



1 Pundles & Pundles Cottage
Pavement Lane, Halifax, HX2 9NW

A remarkable rural retreat with two
homes, woodland, and pasture



Charnock Bates

The Country, Period & Fine Home Specialist





1 Pundles & Pundles Cottage

Pavement Lane

Halifax

HX2 9NW

Offers over: £995,000

At a glance

- Exceptional rural smallholding of approximately 3.7 acres
- Characterful six-bedroom period residence (1 Pundles)
- Modern two-bedroom detached bungalow (Pundles Cottage), with its own postal address, council tax band, access, and services
- Cottage offering immediate rental income potential (subject to any necessary consents)
- Approximately 1.8 acres of grazing land and 1 acre of woodland
- Large workshop with underfloor heating and mezzanine
- Double garage with electric doors
- Generous gardens, terraces and kitchen garden
- Renewable energy via 6kW wind turbine connected to 1 Pundles
- Ground source heating and underfloor heating throughout the cottage

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A remarkable rural retreat with two homes, woodland, and pasture

Set amidst the open fields of Bradshaw, this exceptional semi-rural property occupies an expansive 3.7-acre plot comprising pasture, woodland, and beautifully landscaped gardens.

At its heart sit two distinct homes – 1 Pundles, a characterful six-bedroom period residence rich in traditional features, and Pundles Cottage, a two-bedroom bungalow built in 2010. Pundles Cottage has its own postal address and council tax band, with separate access and services.

Offered as a whole under a single title, the property provides an outstanding opportunity for multi-generational living, guest accommodation, or the immediate potential to generate rental income from the detached cottage. Any future separation would be subject to the usual legal processes and any necessary consents.

Together with extensive outbuildings – including a double garage and large workshop with mezzanine and underfloor heating, plus approximately 1.8 acres of grazing land and around 1 acre of woodland – the property presents a rare opportunity to enjoy space, privacy, and rural living while retaining exceptional versatility.

The surrounding woodland was a part of Calderdale's Million Trees Project and planted by local children, further enhancing the natural landscape and ensuring the setting continues to flourish for generations to come.

1 PUNDLES



A characterful period home

Accessed through a beautiful stone archway engraved with 'Pundles', the main residence offers a wealth of characterful features including exposed beams, stone mullion windows, and reclaimed materials that tell a story of craftsmanship and heritage.

The flagged entrance leads into a spacious hallway with elegant parquet flooring. Large enough to serve as a welcoming reception space, the hall offers space for seating, bookshelves, and displays, creating a warm introduction to the home.

The lounge is a particularly atmospheric space featuring wooden floorboards, exposed beams, fitted bookshelves, and a wood-burning stove set within a striking stone surround. French doors connect both to the conservatory and the rear garden, while mullion windows overlook the gardens beyond.

The conservatory, with its tiled floor and glazed roof, enjoys sunlight from three sides and provides a relaxing space overlooking the grounds.

A cosy study or library includes a DEFRA-approved wood-burning stove within a brick and stone surround – an ideal retreat for reading or working from home.

At the heart of the home lies the open-plan dining kitchen. The dining area features beautiful parquet flooring reclaimed from Debenhams in Leeds, exposed beams, and French doors opening onto a flagged patio.

The adjoining kitchen continues the theme of natural materials, with reclaimed wooden floorboards, exposed beams, traditional wooden units and worktops, and an AGA. Mullion windows overlook the charming kitchen garden, while a door provides direct access outside.

A wine cellar sits below, adding further character and practicality.









First floor

The first floor opens to a spacious landing with exposed beams and mullion windows framing views over the gardens.

The accommodation includes six bedrooms, many retaining original fireplaces, exposed beams, and built-in storage.

The principal bedroom benefits from a stylish modern ensuite wet room featuring underfloor heating, a double-width floating vanity unit, illuminated mirror, and contemporary fittings.

A beautifully appointed family bathroom includes a freestanding bath, Charlotte sink and bidet, WC, exposed beams, and wooden flooring, with access shared between the landing and an adjoining double bedroom.

Three additional attic spaces provide further storage.







Gardens and grounds

The property is approached via a long driveway leading through the south-facing front gardens of 1 Pundles.

Here, a generous lawn is complemented by an extensive kitchen garden, greenhouse, and a large pond, creating a wonderfully productive and picturesque outdoor environment.

