

Charnock Bates



• Hillside Barn • The Meadows

Sowerby Bridge

A GRADE II LISTED THREE-BEDROOM BARN CONVERSION WITH SOUTH-FACING GARDENS, FAR-REACHING HILLSIDE VIEWS AND A PEACEFUL SETTING

Hillside Barn is a characterful Grade II listed semi-detached barn conversion, sympathetically converted in 2009 to modern building standards. Double glazing and gas central heating complement the property's original character, creating a comfortable home that retains the architectural interest of its historic origins.

Neutrally presented throughout, the accommodation is arranged over three floors and includes an open-plan living kitchen, three double bedrooms and two bathrooms, including a characterful top-floor bedroom with exposed timber roof trusses and its own ensuite.

Outside, south-facing gardens extend to the side and rear, with private driveway parking for two cars. Despite its peaceful hillside setting, the property is within walking distance of Warley village, the canal and Sowerby Bridge.

“What I’ve loved most about Hillside Barn is how peaceful and sunny it is. The garden gets the sun throughout the day and the house itself is lovely and warm. We’ve always loved the combination of the original character with the more modern touches – it’s a really comfortable and relaxing place to live.” - Current homeowner

GROUND FLOOR

ENTRANCE HALL

The entrance hall provides a welcoming introduction to the property, with glazed panels within the front door drawing in natural light and capturing views towards the surrounding hillside.

LIVING KITCHEN

Forming the sociable heart of the home, the open-plan living kitchen brings cooking, dining, and relaxation together within one versatile space.

The living area benefits from French doors opening to the front exterior, creating an attractive connection with the setting and allowing plenty of natural light into the room.

The kitchen is fitted with cream-coloured wall, drawer, and base units, complemented by contrasting worksurfaces. Integrated appliances include a Bosch oven, four-ring hob with extractor hood, fridge freezer and washer/dryer, alongside a sink and drainer.



A further door opens directly onto the rear garden, making the space particularly practical during the warmer months.

WC

The ground-floor WC is fitted with Roca sanitaryware including a wash basin and toilet, together with a heated towel rail and useful storage alcove.

FIRST FLOOR

DOUBLE BEDROOM

A well-proportioned double bedroom with a window overlooking the garden.

DOUBLE BEDROOM

The second bedroom on this floor is also a comfortable double, with its window positioned to take in the attractive hillside outlook.

FAMILY BATHROOM

The family bathroom is fitted with Roca sanitaryware comprising a bath, toilet, and contemporary bowl wash basin, alongside a rainfall shower with separate handheld attachment and heated towel rail.

A characterful barn window positioned opposite the bath frames leafy views, bringing an appealing reminder of the property's rural surroundings into the room.

SECOND FLOOR

DOUBLE BEDROOM

Occupying the uppermost floor, this characterful attic bedroom makes a memorable principal suite.

Original exposed timber beams form an impressive roof truss structure, celebrating the building's history, while two FAKRO skylights introduce natural light from above. There is full head height through the centre of the room, reducing towards either side in keeping with the roofline.

ENSUITE

The adjoining ensuite is fitted with Roca sanitaryware comprising a toilet and wash basin, together with a rainfall shower with separate handheld attachment and heated towel rail.

Two skylights bathe the room in natural light, while cupboards provide concealed storage for the boiler.

GARDENS AND GROUNDS

Hillside Barn benefits from south-facing gardens extending to the side and rear of the property. The orientation is a particular advantage, allowing the outdoor space to enjoy sunshine for much of the day and providing an appealing setting for outdoor dining and relaxation.

Private driveway parking is available for two cars.

LOCATION

Hillside Barn occupies a peaceful position within The Meadows, offering an attractive balance between countryside surroundings and convenient access to village and town amenities.

Warley village is within walking distance, placing the property within easy reach of the popular Maypole Inn and the village's appealing historic surroundings. Nearby walking routes provide opportunities to enjoy the local countryside, while the canal offers a particularly pleasant route towards Sowerby Bridge, which can be reached on foot in approximately 15 minutes.

Sowerby Bridge provides a broad range of independent shops, cafés, bars, restaurants, and everyday amenities, together with a railway station offering connections towards Halifax, Leeds, and Manchester. Halifax town centre is also readily accessible, while the wider Calder Valley provides an excellent choice of countryside walks and characterful villages.

