



The Old Co-Op
Harper Royd Lane, Norland, HX6 3QQ

A distinctive period home steeped in
history, with sweeping valley views and
exceptional space



Charnock Bates

The Country, Period & Fine Home Specialist





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Harper Royd Lane
Norland
HX6 3QQ

Offers over: £575,000

At a glance

- **Unique former Co-Operative building dating back to 1895, rich in period character**
- **Generous four-bedroom end terrace with versatile accommodation over three floors**
- **Stunning open-plan living kitchen and dining space, ideal for entertaining**
- **Multiple reception areas including lounge, sitting room, and study**
- **Original features throughout including exposed beams, steelwork, and timber flooring**
- **Breathtaking panoramic views across the Calder Valley**
- **Substantial basement offering excellent potential for further living space, gym, or cinema (untanked – offering exciting scope for enhancement)**
- **Beautiful tiered gardens with terraces, pergola, lawn, and sunroom**
- **Sought-after village setting in Norland, close to scenic walks and cycling routes**
- **Well placed for amenities in Sowerby Bridge and excellent commuter links to Leeds and Manchester**

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A distinctive period home steeped in history, with sweeping valley views and exceptional space

Dating back to 1895 and once part of The Sowerby Bridge Industrial Society, The Old Co-Op presents a rare opportunity to own a piece of local heritage, thoughtfully reimaged for modern family living.

Rich in character, the home showcases a striking blend of original features – exposed beams, steelwork, cast iron radiators and timber flooring – paired with generous, flowing spaces designed for both everyday comfort and entertaining.

Positioned in the sought-after hillside village of Norland, the property enjoys far-reaching panoramic views across the Calder Valley. Scenic walks and cycling routes begin quite literally from the doorstep, while vibrant amenities in nearby Sowerby Bridge are just moments away – offering the perfect balance of countryside calm and everyday convenience.



Ground floor

ENTRANCE VESTIBULE

A welcoming introduction, accessed via double glazed panelled doors, setting the tone for the character and craftsmanship found throughout.

OPEN-PLAN LIVING KITCHEN & DINING SPACE

The true heart of the home – bright, expansive, and beautifully detailed.

Original wood flooring runs underfoot, complemented by exposed beams and cast iron radiators, creating a warm yet characterful backdrop. A large central island with integrated six-ring induction hob anchors the space, paired with granite worktops, a sunken chrome sink, and a full range of cabinetry – thoughtfully reclaimed from the former Brooksbank School science lab, adding both sustainability and story.

Large windows to two elevations flood the space with light. One frames the far-reaching valley views, while a deep window seat to the other invites quiet morning coffees or relaxed evenings watching the changing landscape.

Integrated appliances include:

- Dishwasher
- Stoves range oven
- Pop-up extractor within island
- Induction hob







MAIN LIVING AREA

Flowing seamlessly from the kitchen, this inviting space centres around a log-burning stove, creating a cosy focal point for evenings in.

Steel beams and timber flooring continue the industrial heritage, while patio doors open directly onto the garden – encouraging an effortless indoor-outdoor lifestyle, ideal for entertaining or simply enjoying warmer days.

STUDY AREA

Set within the open-plan layout, this peaceful retreat is perfectly suited to home working. A Juliet balcony frames uninterrupted valley views, offering a truly inspiring setting for the day ahead.

CLOAKROOM

Conveniently positioned, offering practical everyday functionality for coats and shoes.

UTILITY ROOM

A well-appointed space with cupboards and plumbing for laundry appliances, designed to keep the main living areas effortlessly uncluttered.

WC

Traditional in style, featuring a sink, toilet, and towel radiator. Large privacy windows allow natural light to pour in, enhancing the sense of space.

Basement

A substantial and highly versatile space featuring original Yorkshire stone flooring.

Currently untanked, this area presents an exciting opportunity for buyers looking to create something bespoke – whether a home gym, cinema room, workshop, or additional living accommodation, subject to requirements.





BOGIE WERDELAND







First floor

OPEN-PLAN LIVING SPACE

A striking reception room that balances refinement with relaxation.

Original flooring, exposed steel beams, and a feature marble fireplace create a sense of understated elegance, while three Juliet balconies draw the outside in – framing breathtaking views across the valley and filling the room with natural light.

DOUBLE BEDROOM

A generous double bedroom featuring original flooring and exposed beams, offering a calm and restful atmosphere.

