



The Willows  
2 Henshaw Woods, Todmorden, OL14 6RA

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A contemporary country retreat with  
panoramic Pennine views



Charnock Bates

The Country, Period & Fine Home Specialist





## The Willows

2 Henshaw Woods  
Todmorden  
OL14 6RA

Offers over: £1,250,000

### At a glance

- **Striking five-bedroom stone-built detached family home**
- **Exclusive private development of bespoke homes**
- **Backing directly onto open countryside with panoramic Pennine views**
- **Approximately 3,864 sq ft of beautifully finished accommodation**
- **Set within around 0.35 acres of private, landscaped gardens**
- **Impressive open-plan kitchen, dining, and living space with bi-fold doors**
- **Double-height entrance hall and galleried landing**
- **Principal suite with dressing room and luxurious ensuite**
- **Double garage and extensive driveway parking for up to six cars**
- **Just a five-minute walk to Walsden station with direct links to Manchester and Leeds**

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## A contemporary country retreat with panoramic Pennine views

A striking stone-built detached family home – beautifully positioned within a private enclave of bespoke houses – backing directly onto open countryside and enjoying far-reaching views across the Pennine landscape.

Set within approximately 0.35 acres of landscaped gardens, The Willows offers close to 3,900 sq ft of refined, contemporary living space, thoughtfully designed for modern family life while retaining a timeless elegance. Despite its peaceful, rural setting, Walsden train station is just a five-minute walk away, providing swift connections to Manchester and Leeds.



## Ground floor

A glazed entrance opens into a dramatic double-height reception hall, flooded with natural light and finished with sleek porcelain tiling and underfloor heating. A contemporary staircase with oak detailing sets the tone for the quality and scale found throughout the home.

The heart of the house is the impressive open-plan kitchen, dining, and living space. Deep-toned cabinetry is offset by a striking white waterfall island, creating a sociable hub ideal for both everyday living and entertaining. Industrial-style pendant lighting, clean-lined finishes, and a seamless flow to the dining area enhance the modern aesthetic, while full-height bi-fold doors open directly onto the rear terrace, drawing the countryside views inside.

A well-appointed utility room sits just off the kitchen, offering bespoke storage, space for appliances, external access, and an internal door into the generous double garage.

To the front of the property, two substantial reception rooms provide versatile living space. The principal sitting room has been recently enhanced with new carpeting, elegant wall panelling, and a wood-burning stove set within a limestone surround, creating a warm and inviting retreat. The second reception room enjoys direct access to the rear garden, making it ideal as a snug, playroom or home office.



