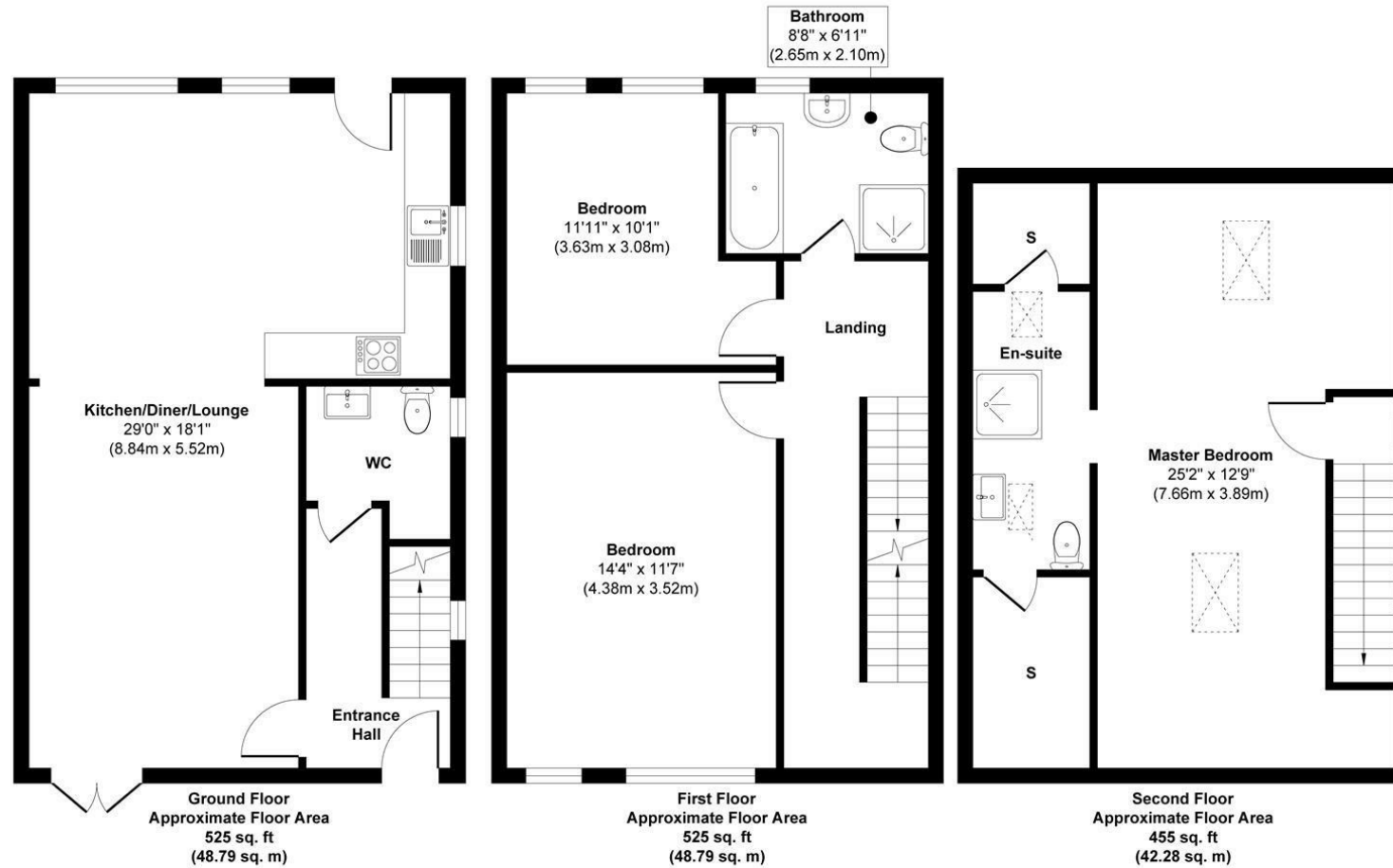
The result is a setting that feels quiet and tucked away while remaining well connected for everyday life.

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.
- Local authority: Calderdale
- Council tax band: C
- Tenure: Freehold
- Property type: Semi detached
- Property construction: Stone, with stone slate roof
- EPC rating: C
- Electricity supply: Mains
- Gas supply: Mains
- Water supply: Mains
- Sewerage: Mains
- Heating: Gas central heating
- Broadband: Fibre
- Mobile signal/coverage: Good outdoor, variable in-home on most networks (Ofcom Mobile Coverage Checker)
- Parking: Private driveway for two cars



Hillside barn, The meadows, Sowerby bridge, HX6 2UN



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