



The Coach House

97 Bramley Lane, Hipperholme, Halifax, HX3 8NW

An exceptional character home in a
tranquil setting



Charnock Bates

The Country, Period & Fine Home Specialist





The Coach House

97 Bramley Lane
Hipperholme
Halifax
HX3 8NW

Price: £599,950

At a glance

- Detached stone-built coach house conversion
- Four double bedrooms and two bathrooms (including ensuite)
- Open-plan kitchen diner with vaulted vestibule
- Lounge with bifold doors and balcony
- South-facing courtyard and rear garden
- Beautiful views towards Emley Moor
- Gated driveway for up to six cars
- Greenhouse, shed, vegetable beds, and pond
- Lapsed planning permission for a double garage, garden room, and ensuite to master bedroom
- Peaceful village location

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An exceptional character home in a tranquil setting



Welcome to The Coach House, a beautifully converted, stone-built residence offering an abundance of charm, space, and serenity.

Set behind a gated driveway with room for up to six cars, this detached home perfectly balances period features with practical modern living. From its lantern-flanked entrance and cobbled courtyard to the peaceful tiered garden with countryside views, every element has been thoughtfully curated for relaxed, stylish living.



Charming living spaces

Enter through the vaulted entrance vestibule with wood laminate flooring, where elegant, wood-topped cabinetry conceals clever laundry storage – creating a refined, seamless welcome. Step through to the open-plan kitchen diner, a light-filled, sociable space with vinyl flooring, gas underfloor heating, and a blend of textures including exposed brick and warm Oak.

The shaker-style kitchen is as practical as it is stylish, featuring solid oak worktops, stone mullion windows above the sink, and a Rangemaster oven. A breakfast bar seats two to three people, while the integrated dishwasher and ample storage ensure modern ease.

In the dining area, dual-aspect windows, skylights, and French doors to the courtyard create a bright and inviting atmosphere. Panelling and exposed brick nod to the home's heritage, adding character and warmth.

The inner hallway features a solid Oak polished floor.













Relax and unwind

The main lounge is located on the central level – a bright, dual-aspect space with exposed beams, Oak-fitted mullion windows, a dual-fuel burner, and bifold French doors opening onto a south-facing fitted glass balcony with stainless steel rails. This is the perfect place for outdoor dining, BBQs, or simply enjoying the panoramic views.

Upstairs, three more beautifully presented double bedrooms await, all with vaulted ceilings, exposed beams, and statement stone mullion windows – two with skylights and two with solid Oak fitted wardrobes. The third bedroom has a solid Oak fitted desk and drawers. There's also lapsed planning permission for an ensuite to the master bedroom.

The family bathroom is a luxurious retreat, complete with freestanding bath, walk-in shower, and heritage-style fixtures beneath the beams.

On the lower level, discover a tranquil double bedroom with dual-aspect windows, an oak open wardrobe and dressing area, and an ensuite with shower and heated towel rail.















Outdoor bliss

Step out to the south-facing courtyard, a charming private cobbled space with a slate-roofed log store, enveloped by climbing plants and serenaded by the sound of the water feature from the garden beyond. A double electrical socket adds practicality.

The tiered rear garden offers a flagged patio with a second log store under the balcony, a lush lawn with flowerbeds and a small pond, and a lower gravelled level with vegetable beds, a new shed, and greenhouse – perfect for outdoor living and pottering. An outdoor tap contributes to ease of gardening. Peaceful and private, the garden enjoys sweeping views towards Emley Moor Mast.

There's also lapsed planning permission for a double garage and a garden room.







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:**

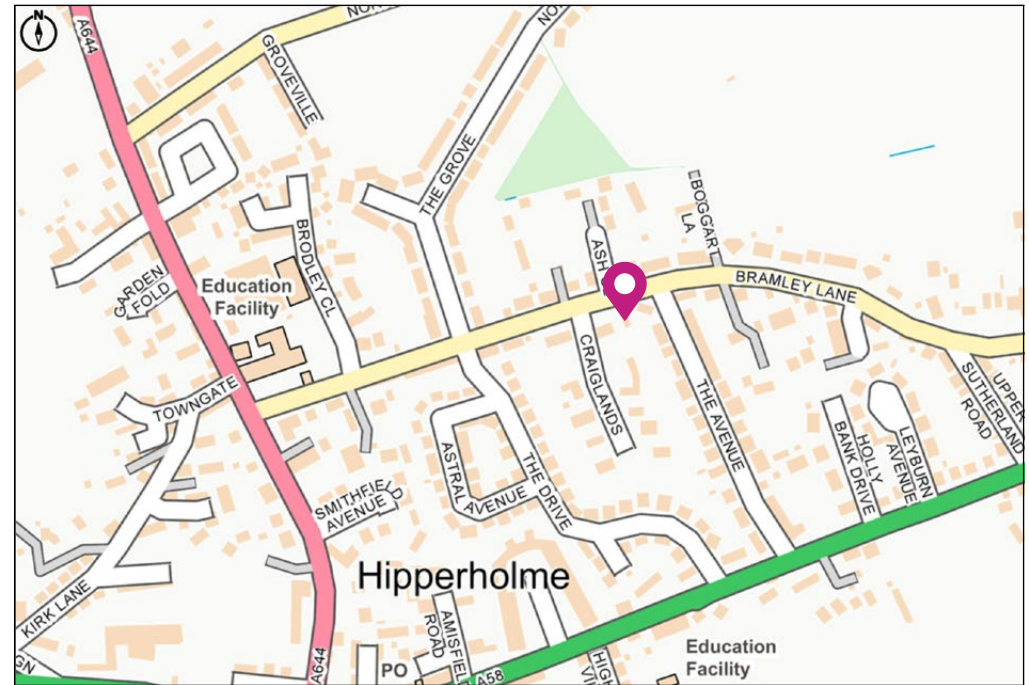
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone build, slate roof
PROPERTY TYPE	Detached
PARKING	Driveway with electrical socket for EV charging
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, underfloor heating, dual-fuel burner
BROADBAND	Contract has expired - previously Virgin
MOBILE SIGNAL	Variable in-home, good outdoor

