



Sun Longley Farm

Hobb Lane, Norland, Sowerby Bridge, HX6 3QP

A truly special rural smallholding with panoramic views, extensive grazing land, and exceptional potential



Charnock Bates

The Country, Period & Fine Home Specialist





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HX6 3QP

what3words: jaws.nobody.gazed

Offers in the region of: £745,000

At a glance

- **Characterful three-bedroom semi-detached farmhouse**
- **Approximately 17.5 acres of grazing and pasture land**
- **Detached barn/workshop**
- **Exceptional panoramic views across the Ryburn Valley towards Warley**
- **Three spacious reception rooms**
- **Principal bedroom with ensuite shower room**
- **Integral double garage and extensive parking**
- **Large formal gardens and outdoor entertaining areas**
- **Excellent potential for modernisation and further enhancement**
- **Highly desirable rural setting in sought-after Norland**

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A truly special rural smallholding with panoramic views, extensive grazing land, and exceptional potential

Set high above the Ryburn Valley in one of Calderdale's most scenic rural settings, Sun Longley Farm presents a rare opportunity to acquire a characterful farmhouse with substantial acreage, far-reaching views, and a detached barn/workshop with future potential.

Occupying an elevated position approximately 200 metres above the entrance to Ryburn Golf Club, the property enjoys a remarkable sense of privacy and tranquillity while remaining within easy reach of local amenities and commuter links.

Built in 1661, this historic property features in the Domesday Book and has been owned by the same family for over four decades. The farmhouse was thoughtfully rebuilt during the early 1980s and has served as a much-loved home ever since. While now requiring a programme of modernisation, it offers immense scope for sympathetic enhancement and provides an exciting opportunity to create a superb country residence tailored to individual tastes and requirements.

Extending to approximately 1,900 sq ft, the accommodation combines generous proportions with traditional farmhouse character, including exposed beams, feature stonework, and multiple reception spaces designed to embrace the surrounding landscape. Included within the sale are approximately 17.5 acres of grazing land, making the property particularly appealing to those with equestrian, agricultural, or lifestyle interests.



Ground floor

ENTRANCE PORCH

A welcoming entrance introducing the farmhouse's traditional charm and leading directly into the principal living accommodation.

BREAKFAST KITCHEN

Traditional in style and generous in scale, the breakfast kitchen is fitted with a range of wooden cabinetry. It also features a recessed fireplace housing a range cooker, which has electric ignition and hot plate, and gas oven and hob. Exposed ceiling timbers reinforce the farmhouse character, while the layout provides excellent scope for redesign into a striking contemporary country kitchen if desired. A cloakroom provides useful storage for coats and shoes.

LOUNGE

A beautifully proportioned reception room centred around a magnificent original stone fireplace with a wood-burning and solid fuel stove. Exposed beams and trusses enhance the rustic character, while large windows frame elevated countryside views and fill the room with natural light. The space offers a warm and inviting atmosphere, ideal for relaxed family living during every season.







DINING ROOM

Positioned at the heart of the home and connected to the lounge through an archway, the dining room provides excellent space for entertaining and family gatherings. French doors open directly into the conservatory, allowing the rooms to flow seamlessly together and creating a wonderful connection with the gardens and surrounding landscape.

CONSERVATORY

Peacefully positioned to the rear of the property, the conservatory is undoubtedly one of the home's standout features. Surrounded by glazing on three sides, it captures uninterrupted panoramic views stretching across the valley towards Warley and beyond. Whether used as a garden room, reading area, or informal sitting space, it offers an ever-changing outlook throughout the year.

WC

Conveniently positioned off the inner hallway.

INTEGRAL DOUBLE GARAGE

A spacious integral double garage fitted with electric roller doors and offering excellent practicality for day-to-day family living. In addition to secure parking and storage, the space is equipped with a sink and drainer, base cabinetry, and plumbing for laundry appliances, creating a highly functional utility and workshop area with further versatility for hobbies or outdoor pursuits.





First floor

STORAGE ROOM

Accessed from the landing, this useful storage area also presents exciting future potential. Subject to any necessary consents, there may be an opportunity to extend the first-floor accommodation by creating access across the staircase and above the garage, potentially allowing for the creation of additional bedroom space or further ancillary accommodation.

PRINCIPAL BEDROOM SUITE

A spacious principal bedroom enjoying stunning elevated views across the surrounding countryside. A large closet provides practical storage, while the adjoining ensuite shower room adds convenience and privacy.

ENSUITE SHOWER ROOM

The ensuite is fitted with a vanity wash basin, WC, mirrored cabinet storage, heated towel rail, and a generous rainfall shower with additional handheld attachment. The traditional mullion windows frame breathtaking far-reaching countryside views.

