



17 Pinfold Close
Barkisland, Halifax, HX4 0EY

A beautifully presented detached family home with far-reaching views in a sought-after village setting



Charnock Bates

The Country, Period & Fine Home Specialist





17 Pinfold Close
Barkisland
Halifax
HX4 0EY

Guide price: £550,000

At a glance

- Attractive stone-built detached family home
- Four generous double bedrooms, plus option for a fifth bedroom
- Beautiful open-plan living kitchen and dining space
- Spacious lounge with log-burning stove
- Principal bedroom with luxury ensuite and countryside views
- South-facing front garden with decked entertaining terrace
- Private tiered rear garden with Indian stone terraces
- Integral double garage and extensive off-road parking
- 4kW solar panels generating feed-in tariff income
- Rainwater harvesting system improving household efficiency

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A beautifully presented detached family home with far-reaching views in a sought-after village setting

Set within the highly desirable village of Barkisland, this attractive stone-built detached home enjoys an enviable position with extensive views across the surrounding Calder Valley countryside.

Thoughtfully extended and renovated by the previous owners, the property offers stylish, light-filled living spaces alongside high-quality fixtures and fittings throughout.

Arranged over two floors and extending to approximately 2,077 sq ft including the garage, the home combines contemporary open-plan living with practical family accommodation. Energy efficiency has also been carefully considered, with the addition of a 4kW solar system generating a feed-in tariff income, alongside a rainwater harvesting system helping to reduce water consumption.



Ground floor

A UPVC and glazed entrance door opens into a welcoming hallway finished with solid oak flooring, immediately setting the tone for the quality found throughout the home. A contemporary cloakroom sits just off the entrance, fitted with a VitrA WC and wash basin with Bristan mixer tap, while a staircase with Richard Burbidge oak handrail and glass balustrade rises to the first floor.

To the right, the spacious lounge enjoys a large front-facing window overlooking the garden and surrounding landscape, allowing natural light to flood the room. A Contura log-burning stove set on a glass hearth provides a striking focal point and a cosy retreat during cooler months.

Double doors lead through to the impressive L-shaped open-plan living kitchen, forming the true heart of the home. Dual-aspect windows and Velux skylights fill the space with natural light, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The contemporary kitchen is fitted with a range of bespoke high-gloss wall, drawer and base units, complemented by quartz work surfaces and an inset one-and-a-half bowl sink with mixer tap. A breakfast bar with a solid oak worktop offers a relaxed space for everyday dining. Integrated appliances include a Bosch dishwasher and Klarstein extractor hood, with ample room for further appliances.

Another versatile room on this floor is perfect as a spare bedroom, study, or hobby room. From here, a door leads directly into the integral double garage, which benefits from power, lighting, water supply, rear garden access, and a remotely operated Henderson electric roller door.











First floor

The first floor provides well-balanced family accommodation comprising four double bedrooms and a modern house bathroom.

The principal bedroom is particularly impressive, featuring dual-aspect windows that frame far-reaching views across the Calder Valley countryside. A full wall of Schreiber fitted wardrobes provides generous storage, while the adjoining luxury ensuite shower room is finished in porcelain tiling and benefits from underfloor heating. The suite includes a WC, double wash basins, and a large walk-in shower with Mira Mode digital rainfall and handset shower.

Two further double bedrooms positioned at the front of the home also enjoy wonderful valley views, while a fourth double bedroom overlooks the rear garden.

Completing the floor is a stylish fully tiled family bathroom fitted with a contemporary three-piece suite including a Vitra WC, pedestal wash basin with Bristan tap, and a panelled bath with Mira overhead shower.

A pull-down ladder provides access to the part-boarded loft, offering useful additional storage.









Gardens and grounds

The property sits within generous and thoughtfully landscaped gardens that offer excellent outdoor living space.

To the front, a tarmacadam driveway provides parking for up to four cars and leads to the double garage. The front garden enjoys a sunny south-facing aspect, with lawned areas bordered by mature planting and a decked patio seating area.