SHOWER ROOM

Spacious and stylishly appointed, with a walk-in rainfall shower, wash basin, and W/C. Finished with tiled surfaces and elevated detailing for a contemporary yet timeless feel.









Second floor

PRINCIPAL BEDROOM

A beautifully proportioned retreat, rich in character with exposed beams, ceiling trusses, and original flooring.

A Juliet balcony provides a stunning vantage point across the surrounding village and landscape, with far-reaching views towards Wainhouse Tower – an ever-changing backdrop to daily life.

DOUBLE BEDROOM

A spacious double room with exposed beams and a Velux window, allowing natural light to pour in.

DOUBLE BEDROOM

Another well-sized double bedroom, echoing the same characterful features and bright, airy feel.

HOUSE BATHROOM

A luxurious and thoughtfully designed space.

A freestanding bath with a waterfall tap sits on a raised platform, creating a spa-like focal point. Accompanied by a wash basin, W/C, and chrome towel radiator, the room is completed by exposed beams and useful under-eaves storage.

The window frames a picturesque outlook across the village, again capturing views towards Wainhouse Tower – bringing a sense of place even into everyday routines.





Gardens and grounds

The outdoor spaces have been thoughtfully designed to offer a series of distinct yet connected areas, perfectly suited to both relaxation and entertaining.

To the side, a private cobbled seating area is framed by mature planting and ambient lighting – an intimate setting for evening drinks or quiet moments.

To the rear, tiered gardens unfold beautifully. A stone-paved terrace with pergola creates an ideal setting for al fresco dining, while a versatile sunroom enjoys uninterrupted panoramic views across the valley – perfect for year-round enjoyment.

Beyond, Yorkshire stone steps lead down to a lawned garden bordered by mature trees, shrubs, and planting. A charming pond completes this peaceful outdoor haven, creating a space that feels both immersive and restorative.







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	Sandstone
PROPERTY TYPE	End of terrace
PARKING	On-street parking outside the house, and a small car could park on the cobbled area next to the house
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
EPC	C
ELECTRICITY SUPPLY	Octopus (smart meter)
GAS SUPPLY	Octopus (smart meter)
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas and electric central heating, plus one wood burner and one open fire
BROADBAND	Plusnet (full fibre, 145 Mbps)
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Mobile Coverage Checker)

Location

Norland is a historic rural village with origins dating back to the 13th century, set within the South Pennines and surrounded by protected green belt countryside.

Nearby Norland Moor offers approximately 250 acres of open heather moorland – ideal for walking, riding, and outdoor pursuits – placing nature firmly at the heart of daily life.

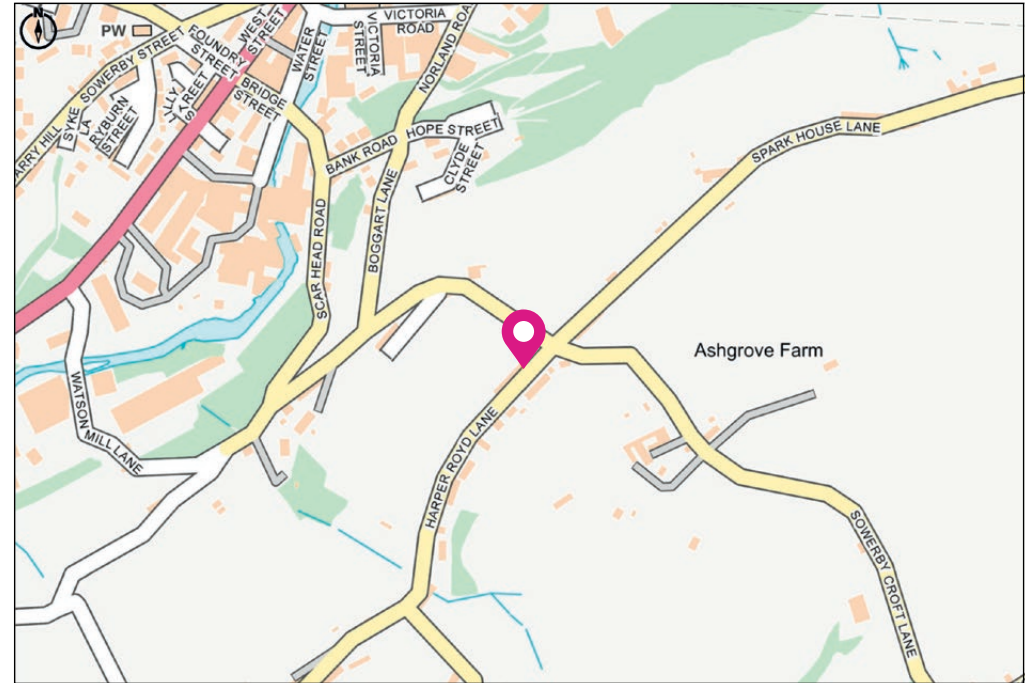
Despite its tranquil setting, the property remains exceptionally well connected. Rail services from Sowerby Bridge, Halifax, and Mytholmroyd provide access to Leeds and Manchester, while the M62 motorway network is within easy reach.