DOUBLE BEDROOM

A well-proportioned double bedroom offering flexibility for family living or guest accommodation.

DOUBLE BEDROOM

Another generous double bedroom with fitted furniture and attractive rural outlooks.

HOUSE BATHROOM

A traditional family bathroom featuring a toilet, sink, bath with shower over, and a linen cupboard.





Gardens, grounds, and land

The setting is what truly elevates Sun Longley Farm into something exceptional. Approached via a stone-set driveway with extensive parking, the property enjoys a commanding elevated position surrounded by open countryside.

To the rear, formal lawned gardens are enclosed by traditional dry stone walling and complemented by a raised decked seating area perfectly positioned to enjoy the spectacular views. The outlook is breathtaking – sweeping across rolling countryside, wooded valleys, and the distant hills beyond Warley.

The adjoining grazing land extends to approximately 17.5 acres, offering excellent potential for equestrian use, hobby farming, livestock, or those simply seeking space and privacy.

The detached barn/workshop further enhances the versatility of the property, presenting exciting possibilities for future adaptation.





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. A public footpath runs through the second field down.

TENURE	Freehold
CONSTRUCTION	Mainly stone, with stone slate roof
PROPERTY TYPE	Semi-detached
PARKING	Garage, driveway and 6 additional parking spaces
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	C (expires 28/04/2034)
ELECTRICITY SUPPLY	EON
GAS SUPPLY	British Gas
WATER SUPPLY	Connected to mains
SEWERAGE	Septic tank
HEATING	Gas central heating
BROADBAND	None at present
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Mobile Coverage Checker)

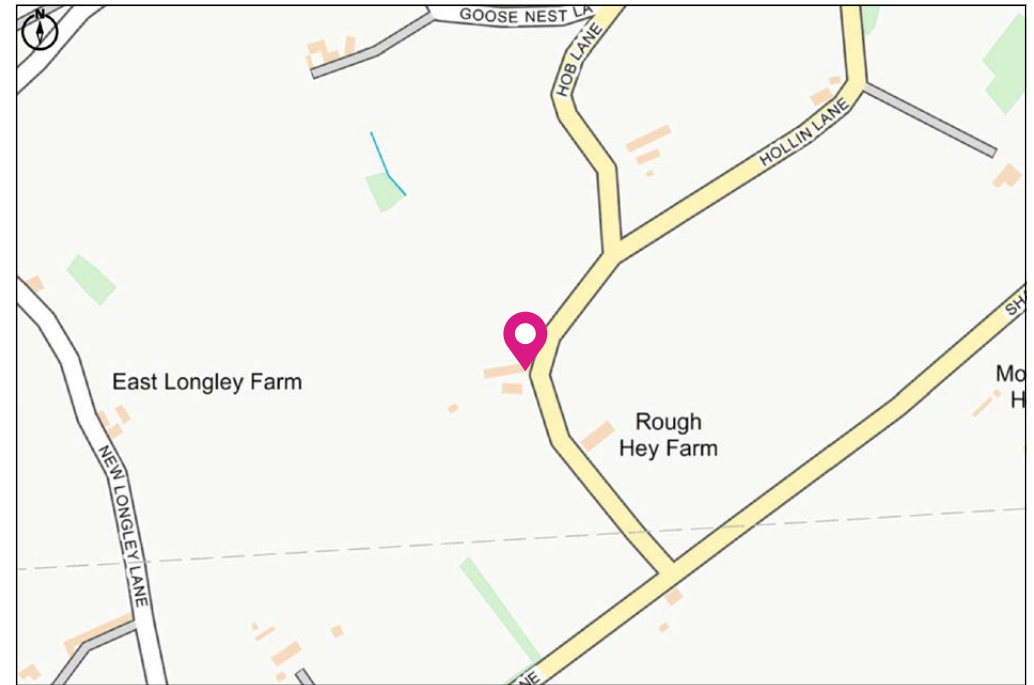
Location

Norland is one of Calderdale's most sought-after rural villages, renowned for its dramatic scenery, rolling moorland, and charming Pennine character. Despite its peaceful setting, the property remains conveniently placed for access to Sowerby Bridge, Ripponden, and Halifax, with excellent road and rail links connecting to Leeds, Manchester, and beyond.

The area offers an appealing balance of countryside living and everyday convenience, with highly regarded local schools, traditional pubs, golf courses, and scenic walking routes all close at hand. Ryburn Golf Club lies just below the property, while the surrounding landscape provides endless opportunities for outdoor pursuits.