To the rear, a private enclosed tiered garden provides a wonderful setting for relaxation and entertaining. Directly accessed from the living kitchen is an Indian stone flagged terrace, ideal for outdoor dining and summer gatherings. Stone steps lead up to a lawn bordered by established planting and shrubbery, with further steps rising to a second Indian stone terrace, creating a peaceful elevated seating area. The garden also benefits from outside power and water supply.







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
PROPERTY TYPE	Detached
PARKING	Double garage for two cars and driveway parking for an additional four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC	B
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Mains (Yorkshire Water) and rainwater harvesting system
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	PlusNet
MOBILE SIGNAL	Good outdoor; variable in-home on some networks (Ofcom Map Your Mobile)

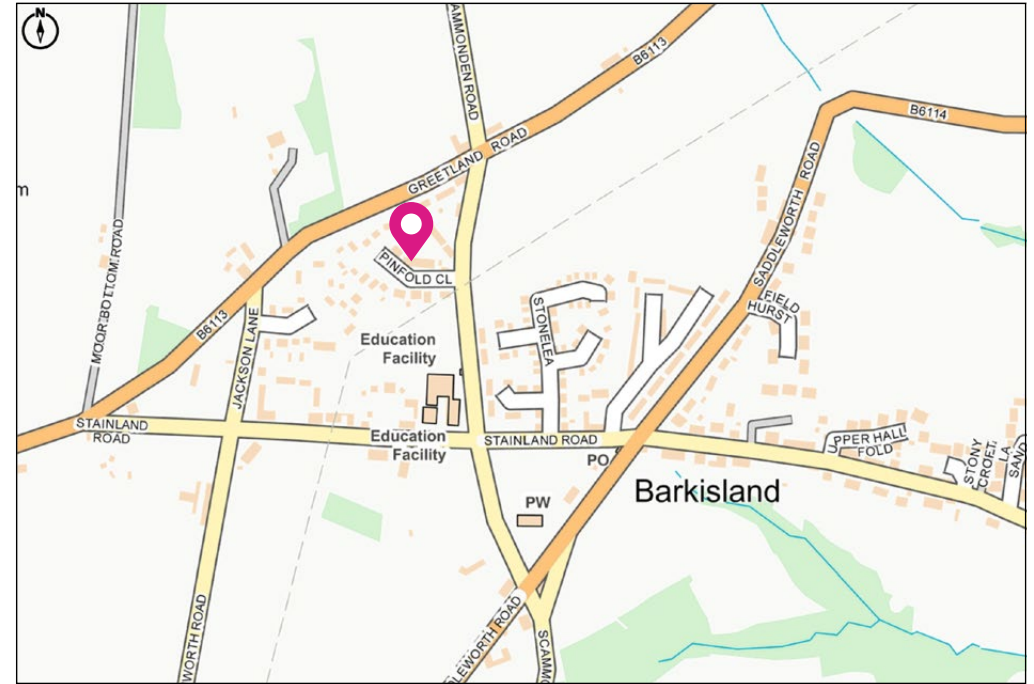
Location

Barkisland is a highly regarded semi-rural village offering a strong sense of community alongside excellent local amenities. Within the village are Barkisland CE School, a village post office and general store, while nearby Ripponden offers a wider selection of independent shops, cafés, and a Co-op.

Further amenities can be found in West Vale, known for its popular restaurants, bars, and cafés. The area remains increasingly popular with commuters thanks to its convenient position between Leeds and Manchester, with excellent access to the M62 motorway at Junctions 22 and 24.

Regular rail services are available from Sowerby Bridge and Halifax, providing connections to major northern cities.

