



*Pitts Farm*  
CRAGG VALE



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Dating back to around 1800, Pitts Farm is a substantial detached stone barn conversion that combines period character with contemporary family living. Constructed from natural stone beneath a pitched slate roof, the home is framed by timber coated UPVC windows and doors and set within beautifully private gardens where mature trees and established planting create a peaceful setting throughout the seasons.

For the past 15 years, Pitts Farm has been a much-loved family home where generous living spaces and private gardens have provided the backdrop to everyday life and special occasions alike. Offering five spacious bedrooms, three bathrooms and three reception rooms, Pitts Farm has been thoughtfully maintained to provide generous and flexible accommodation for modern family life while celebrating the character of its historic origins.

# The heart of the home

The home opens into an impressive open-plan kitchen, dining and living space where family life naturally unfolds. A bespoke Ryburn Valley kitchen combines quartz Silestone worktops with walnut cabinetry and contrasting painted units, creating a timeless finish that balances craftsmanship with practicality. A central island, Aga range cooker and built-in dining booth make the room equally suited to everyday meals and entertaining, while large-format tiled flooring flows throughout.

Adjoining the kitchen is a practical utility and boot room fitted with white shaker-style cabinetry, white worktops and stone-effect tiled flooring. Extensive cupboard storage and a built-in bench with a burgundy upholstered seat beneath a panelled wall provide a functional space for coats, boots and everyday essentials.



*“Even on ordinary days, this was where everyone naturally came together. It was always full of conversation and there was plenty of room for everyone.”*





## *Spaces to entertain and relax*

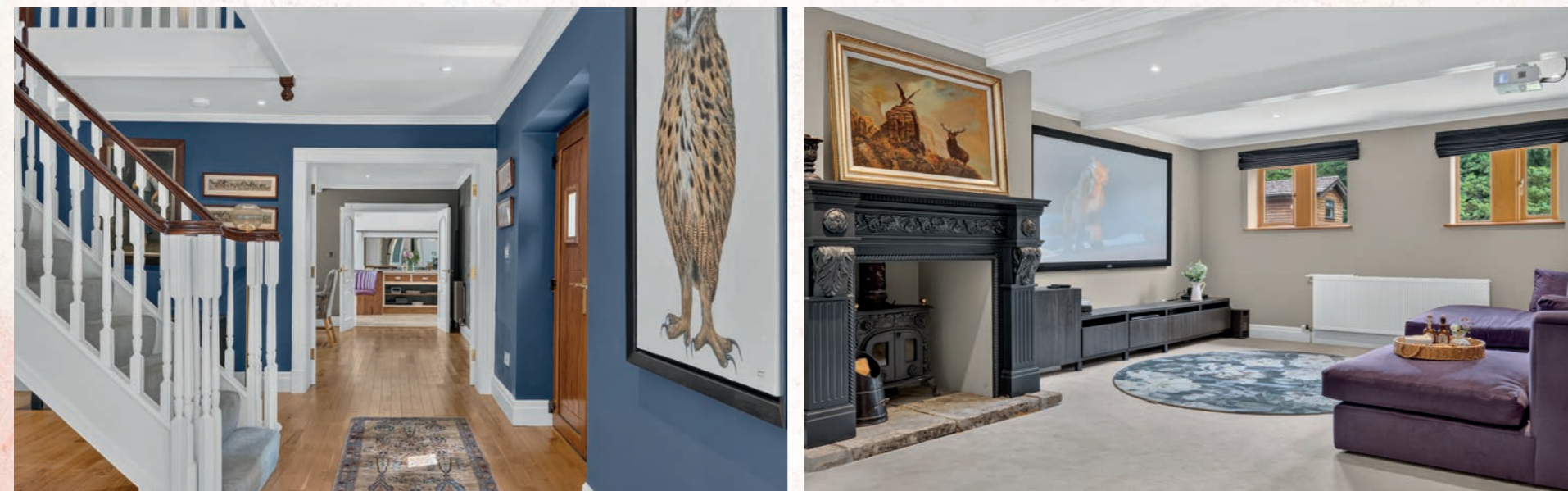
The dining room provides an inviting setting for both everyday family meals and larger celebrations. Warm taupe painted walls, hardwood flooring and a stone fireplace with a log-burning stove create a welcoming atmosphere, while bespoke cabinetry incorporates a double wine fridge and wine rack. French doors open directly onto the gardens, allowing the outside to become part of family dinners and summer celebrations.

*“Christmas was always my favourite. The whole family would gather in here and there was always someone cooking, chatting or helping. It never felt crowded, just full of life.”*

An impressive reception hall provides a striking introduction to the rest of the home. A galleried landing rises above a central staircase with white painted balustrades and dark timber handrails, while deep navy walls contrast beautifully with light oak flooring and a soft grey carpet runner. A cloakroom WC and separate porch complete this welcoming space.

The spacious living room offers a quieter place to unwind. Soft grey-blue painted walls, neutral carpeting and a carved stone fireplace with a log-burning stove create a comfortable setting, while timber-framed windows and French doors frame views across the gardens.

Beyond the living room, a further reception room is currently arranged as a cinema room. Neutral décor, recessed lighting, soft carpeting and an ornate black cast-iron fireplace with a log-burning stove create a versatile space that could continue as a media room or adapt to suit a family's changing needs.





*"It was always so peaceful waking up here. Opening the balcony doors and looking across the gardens became part of my morning routine."*



## *A peaceful principal suite*

Occupying its own generous section of the first floor, the principal suite has been carefully designed to provide privacy and comfort. Accessed through a dedicated walk-in dressing room, the suite begins with bespoke white fitted cabinetry incorporating full-height wardrobes, extensive drawer storage and a central island. Recessed ceiling lighting, under-cabinet LED lighting and light carpeting complete the contemporary finish.

