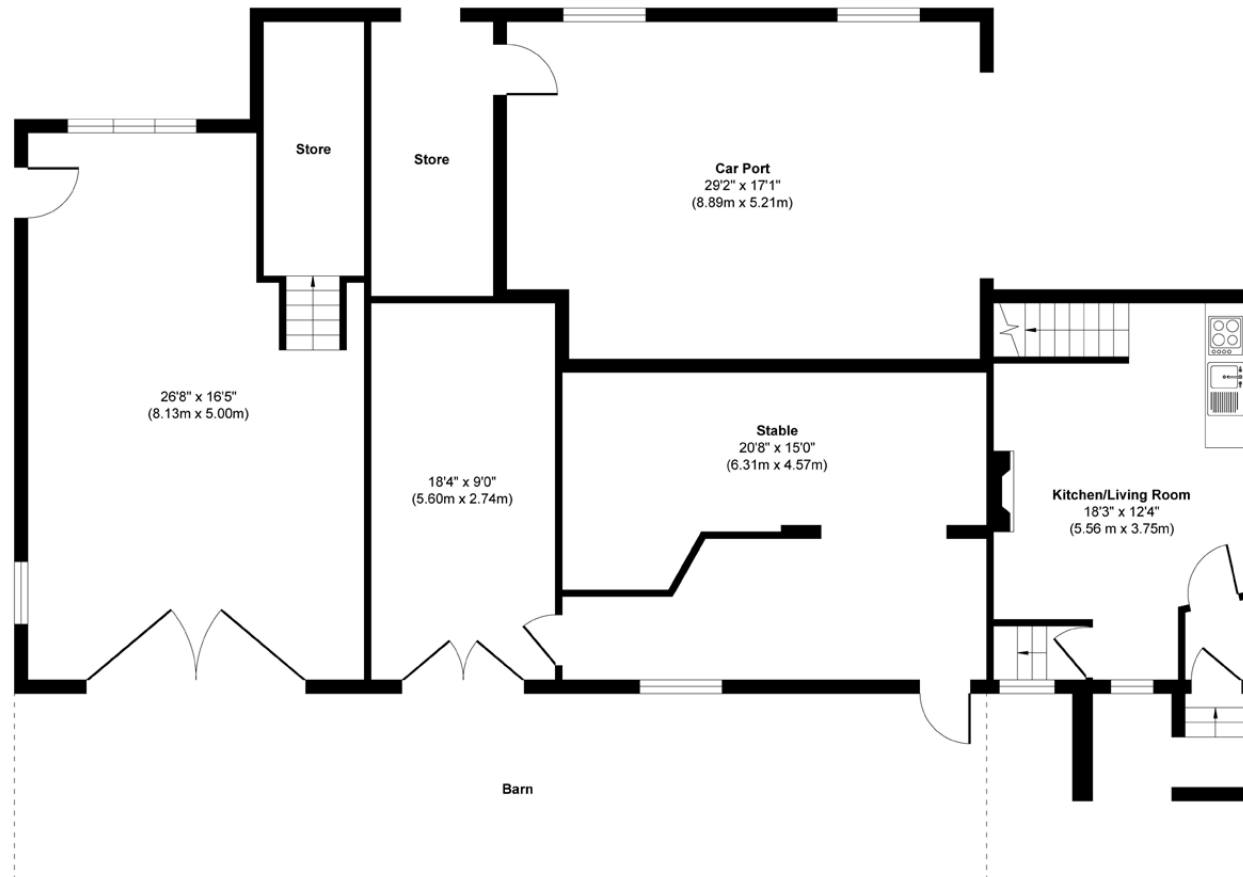


Total approximate floor area:
1,240 sqft (115.22m²)

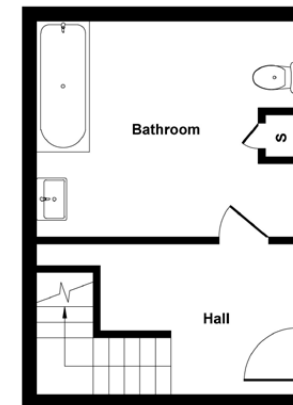
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Floor plans: Coachman's Cottage & Barn

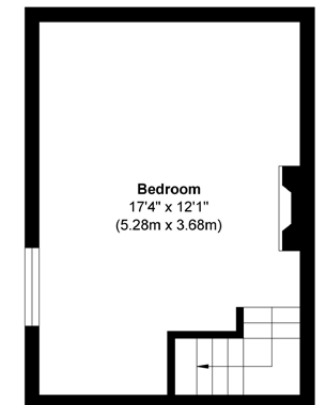
Ground floor



Lower ground



First floor



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Total approximate floor area:
1,599 sqft (148.64m²)

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