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# BAITINGS HALL BARN

RIPPONDEN | HX6 4LR

Commanding elevated views across the Ryburn Valley, this is an exceptional example of a Victorian barn, dating from 1840, and converted to create a comfortable family home whilst retaining the unique original features meriting a Grade II Listing.

This detached residence offers extensive accommodation in excess of 4600 square feet (430 square meters) over two floors plus a discreet loft study and dressing room on the second floor. The grand entrance hall with galleried landing creates a central focus for this well-planned family home, giving direct access to the principal reception rooms and bedrooms.

The accommodation is planned to take advantage of the magnificent views, and offers the traditional comforts of a multi-fuel stove in the sitting room and four-oven AGA in the huge family kitchen. The original mistal doorways lead directly out to the sunny rear terrace and garden. A total of four reception rooms and five double bedrooms (three en-suite) allow for family life and versatility of use.

Baitings Hall Barn stands in an informal country garden with paved terrace enjoying the fine southerly aspect and far-reaching views. The garden features some fine mature trees and charming seating areas to take advantage of the sunny aspect and views at any time. A natural habitat blending seamlessly with the neighboring countryside.

A stone paved driveway located to the front of the property affords generous parking and a detached double garage provides secure parking, storage and has the attraction of two rooms above, presently used as garden storage but potential for independent accommodation/office/studio.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Family Room  
TV Room  
Kitchen  
Dining Room  
Utility / WC

## COUNCIL TAX BAND

G

## EPC RATING

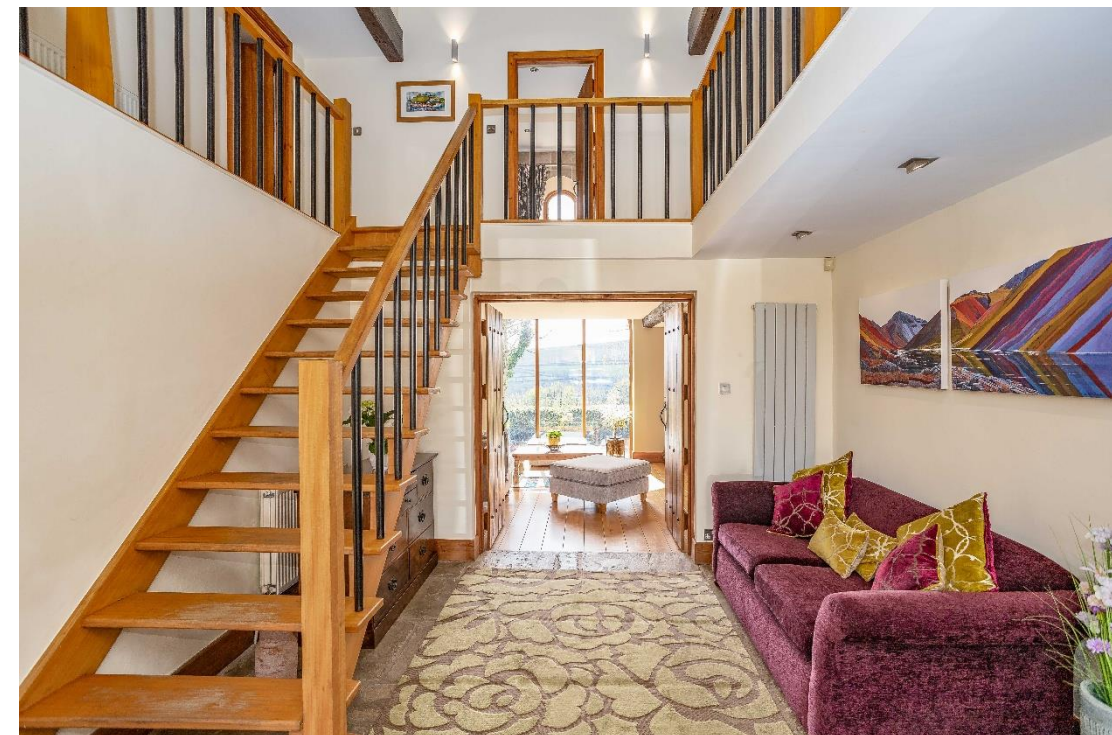
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## FIRST FLOOR

Principal Bedroom Suite with  
Dressing Area & Ensuite  
Bedroom 2  
Ensuite Shower Room  
Bedroom 3  
Ensuite Shower Room  
Bedroom 4  
Bedroom 5  
House Bathroom

## SECOND FLOOR

Office  
Store Room



## INTERNAL

The interior of Baitings Hall Barn reflects its heritage while providing the comfort and finish expected of a modern country home. Throughout, exposed beams hark back to the barn's original structure, while the proportions of each room create a natural flow suited to both everyday living and entertaining.