A rare opportunity

Properties of this nature are seldom offered to the open market. Combining extensive land, exceptional views, versatile outbuildings, and enormous potential within one of West Yorkshire's most picturesque rural locations, Sun Longley Farm represents a unique opportunity to create a truly remarkable country home.



Get in touch to book your private viewing.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

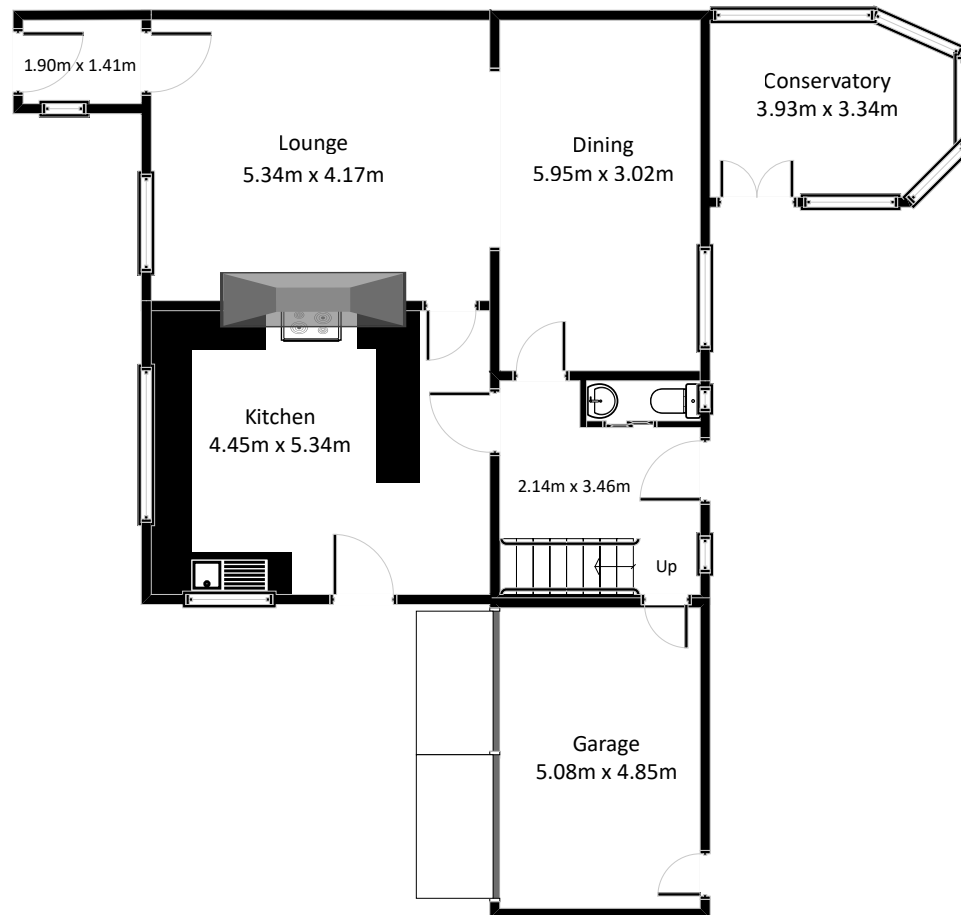
charnockbates.co.uk

homes@charnockbates.co.uk

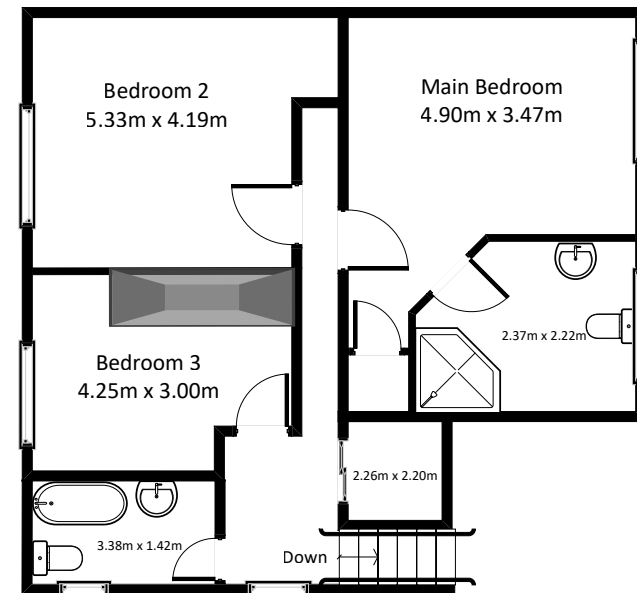


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,026.74 sqft (188.29m²)
(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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Property House
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Halifax HX1 5AS
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250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk



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