Beyond the dressing room, the principal bedroom enjoys soft neutral décor with a decorative feature wall behind the bed. Juliet balcony doors overlook the sweeping lawn and mature gardens, creating a peaceful outlook throughout the year. A separate vanity room provides additional space for dressing and personal storage.

The en-suite bathroom is finished with Carrara marble across both the walls and floors, complemented by bespoke timber vanity cabinetry with twin wash basins and brushed brass fittings. A freestanding bath, walk-in shower, WC, electric underfloor heating, recessed LED lighting and an illuminated mirror complete the space.

# *Spaces for family*

The remaining bedrooms continue the generous proportions found throughout the home. A further double bedroom benefits from bespoke oak fitted wardrobes incorporating overhead storage, integrated bedside units and open display shelving surrounding the bed. A plaid feature wallpaper complements the neutral carpeting, while garden views create a bright and restful atmosphere. This room also benefits from its own en-suite shower room.





Three additional double bedrooms each enjoy views across the gardens and have been individually finished with fitted storage and decorative wallpapers. One features fitted taupe wardrobes with matching sideboard cabinetry, another incorporates grey fitted wardrobes, while the fifth bedroom is finished with light painted walls and a feature wallpapered wall. Together they provide comfortable and versatile accommodation for family and guests alike.

Serving these bedrooms is a well-appointed family bathroom fitted with bespoke oak vanity cabinetry incorporating twin inset wash basins, a panelled bath with matching oak surround, a walk-in shower with a frameless glass screen, WC and separate bidet. Stone-effect floor tiles, textured wall finishes, recessed lighting and timber-framed windows complete the room.

# *Gardens made for every season*

Outside, the gardens have been designed with family life and entertaining in mind. A generous level lawn extends away from the barn, bordered by mature trees and established planting that create an exceptional sense of privacy. Terraces surrounding the home provide inviting spaces to relax, dine and enjoy the changing seasons.

*“The garden has given us so many wonderful memories. Summer barbecues, grandchildren playing on the lawn and family gatherings that often lasted well into the evening.”*





Positioned just beyond the main patio is a contemporary outdoor kitchen enclosed by floor-to-ceiling glazing beneath a glazed pitched roof. Full-width bi-folding doors open onto a timber deck, while fitted base cabinetry, worktops, a sink, dishwasher, fridge and wine cooler provide everything needed for outdoor dining and summer barbecues.

Hidden behind the outdoor kitchen is a natural swimming pond with planted filtration, accompanied by a separate hot tub that offers another peaceful place to relax within the gardens.

# The annexe

At the far end of the lawn, a detached two bedroom annexe provides exceptional flexibility. It comprises its own living kitchen diner, ground floor bedroom and bathroom with a bath, plus a first floor double bedroom with en-suite shower room. It is well suited to extended family, visiting guests or could easily be a dedicated space for working from home, fitness or hobbies.

The Annexe EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		





# Pitts Farm

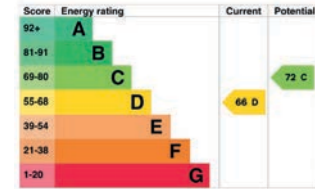
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A long gated driveway approaches the home, leading to a substantial quadruple garage with two double garage doors and providing extensive parking. Combining generous family accommodation with beautifully established gardens, exceptional entertaining spaces and versatile ancillary accommodation, Pitts Farm offers a rare opportunity to enjoy countryside living in a home designed for modern family life.



# Pitts Farm

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The House EPC

## FINER DETAILS

- Period stone-built detached barn conversion
- 5 double bedrooms
- 3 bathrooms
- 3 reception rooms
- Open plan kitchen living diner
- Large garden with wild swimming pool
- Outdoor kitchen (with electricity and plumbing)
- Detached quadruple garage with 2 double door
- Private gated driveway
- Self-contained two bedroom annexe
- Services: private drainage & water; oil heating; mains




**Approx. Gross Internal Floor Area 7589 sq. ft / 705.03 sq. m (Including Outbuilding)**


Illustration for identification purposes only, measurements are approximate, not to scale.

## ASK THE OWNERS SECTION

### WHERE DO YOU GO WHEN YOU NEED...


  
MILK:  
Craggies Farm Shop (5 min drive)

  
GYM:  
Sowerby Bridge Pool & Fitness Centre (10 min drive)

  
CHEMIST:  
Pharmacy+Health (12 min drive)


  
WALK:  
Many walks from the house with fantastic views that go far & wide over the Calder valley

  
TAKEAWAYS:  
Sam's Pizza (10 min drive);  
Tamannas Indian (6 min drive)

  
PLACES TO EAT:  
Engine Social Dining in Sowerby Bridge is excellent for tapas (10 min drive)

  
PUB:  
The Alma Inn & The Robin Hood (both 8 min drive)

  
LOCAL SCHOOLS:  
Primary - St John's Primary School (Good); Old Town Primary (Outstanding).  
Secondary - Ryburn Valley High School (Good); Trinity Academy Grammar (Good)

  
POI:  
Hebden Bridge is great for shopping, lunches, local art & music festivals

  
PUBLIC TRANSPORT:  
Bus: services run into Hebden Bridge & Huddersfield an; Train: Mytholmroyd Station (5 min drive) and Hebden Bridge Station (10 min drive) with trains to Manchester, Leeds & Halifax



Pitts Farm, Cragg Vale, Hebden Bridge, HX7 5TX

*presented by*



/// WHAT3WORDS: bunny.decisive.gambles

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