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



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

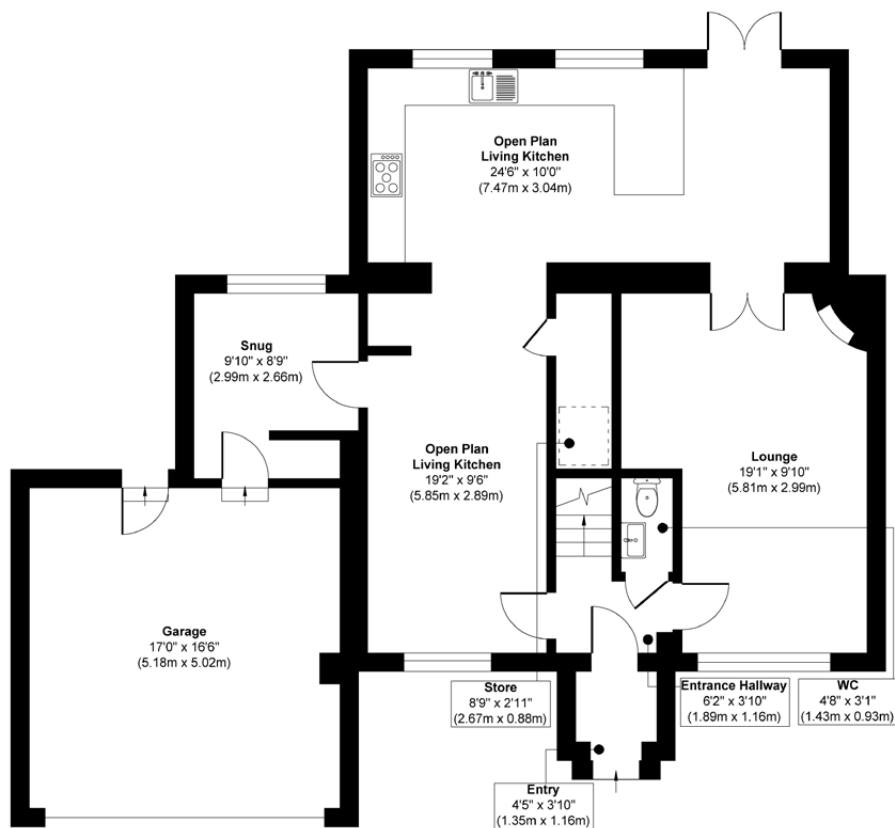
charnockbates.co.uk

homes@charnockbates.co.uk

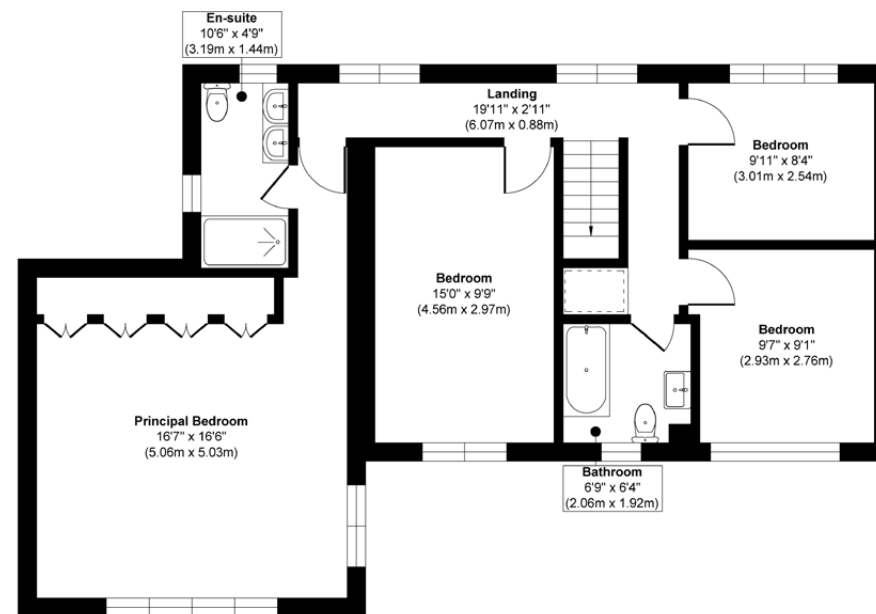


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,077 sqft (193.01m²)
(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
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk



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