To the rear, a flagged terrace offers an ideal setting for alfresco dining, overlooking an expansive lawn framed by mature trees and shrubs.

Beyond the gardens lie approximately 1.8 acres of grazing land and around an acre of woodland, creating a peaceful natural haven for wildlife and outdoor exploration.

The grounds also feature a 6kW wind turbine, generating electricity for 1 Pundles and providing both bill savings and an income (subject to usage and tariff arrangements).



PUNDLES COTTAGE



A beautifully appointed modern bungalow

Constructed in 2010, Pundles Cottage is a thoughtfully designed single-storey home offering contemporary comfort and benefitting from underfloor heating throughout powered by a ground source heat pump.

A welcoming porch with flagstone flooring enjoys a dual-aspect outlook across the surrounding fields, leading into the entrance hall with warm wooden floorboards.

The lounge is a bright and inviting living space, centred around a gas fire and framed by windows on two sides that capture the surrounding countryside. Two sets of French doors open directly onto a generous terrace with artificial lawn – a wonderful spot for outdoor seating overlooking the cottage's garden beyond.

The kitchen is fitted with charming duck-egg blue wall and base units complemented by marble-effect worktops and tiled flooring. Traditional mullion windows frame views over the garden and fields, while integrated appliances include a fridge freezer, Indesit dishwasher, BOSCH microwave, and two BOSCH ovens.

A utility room continues the same design language as the kitchen, offering additional storage, a sink and drainer, space for laundry appliances, and views towards the woodland, with a door leading to the rear garden.

The cottage offers two bedrooms, including a comfortable double bedroom with fitted wardrobes, bedside tables, and vanity desk, alongside a second room ideal as a single bedroom or study overlooking the woodland.

The family bathroom includes a bath with mixer tap and handheld shower, separate shower, Vitra sink, WC, and heated towel rail.

With its independent layout and privacy from the main residence, the cottage provides excellent potential for rental income, guest accommodation, or extended family living, adding a valuable dimension to the overall property.





Cottage gardens

The cottage enjoys a private garden with a lawn bordered by established shrubs and flowers. A terrace area connects directly to the living space, while a summer house, woodland access, and a rear garden area with kennels enhance the outdoor offering.





Garage, workshop and outbuildings

The detached outbuilding provides exceptional flexibility.

The double garage features two electric doors and internal access to the rear garden.

Adjoining this is an impressive large workshop, designed with underfloor heating and a mezzanine level, offering enormous potential for hobbyists, storage, or business use. A practical utility area includes worktops, sink, drainer, base cupboards, and plumbing for appliances.

With windows on three sides and direct access to the garden, the workshop is bright, spacious and highly versatile.



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:**

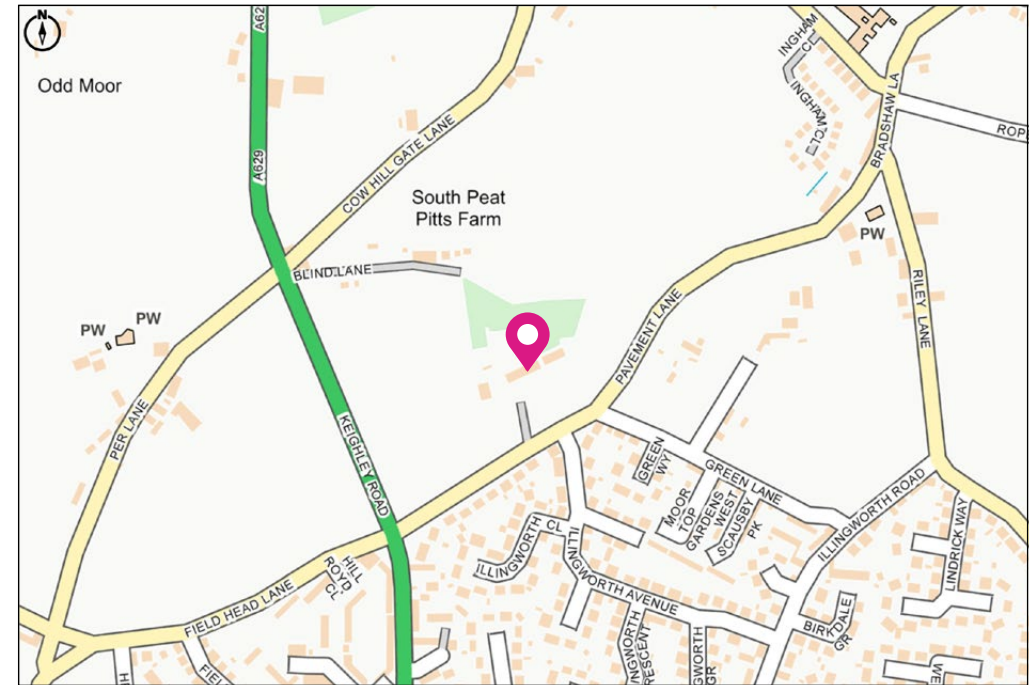
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