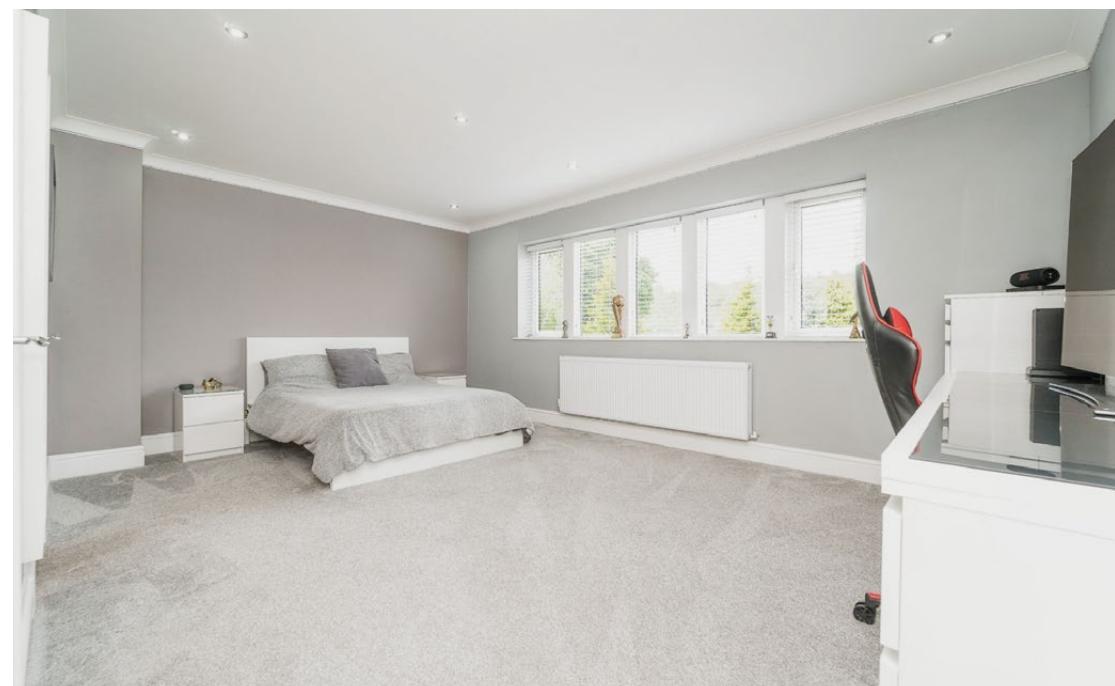
## First floor

The first floor is arranged around a stunning galleried landing, where large feature windows frame panoramic views across the surrounding hills.

The principal bedroom suite overlooks the rear garden and countryside beyond and is complemented by a stylish, newly-renovated ensuite with freestanding bath, walk-in rainfall shower, and contemporary fittings. A separate dressing room provides excellent storage.

Bedroom two is a generous double with front-facing views and its own modern ensuite shower room. Bedrooms three and four enjoy garden views and are served by a beautifully-finished Jack and Jill bathroom, ideal for family living or visiting guests.





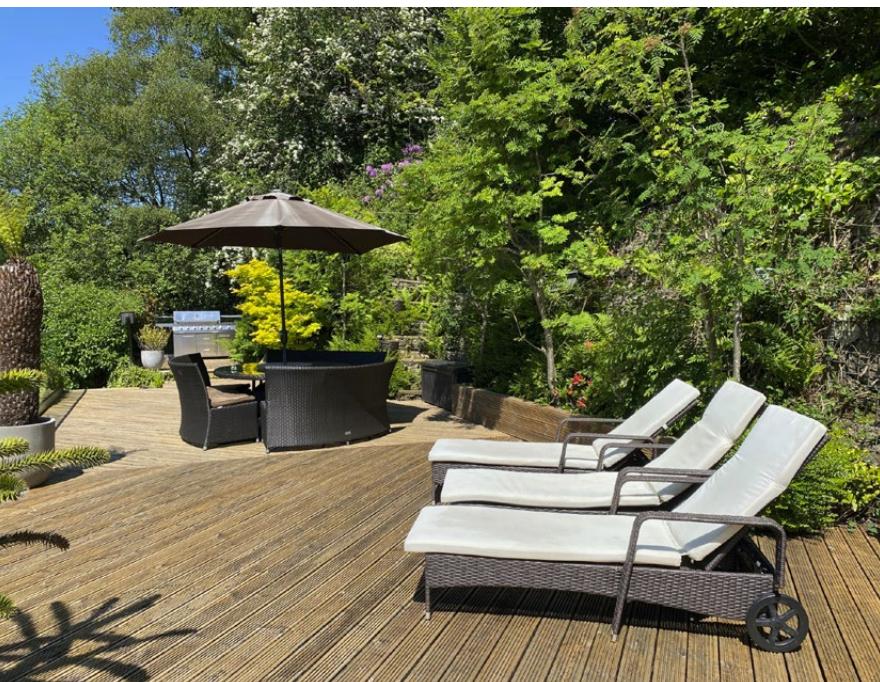




## Gardens and grounds

The gardens have been carefully landscaped to maximise both privacy and the exceptional setting. To the rear, a sweeping lawn leads to a newly created decked seating area, perfectly positioned to enjoy the sun well into the evening while taking in uninterrupted countryside views.

To the front, a manicured lawn is complemented by a substantial block-paved driveway providing parking for up to six cars, alongside the integral double garage with timber-effect doors.







## 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 for up to six cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Mobile Coverage Checker)

