



Hollings Mill Farm

Sladen Bridge, Stanbury, Keighley, BD22 0EU

A beautifully restored period farmhouse set within approximately 4.6 acres of private grounds, where character, tranquillity, and nature come together



Charnock Bates

The Country, Period & Fine Home Specialist





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Sladen Bridge
Stanbury
Keighley
BD22 0EU

Guide price: £800,000

At a glance

- Beautiful detached period farmhouse dating from around 1850
- Approximately 4.6 acres of gardens, woodland, and pasture
- Four bedrooms and two beautifully appointed bathrooms
- Two characterful reception rooms with log-burning stoves
- Bespoke family kitchen with granite worktops and premium integrated appliances
- Tranquil stream running through the grounds
- Automated gated entrance, garage, and carport
- Wonderful outdoor entertaining spaces including a large terrace
- Rich in original character including exposed beams, stone mullion windows, and flagstone floors
- Just a short drive from Haworth and surrounded by spectacular Brontë countryside

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A beautifully restored period farmhouse set within approximately 4.6 acres of private grounds, where character, tranquillity, and nature come together

Dating back to around 1850, Hollings Mill Farm is an exceptional stone-built farmhouse occupying a truly idyllic setting on the edge of Stanbury.

Surrounded by approximately 4.6 acres of gardens, woodland, and pasture, with a gently flowing stream winding through the grounds, this is a home that offers complete immersion in the countryside without sacrificing convenience.

Beautifully restored throughout – including all new windows installed in 2023 – the property effortlessly combines authentic period character with carefully considered contemporary finishes. Exposed beams, stone mullion windows, flagstone floors, and two impressive log-burning stoves sit comfortably alongside luxurious bathrooms and a bespoke family kitchen, creating interiors that feel both timeless and welcoming.

Every principal room enjoys picturesque views over the gardens, stream, or surrounding woodland, while the peaceful soundtrack of birdsong and running water reinforces the sense of rural escape that makes this home so special.



Ground floor

The welcoming entrance hall immediately establishes the home's character, with traditional flagstone flooring, a skylight filling the space with natural light, and bespoke fitted storage providing a practical place for coats and shoes.

UTILITY/BOOT ROOM

A generously proportioned utility and boot room has been designed with country living in mind. Exposed beams, dual-aspect mullion windows, and two skylights create a wonderfully light space, while bespoke cupboards, shelving, seating, and extensive storage provide the perfect place to remove muddy boots after countryside walks. Additional base units, worktops, and a sink further enhance its practicality.

DINING/SITTING ROOM

Providing an equally impressive entertaining space, the dining and sitting room enjoys a triple-aspect outlook that floods the room with natural light throughout the day. Timber floorboards, a second log-burning stove set within an impressive stone fireplace, built-in recessed shelving, and window seating combine to create a wonderfully atmospheric room equally suited to formal dining or relaxed family evenings.

LOUNGE

The lounge is full of warmth and period charm. Flagstone flooring, exposed timber beams, stone mullion windows with window seats, and a handsome log-burning stove create an inviting retreat, while the staircase rises from this room to the first floor.









KITCHEN

The kitchen has been beautifully designed to complement the character of the house while providing everything required for modern family life. Duck-egg-blue cabinetry is paired with elegant white granite worktops, while a central island comfortably seats up to six, creating a sociable heart of the home. A Franke Belfast sink by Villeroy & Boch, twin NEFF ovens with warming drawer, five-ring induction hob, extractor hood, and integrated Kenwood dishwasher complete the specification. Dual-aspect windows frame beautiful views across the gardens towards the surrounding woodland, while a traditional stable door provides direct access outside.

WC

The cloakroom continues the home's thoughtful design, featuring flagstone flooring, a skylight, stylish Bee wallpaper, and a vanity unit beneath the wash basin.







First floor

The character continues upstairs, where exposed stonework, original beams and built-in storage enhance the landing.

FOUR BEDROOMS

The principal bedrooms each enjoy their own unique outlook over the surrounding grounds and stream. One features charming stone mullion windows overlooking the water alongside fitted wardrobes and an attractive cast-iron fireplace. Another offers exposed beams, window seating, fitted wardrobes and soft plush carpeting, while a further bedroom benefits from triple-aspect views across the gardens and stream together with fitted wardrobes and drawers. The remaining bedroom, currently styled as a delightful children's room, enjoys dual-aspect windows, fitted wardrobes and offers flexibility as either a generous single or comfortable double bedroom.

SHOWER ROOM

The family shower room has been finished to a particularly high standard, incorporating a rainfall shower with illuminated recessed niche, Imperial wash basin, heated towel rail and elegant wall lighting, with a window seat overlooking the stream adding yet more character.