Location

- Ideally located in the heart of Hipperholme, one of Calderdale's most desirable villages
- Walking distance to well-regarded schools including Hipperholme Grammar School and Lightcliffe CofE Primary School
- Easy access to Halifax town centre, just a short drive away
- Excellent commuter links to Leeds, Bradford and Manchester via the A58 and M62 (Junction 26)
- Brighouse train station (approx. 2.5 miles) offers regular services to Leeds, Huddersfield, and Manchester
- Halifax train station (approx. 3.5 miles) provides direct services to Leeds, Bradford, Manchester and London
- Local shops, cafés, and everyday amenities within a short walk
- Close to scenic walking routes, including Shibden Park and Judy Woods
- Nearby golf clubs, gyms, and leisure facilities for active lifestyles
- Positioned on a quiet residential lane, offering peace and privacy with convenience

A peaceful countryside escape with style and soul.
Viewing is essential to truly appreciate the lifestyle on offer.



Get in touch to arrange your private tour today.

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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

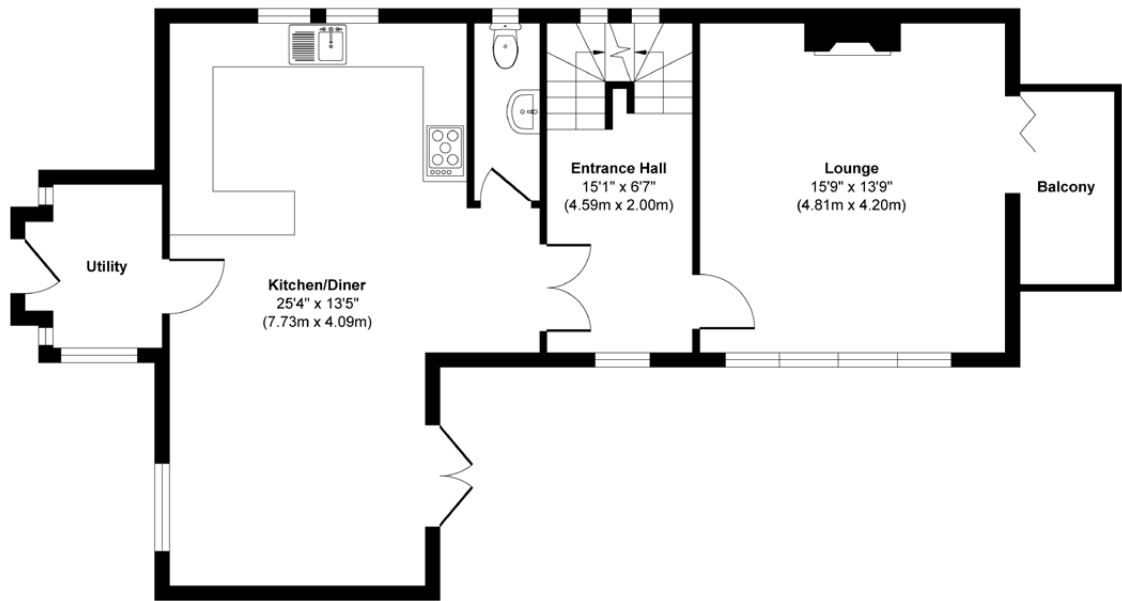
250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk
homes@charnockbates.co.uk

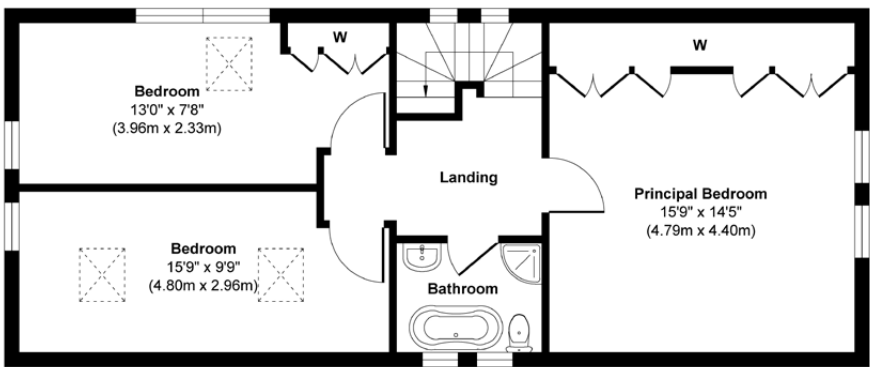


Floor plans

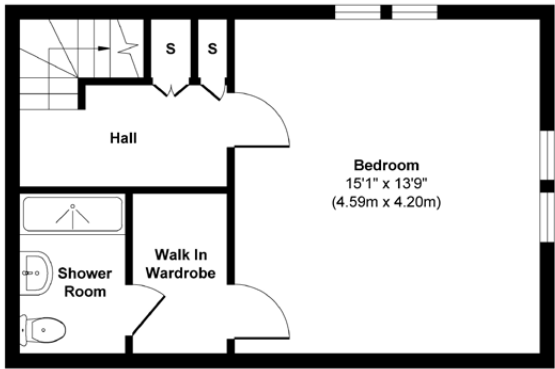
Ground floor



First floor



Lower ground floor



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Total approximate floor area:
1,636 sqft (152.10m²)

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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250 Halifax Road
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charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk

