



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Church Bank Lane, Cragg Vale, Hebden Bridge

Offers Over

£625,000

- Stunning setting within beautifully mature, wooded grounds
- Three generous double bedrooms, family bathroom and separate cloakroom
- Originally built as the grand entrance Lodge to New Cragg Hall
- Located in a highly desirable and tranquil setting

The Lodge is a charming, three bedroom, Grade II listed Arts and Crafts period detached home dating from 1902, originally built as the entrance lodge to the historic New Cragg Hall. Constructed in handsome hammer-dressed stone with a traditional slate roof, the property is set within mature, tree-lined grounds and approached via an impressive "basket arch" gateway with original oak gates, offering a unique blend of character, history, and kerb appeal.



## The Lodge - A Distinguished Arts and Crafts Residence

A rare opportunity to acquire a truly exceptional Grade II listed home of outstanding architectural significance. Dating back to 1902, the Lodge was designed by renowned architect, Edgar Wood - a leading figure of the Arts and Crafts Movement - as the grand entrance lodge to the magnificent New Cragg Hall. Although the Hall itself was lost to fire in 1921, the Lodge endures as a striking and historically significant home, showcasing the timeless character and attention to detail for which Woods' work is celebrated.

### Setting & Grounds

Set within mature, well-established grounds of approximately 0.45 acres, the property enjoys a private and picturesque setting amongst beautifully wooded gardens. A standout feature is the impressive "basket arch" stone entrance, complete with original full-height oak gates dating back to 1906, creating a memorable and grand approach. To the rear, a herringbone block-paved driveway provides extensive off-road parking for multiple vehicles, further complemented by additional gravelled areas. The gardens are mainly laid to lawn and framed by planted borders, mature trees and shrubs, offering both privacy and tranquility. Two useful garden sheds, both with power, shelving, and lighting, enhance the practicality of the outdoor space.

### Accommodation

This stunning property offers well-balanced and characterful living accommodation, combining period charm with everyday comfort.

The ground floor comprises a welcoming entrance lobby, ground floor WC, a bay-fronted living room, and dining room/reading room - both enjoying excellent natural light and original proportions. A well appointed kitchen,





featuring granite work surfaces, integrated appliances and large larder cupboard, leads to a conservatory with double doors opening onto adjacent stone-flagged patio. A wonderful, lush, private setting surrounded by nature and the sound of birdsong.

The semi-octagonal stair tower with its exposed timbers - another distinctive Edgar Wood feature - leads to a central landing on the first floor giving access to three generous double bedrooms and a good sized family bathroom, all thoughtfully arranged to maximise space and light.

#### Character & Features

The Lodge retains a wealth of its original Arts and Crafts detail including elegant cast ironwork, fireplaces, brass finger plates and woodwork features. In addition, the property benefits from recently installed double-glazed heritage windows throughout, featuring faceted glass to retain the correct period aesthetic.

The property has a serviced security alarm, gas central heating system with Hive remote control, Jotul cast iron gas flame fire and recently upgraded Worcester boiler. In addition, refurbishment of the roof has been undertaken by the current owners, including the installation of high quality insulation materials, to bring this beautiful period home up to modern standards of warmth and comfort.

#### Local Amenities

The Lodge sits at the heart of Cragg Vale village with its church, two local pubs and stunning countryside walks

right from your doorstep. Mytholmroyd train station is only a 5 minute drive away, so you can also be in the heart of either Leeds or Manchester, via frequent direct trains, in less than 45 minutes. A regular bus service connects Cragg Vale with Mytholmroyd, Hebden Bridge and, further afield, Ripponden and Huddersfield.

### A Unique Opportunity

Homes of this historical significance and architectural pedigree rarely come to market. With its charming period features and generous grounds, combined with the comforts of modern living and idyllic location, the Lodge presents a unique opportunity to acquire a distinctive and character-filled home in a highly desirable setting.

### THE LODGE, Cragg Vale - directions

Leave Cragg Road (B6138) at the sign for St John's Church and Calder Valley Steiner School. Drop down into the village and cross the bridge by the church. Pass the Hinchliffe Arms following the road round to the right. The Lodge is the next house you will see. Go under the arch and turn immediate right down the driveway where there is ample parking.

If following Satnav use HX7 5TB, but turn immediate right after passing through the Lodge's arch (Satnav will suggest you need to go further - you don't!).

### LISTED STATUS

The property holds a Grade II listed status.

Heritage ID: 405351

Historic England list entry number: 1230











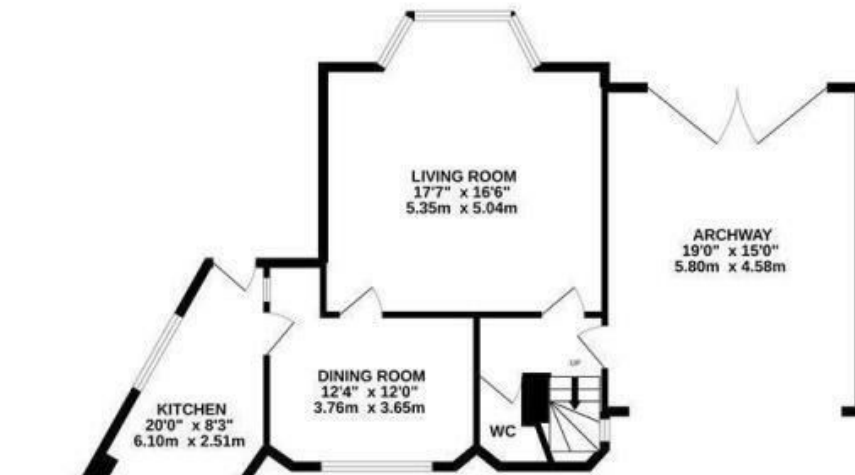




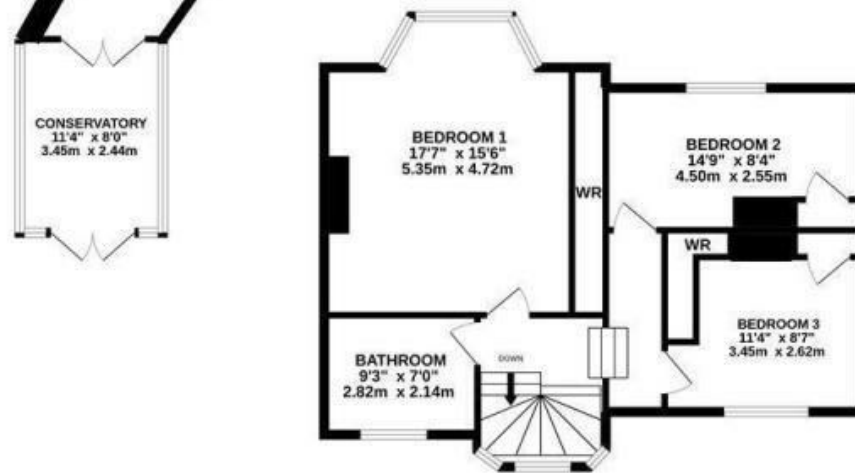




GROUND FLOOR



1ST FLOOR



Large Shed:  
6m x 3m  
(19'6" x 9'8")

Small Shed:  
2.4m x 2.4m  
(8'0" x 8'0")

CHURCH BANK LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view Church Bank Lane, Cragg Vale, Hebden  
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