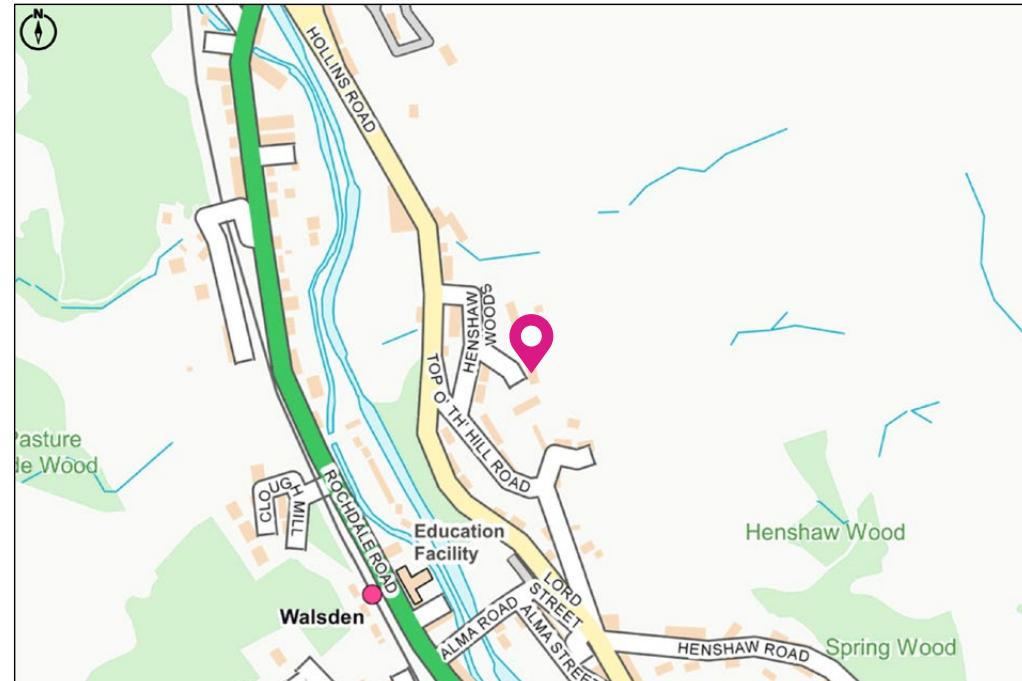
## Location

Todmorden is a characterful Pennine market town, celebrated for its dramatic scenery, historic architecture, and strong sense of community. Set at the meeting point of three valleys, it offers outstanding access to walking, cycling and outdoor pursuits, as well as a vibrant cultural scene including theatre, music, and the renowned Incredible Edible movement.

The town provides a wide range of everyday amenities, independent shops, cafés, bars, and schools, with the popular hub of Hebden Bridge just a short drive away. Rail services from nearby Walsden connect to Manchester in approximately 25 minutes, Leeds in around an hour, and Halifax in just 15 minutes, making The Willows an exceptional choice for those seeking countryside living without compromise.

**What3words:** Apart.Fires.Elbowing

A home of scale, style and setting, The Willows offers an enviable lifestyle combining privacy, views, and connectivity in one of Calderdale's most scenic locations.



Get in touch to arrange your private tour today.

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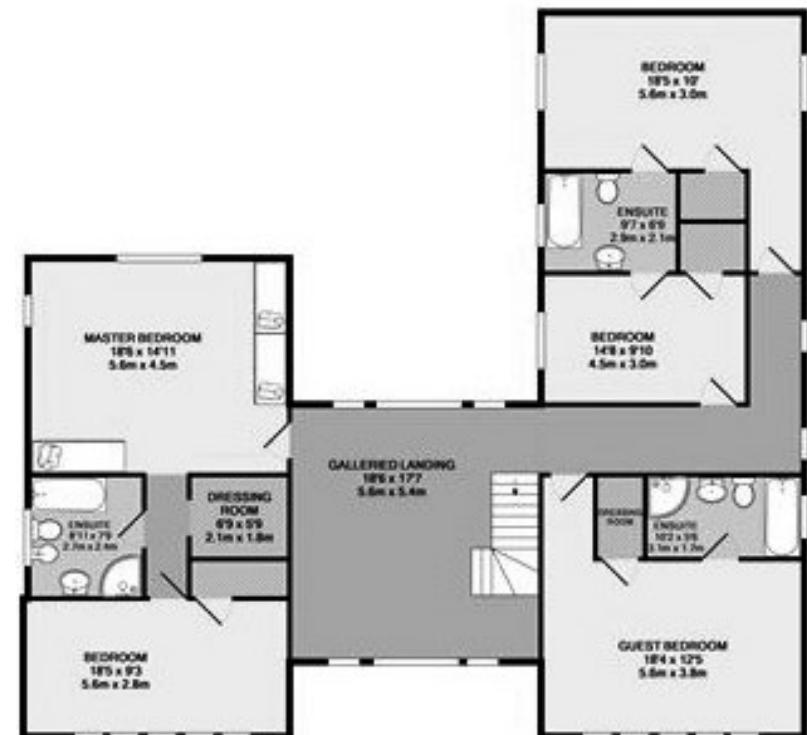


# Floor plans

Ground floor



First floor





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