

Charnock Bates



• Moorlands Farm • Cold Edge Road

Halifax

CASH BUYERS ONLY DUE TO NON COMPLIANT SEWAGE SYSTEM AND SPRING WATER SUPPLY WITHOUT FILTRATION SYSTEM AND SUPPLY CAN BE SEASONALLY INTERRUPTED.

A RARE RURAL RENOVATION OPPORTUNITY WITH APPROXIMATELY 34.74 ACRES AND FAR-REACHING RESERVOIR VIEWS

Moorlands Farm is an exceptional opportunity to create a truly individual country home in an extraordinary West Yorkshire setting.

Set among approximately 34.74 acres of grazing land and woodland, with far-reaching views across the surrounding moorland and reservoir, this detached stone farmhouse occupies a wonderfully private rural position. The property requires a comprehensive programme of renovation and modernisation, but the essential character and structure are already in place - including substantial stone walls, exposed beams, mullion windows, a multi-fuel stove in the kitchen and, importantly, a newly constructed roof with new beams and chimney.

For those seeking a project with land, privacy and a remarkable outlook, this is an opportunity to create something genuinely special.

THE FARMHOUSE

The existing accommodation extends to approximately two or three bedrooms, although the first-floor layout remains unfinished and would require further development to create a conventional arrangement. The previous homeowner had a clear vision for the upper floor, including a mezzanine or galleried landing running adjacent the bedrooms and bathroom, with the potential to create an additional bedroom at the far end.

ENTRANCE VESTIBULE

An entrance vestibule and staircase area remain unfinished, providing scope to reconfigure the circulation and introduce a staircase to the first floor as part of the wider renovation.

DINING KITCHEN

On the ground floor, the dining kitchen already provides a wonderful starting point. Tiled flooring, exposed stonework and mullion windows retain the farmhouse's character, while the views provide an exceptional backdrop to everyday life. A large stone fireplace houses a multi-fuel stove, and there is a double Twyford Belfast sink positioned to make the most of the stunning views while doing the washing-up. The cooker is supplied from gas bottles, as there is no mains gas.

A concealed staircase leads to the first floor, while a side door leads to a rudimentary porch/storage area which leads to outside, and is perfect for storing garden tools.

LOUNGE

The lounge has an equally strong sense of character, with exposed stone walls to three sides, exposed timber beams, mullion windows and French doors opening towards the reservoir views. There's a large stone fireplace with space for a stove.

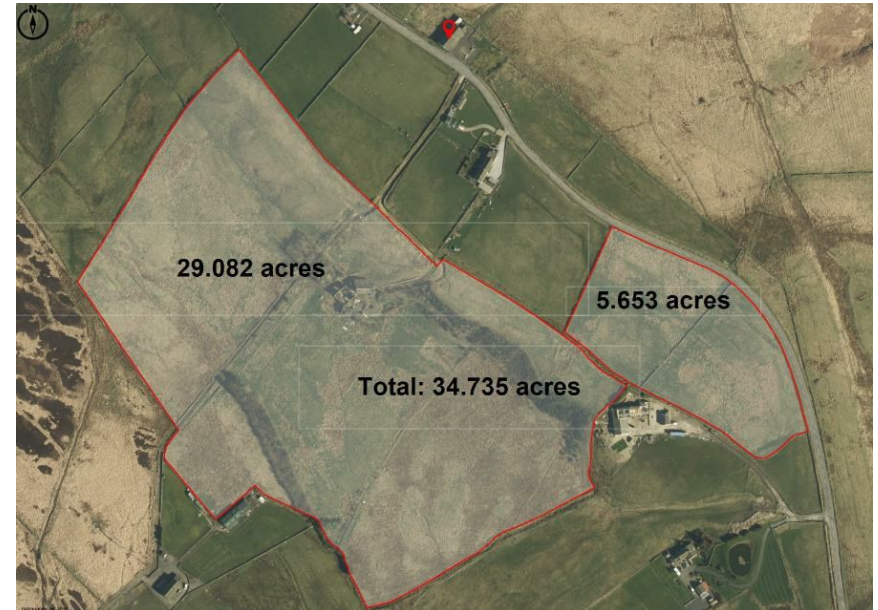
FIRST FLOOR

DOUBLE BEDROOM

A spacious double bedroom with mullion windows framing stunning views across the reservoir. The high vaulted ceiling and exposed wooden beams add character, while high-level eaves storage provides useful additional space.

CONNECTING ROOM

This room has mullion windows with far-reaching views across the reservoir and surrounding moorland, together with an exposed stone wall and timber beams. It currently provides access to the adjoining double bedroom, so its eventual use and configuration will form part of the wider renovation.



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