FAMILY BATHROOM

Equally impressive, the family bathroom combines traditional styling with luxurious finishes, featuring half-panelled walls, tiled flooring, a freestanding bath with mixer shower attachment, heated towel rail, vanity unit and an illuminated recessed shelf, all complemented by peaceful views over the flowing water outside.





Gardens and grounds

The setting is undoubtedly one of Hollings Mill Farm's defining features.

Accessed through automated entrance gates, the private driveway leads to a single garage, adjoining carport and generous parking.

Immediately surrounding the house, beautifully landscaped cottage gardens feature expansive lawns, colourful flower borders, mature shrubs, and winding stepping-stone pathways. A substantial stone terrace provides an idyllic setting for outdoor dining and entertaining while enjoying the peaceful woodland surroundings.

Beyond the gardens, the grounds extend into a large paddock complete with a summer house, offering endless opportunities for recreation, family enjoyment or simply appreciating the remarkable natural setting.

Crossing the stream reveals a further lawned area with mature bamboo, creating a wonderfully secluded space to relax amongst nature. The gentle sound of flowing water, abundant birdlife, and surrounding woodland combine to create an atmosphere that feels wonderfully private and removed from everyday life.

A garden and coal store, together with additional outbuildings, provide useful practical storage.









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. There's a public footpath running adjacent to the land.

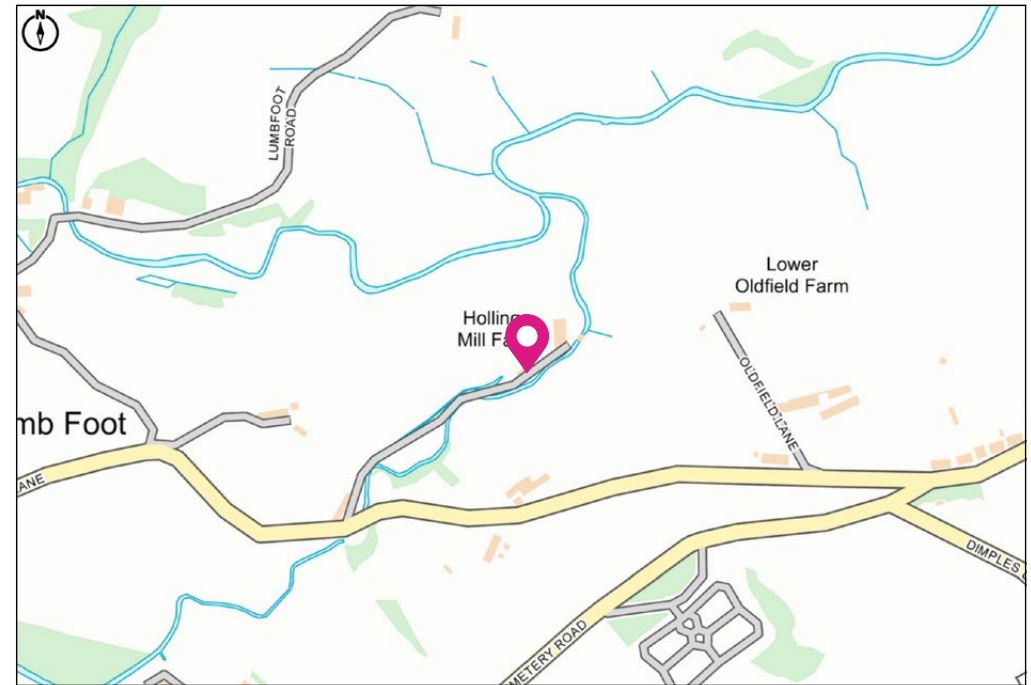
TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Single garage, single carport, plus a driveway with space for approximately three cars
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band G
EPC RATING	D
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains (Yorkshire Water)
SEWERAGE	Mains (Yorkshire Water)
HEATING	Gas and electric central heating plus two brand new wood burners
BROADBAND	Utility Warehouse
MOBILE SIGNAL	Good outdoor on some networks (Ofcom Mobile Coverage Checker)

Location

Occupying an enviable position at Sladen Bridge on the edge of Stanbury, Hollings Mill Farm enjoys the best of both worlds – a wonderfully peaceful rural setting surrounded by open countryside, yet within a few minutes' drive of the historic village of Haworth.