	1 Pundles	Pundles Cottage
TENURE	Freehold	
CONSTRUCTION	Stone, with timber-frame roof and stone roof slates	
PROPERTY TYPE	Semi-detached	Detached bungalow
PARKING	Double garage, plus parking for at least four cars at the top of the drive	
LOCAL AUTHORITY	Calderdale MBC	
COUNCIL TAX	Band E	Band A (currently exempt following the grant of probate)
EPC	C	D
ELECTRICITY SUPPLY	Green Energy	Good Energy
GAS SUPPLY	Octopus Energy	OVO Energy
WATER SUPPLY	Yorkshire Water	
SEWERAGE	Septic tank	
HEATING	Gas central heating (plus wood-burning stove) and gas 4-oven AGA which provides hot water	Underfloor heating and hot water via ground source heat pump (plus gas feature fire) Workshop: Underfloor heating and hot water via ground source heat pump
BROADBAND	Zen Internet fibre optic (80 Mbps)	
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)	

A unique country retreat

Combining character, sustainability and exceptional outdoor space, 1 Pundles and Pundles Cottage present a rare opportunity to acquire a versatile rural home set within beautiful countryside surroundings on the edge of Bradshaw.

With two independent homes, income potential, extensive outbuildings and a generous landholding, the property offers both immediate lifestyle benefits and long-term flexibility for future owners.



Get in touch to arrange your private tour today.

Charnock Bates



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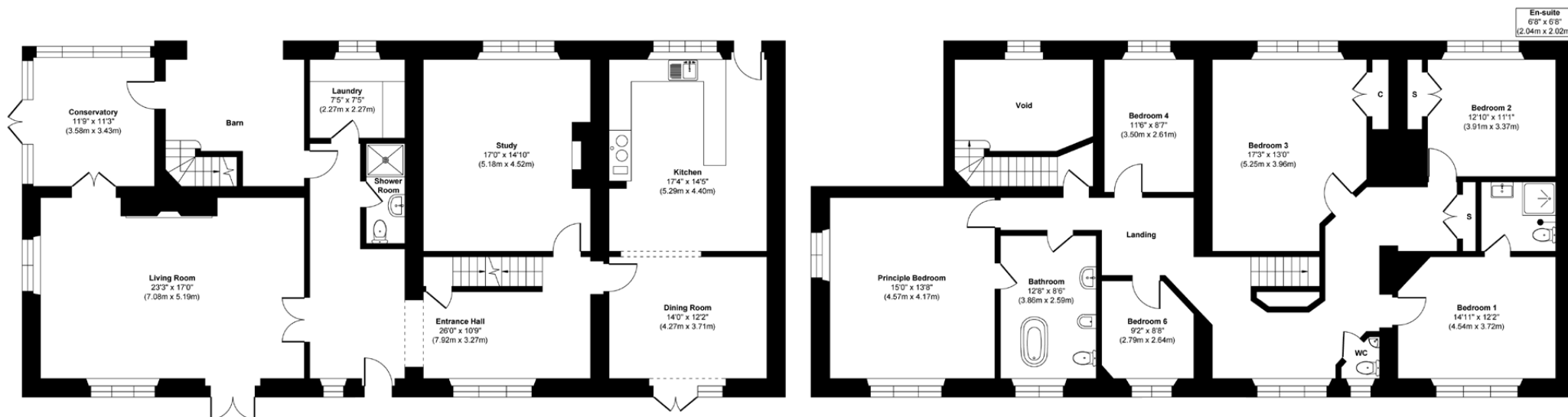
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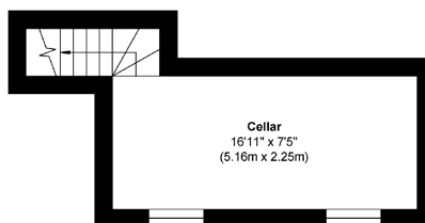
Floor plans: 1 Pundles