Locally, Sowerby Bridge offers a vibrant mix of independent shops, restaurants, bars, and leisure facilities – blending everyday convenience with a lively and sociable atmosphere.

A home with heritage, character, and a view to match

Combining industrial history with refined modern living, The Old Co-Op offers a truly individual home – rich in story, generous in space, and perfectly positioned to enjoy the very best of Calderdale's landscape and lifestyle.

'So convenient – just a walk to Sowerby Bridge, school, lunch at church, and walking on the moor. You're in the countryside, but a stone's throw from everything you need.'



Get in touch to arrange your private tour today.

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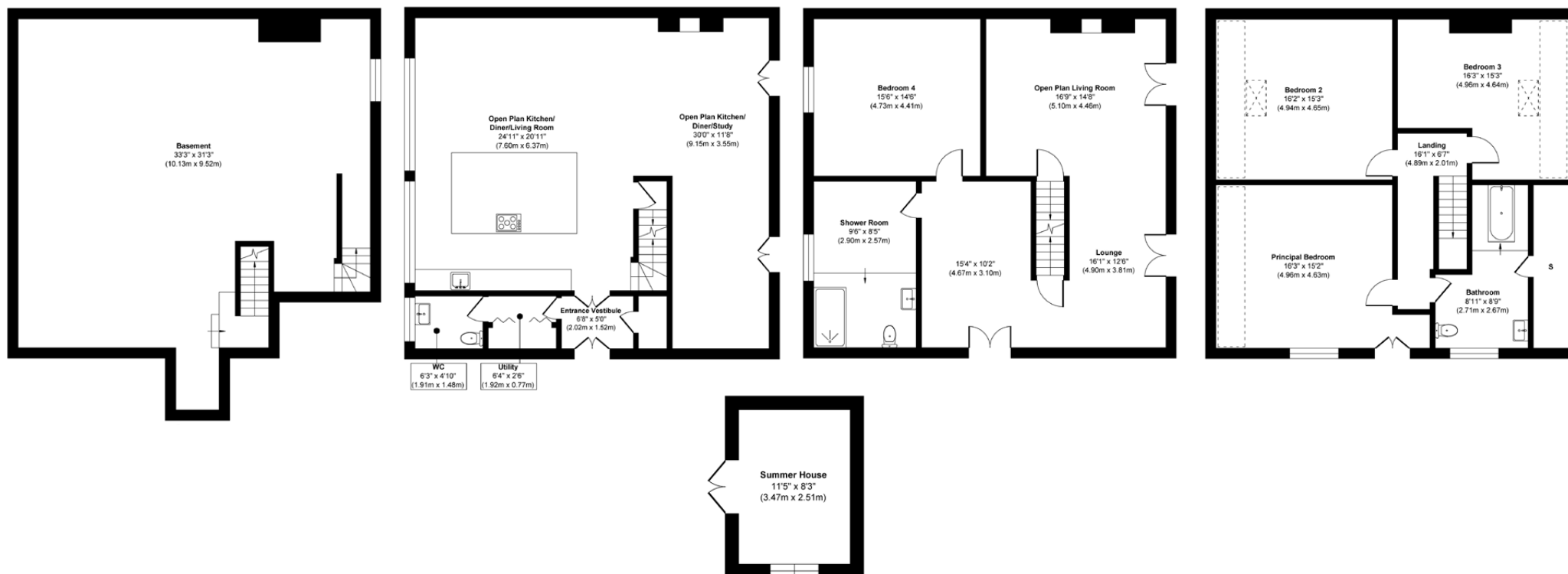
Floor plans

Basement

Ground floor

First floor

Second floor



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Total approximate floor area:
4,075 sqft (378.74m²)
 (inc Outbuilding)

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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