Famed as the home of the Brontë sisters, Haworth offers an excellent selection of independent cafés, restaurants, traditional pubs, and everyday amenities, while the surrounding moorland provides some of Yorkshire's most celebrated walking routes. The nearby market town of Keighley offers rail connections, supermarkets, and further schooling, making the property equally well suited to family life or those seeking an accessible countryside retreat.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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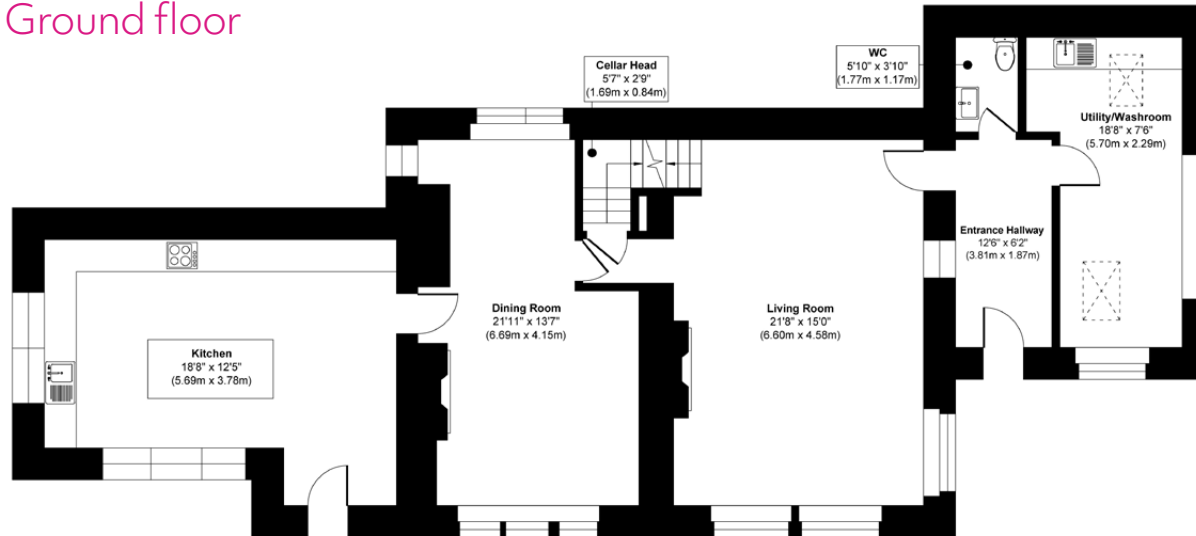
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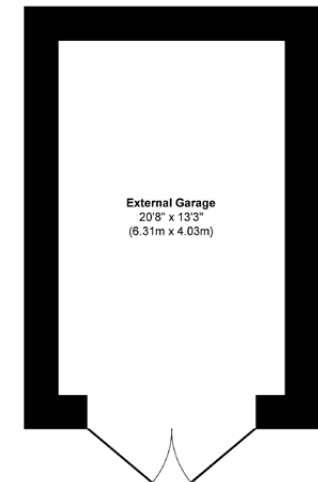
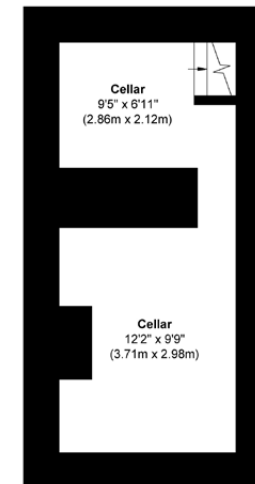
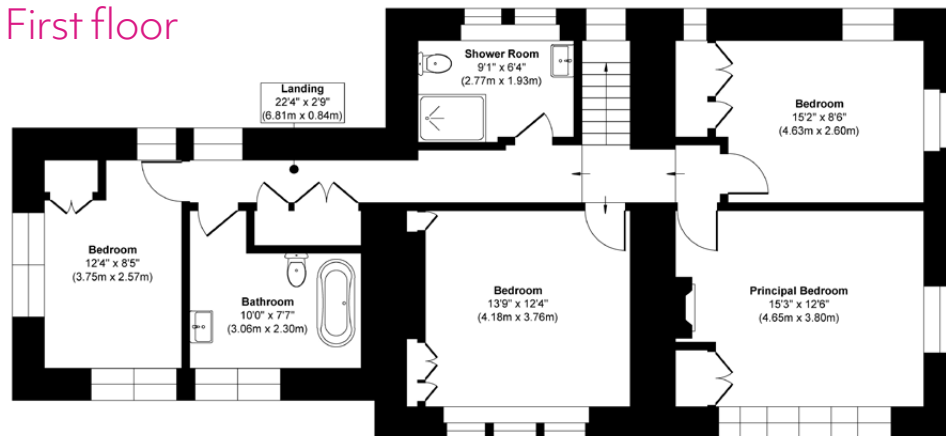


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,868 sqft (266.62m²)
 (inc Garage)

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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