Ground floor

First floor



Lower ground floor



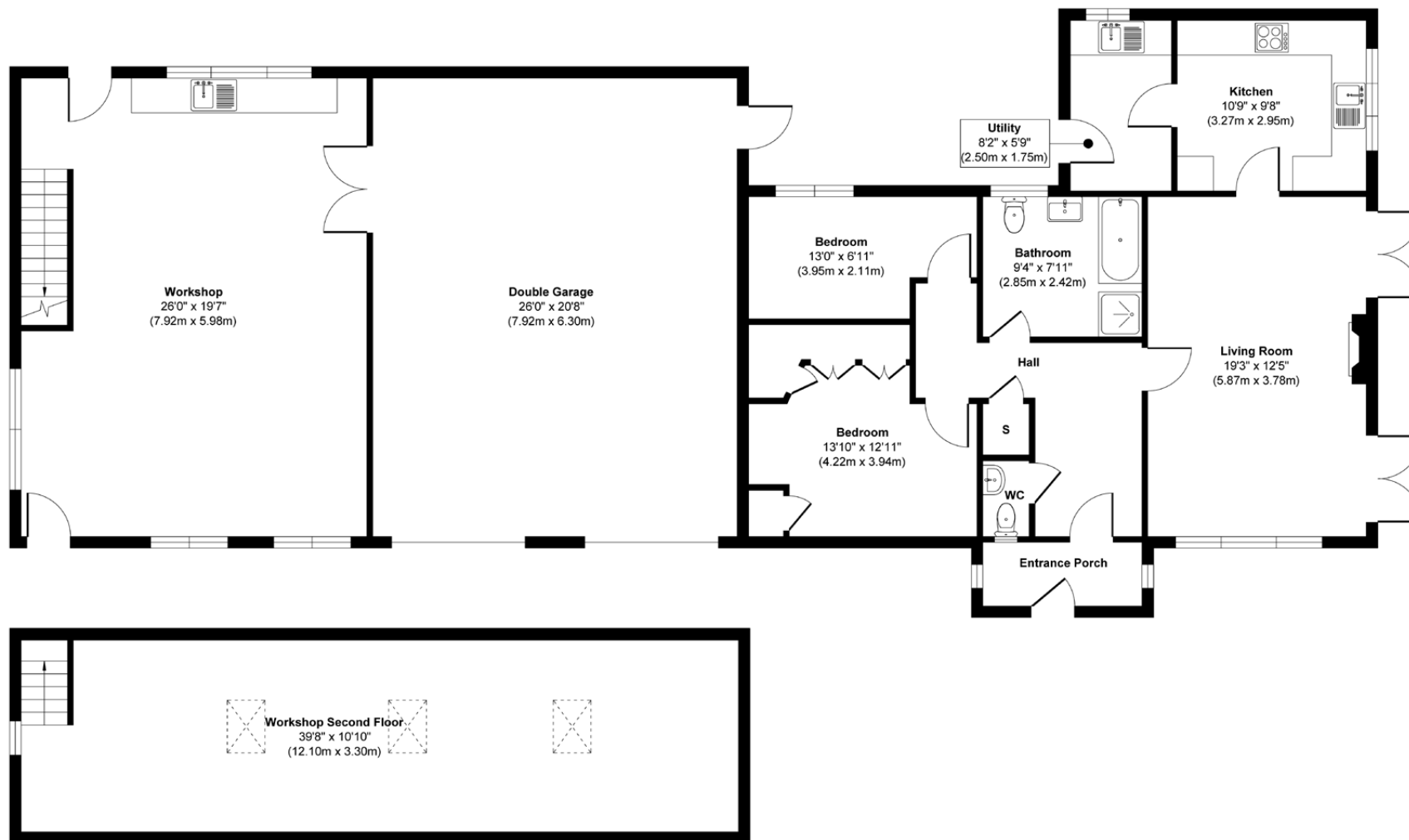
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Total approximate floor area:
3,634 sqft (337.75m²)

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: Pundles Cottage



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Total approximate floor area:
2,372 sqft (220.50m²)
(inc garage)

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