The kitchen forms the heart of the home, arranged in a generous, open-plan style and centred around a traditional AGA. Bespoke cabinetry and extensive work surfaces provide both practicality and visual appeal, while a central island offers additional preparation space and seating. Neff integrated appliances include a microwave oven, dishwasher, automatic washing machine and a freestanding LG American-style fridge freezer. The kitchen connects seamlessly to the dining room and adjacent living areas, allowing for an easy transition between more formal and informal settings.

The principal reception rooms are well considered in both scale and atmosphere. The sitting room is light and inviting, offering a comfortable space for relaxation. The substantial family room and separate TV room, equipped with a wall mounted TV and wired in Bowers & Wilkins surround sound speakers, further enhances the flexibility of the home, perfectly suited to leisure and entertaining.

Upstairs, the accommodation is arranged to maximise comfort and privacy. The principal bedroom suite is particularly well proportioned, benefiting from a dedicated dressing area and a well-appointed ensuite shower room. The additional bedrooms are generously sized, with two enjoying ensuites, making the layout highly practical for family life or accommodating guests. A substantial oak spiral staircase leads to a large office space, with an adjoining storage room.

## EXTERNAL

Baitings Hall Barn occupies an enviable position within open countryside, enjoying uninterrupted views across fields and Baitings Reservoir. The setting offers a strong sense of privacy, with established boundaries of walls, trees and hedging that frame the grounds and enhance its rural character.

The ½ acre of gardens are laid predominantly to lawn, interspersed with mature trees and planting that provide both structure and seasonal interest. There are several areas suitable for outdoor seating and dining, allowing the landscape and views to be enjoyed throughout the year. The orientation of the property ensures an abundance of natural light across the grounds, further enhancing the connection between the house and its surroundings. Traditional stone and timber glazed greenhouse with electric supply

In addition to the main residence, a detached double garage provides secure parking and storage, complemented by a pair of gardener's store rooms. These elements add to the overall functionality of the property while maintaining the character of a traditional rural setting.

## LOCATION

Baitings Hall Barn is located five minutes drive from Ripponden, affording easy access to local amenities including independent shops, cafés, traditional pubs and well-regarded schools, all within a short drive. The surrounding area is known for its scenic beauty, with access to walking and cycling routes across open moorland and rolling farmland.

For commuters, railway stations at Sowerby Bridge and Littleborough, only 10 minutes away, provide links to larger towns and cities. There is a nearby bus providing services to Halifax, Rochdale, Hebden Bridge and local schools. The M62 motorway network can be reached via Rishworth Moor, approximately 10 minutes drive away, offering convenient routes towards Manchester and Leeds.

## SERVICES

The property is connected to mains water and electricity. Oil fired central heating with the boiler located in the utility room. Septic tank drainage. Ultra-fast full fibre internet.

## TENURE

Freehold.

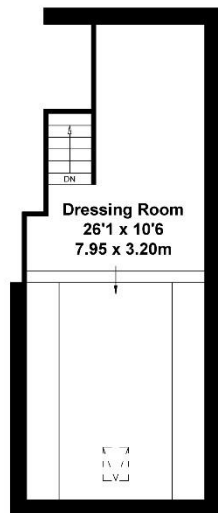
## DIRECTIONS

From the traffic lights in the centre of Ripponden proceed into Rochdale Road and continue uphill passing Rylands Park and Stones Drive, continuing out into the countryside. On reaching Baitings Dam and car park (on the left hand side), turn right into Blue Ball Lane and proceed up the cobbled hill, turning left at the top into Blue Ball Road. Proceed for approx. ½ mile, passing a newly converted barn on the left, the next property in the left hand side, standing in walled gardens, is Baitings Hall Barn. Turn off the road, and immediately left through the gateway into the drive facing the double garage.

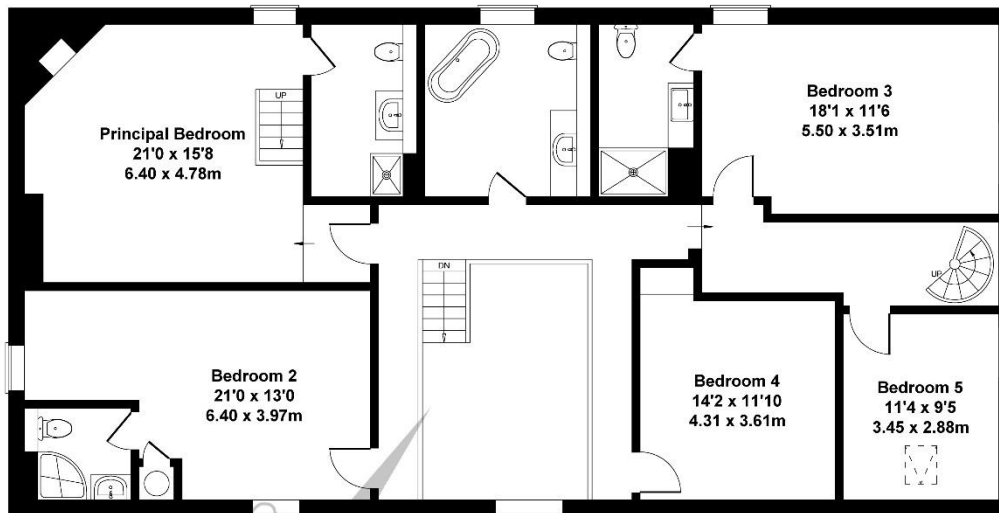
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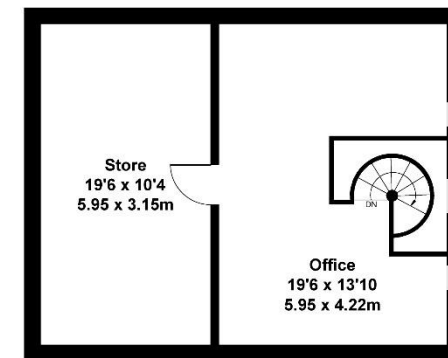
Approximate Gross Internal Area  
4628 sq ft - 430 sq m  
(Excluding Garage)



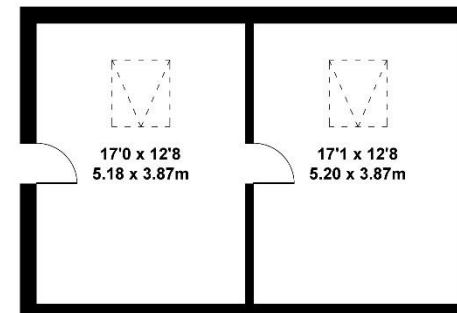
SECOND FLOOR



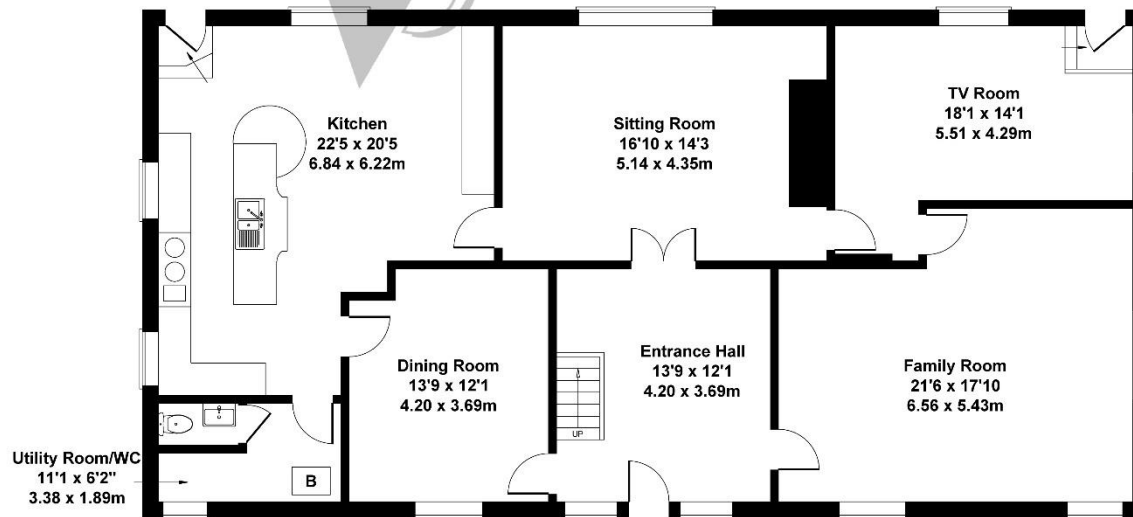
FIRST FLOOR



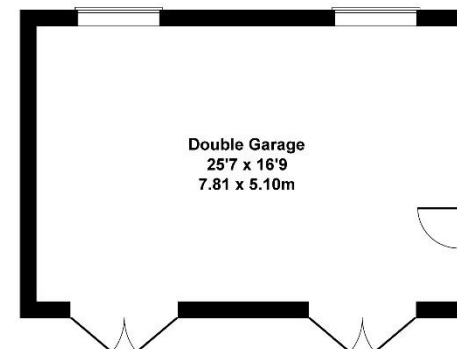
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First Floor



GROUND FLOOR



Ground Floor





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