



Moorlands Farm

Cold Edge Road, Wainstalls, Halifax, HX2 7UA

A rare rural renovation opportunity with
approximately 34.74 acres and
far-reaching reservoir views



Charnock Bates

The Country, Period & Fine Home Specialist





Moorlands Farm
Cold Edge Road
Wainstalls
Halifax
HX2 7UA

Guide price: £550,000

At a glance

- Detached stone farmhouse requiring comprehensive renovation
- Approximately 34.74 acres of grazing land and woodland
- Far-reaching views across the reservoir and surrounding moorland
- New roof and roof beams
- Exposed stone walls, timber beams, and mullion windows
- Multi-fuel stove in the kitchen
- Unfinished first-floor layout with scope to create a bespoke arrangement
- Large derelict stone barn and piggery
- Spring water and reed-bed sewage system
- Rural setting with four-wheel-drive access currently required

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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.

DOUBLE BEDROOM

A further double room with mullion windows overlooking the reservoir and surrounding countryside. A door leads through to the unfinished landing area, offering scope to rethink the circulation and layout as part of the renovation.

BATHROOM

The bathroom is fitted with a bath, WC, and wash hand basin.

UNFINISHED LANDING

The first-floor landing remains incomplete. The vendor's vision was to create a mezzanine or galleried landing running behind the bedrooms and bathroom, with the potential for this to continue towards a further corner bedroom at the far end. This space offers an opportunity for a future owner to develop the first floor around their own requirements.





The land and setting

Moorlands Farm occupies an exceptional rural setting, surrounded by approximately 34.74 acres of grazing land and woodland, with far-reaching views across the reservoir and surrounding moorland.

The grounds include a large derelict stone barn and piggery, while the farmhouse itself provides a characterful starting point for a comprehensive renovation. With substantial stone walls, exposed beams, original mullion windows, a multi-fuel stove, and a new roof with new beams and chimney, there are already some important elements in place.

For someone with the vision to take on the project, the combination of land, views and existing character presents an exciting opportunity to create a truly individual country home.







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 such rights, whether public or private, whether mentioned in these particulars or not. Multiple public footpaths cross the wider property/land. Access to overhead power lines by Northern Power Grid currently required. Wayleave payments are received from them annually (~£100p/a).

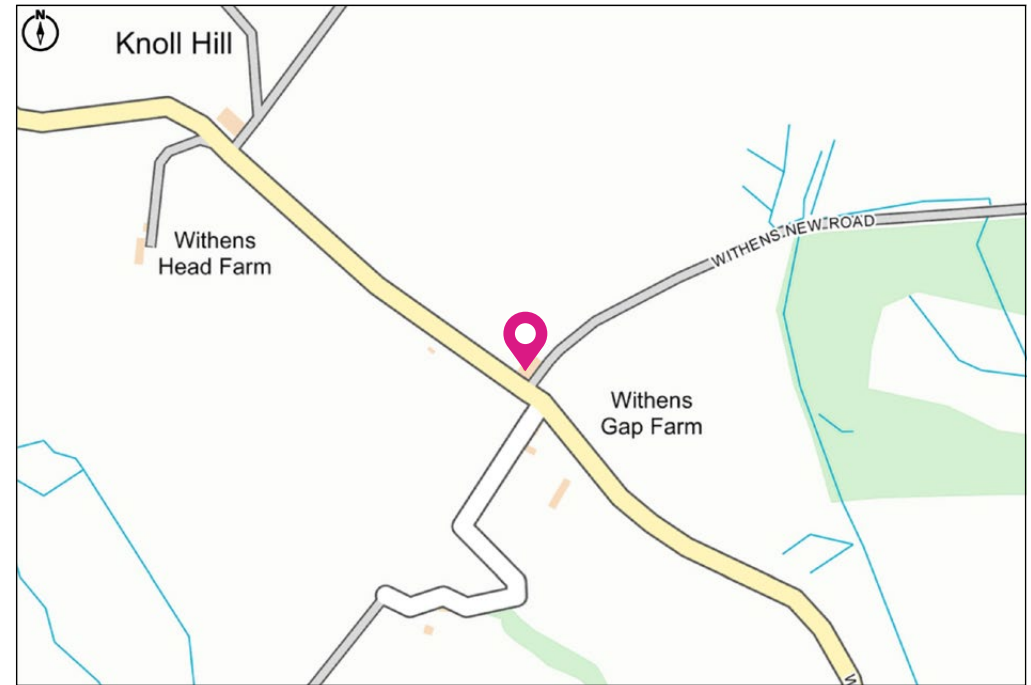
TENURE	Freehold
CONSTRUCTION	Stone building, stone tile roof (with new beams), timber window frames, mostly single-glazed panes
PROPERTY TYPE	Detached farmhouse
PARKING	Access to the property is via a private track, which passes through land owned by Withens Gap Farm and Withens Head Farm. The lower section of the track is particularly rough and currently requires four-wheel drive. Cars with suitable ground clearance can park right next to the house, whereas cars with reduced clearance can park halfway down the track where there's space for two-three cars.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band B
EPC RATING	F
ELECTRICITY SUPPLY	Mains (Octopus Energy)
GAS SUPPLY	No mains gas – cooker currently supplied by gas bottles
WATER SUPPLY	Spring water with pump to 3,000L tank, currently without filtration
SEWERAGE	Septic tank/reed-bed sewage system (does not meet British Standards)
HEATING	No central heating. multi-fuel stove in the kitchen.
BROADBAND	EE Fibre Optic
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

Location

Set on Cold Edge Road at Wainstalls, Moorlands Farm enjoys a peaceful position surrounded by open countryside and moorland, yet remains within reach of Halifax and the wider Calderdale area.

The reservoir and surrounding countryside provide an enviable backdrop for outdoor pursuits, with opportunities for walking, riding and water-based activities nearby. It is a setting defined by space, views and a strong sense of rural seclusion.

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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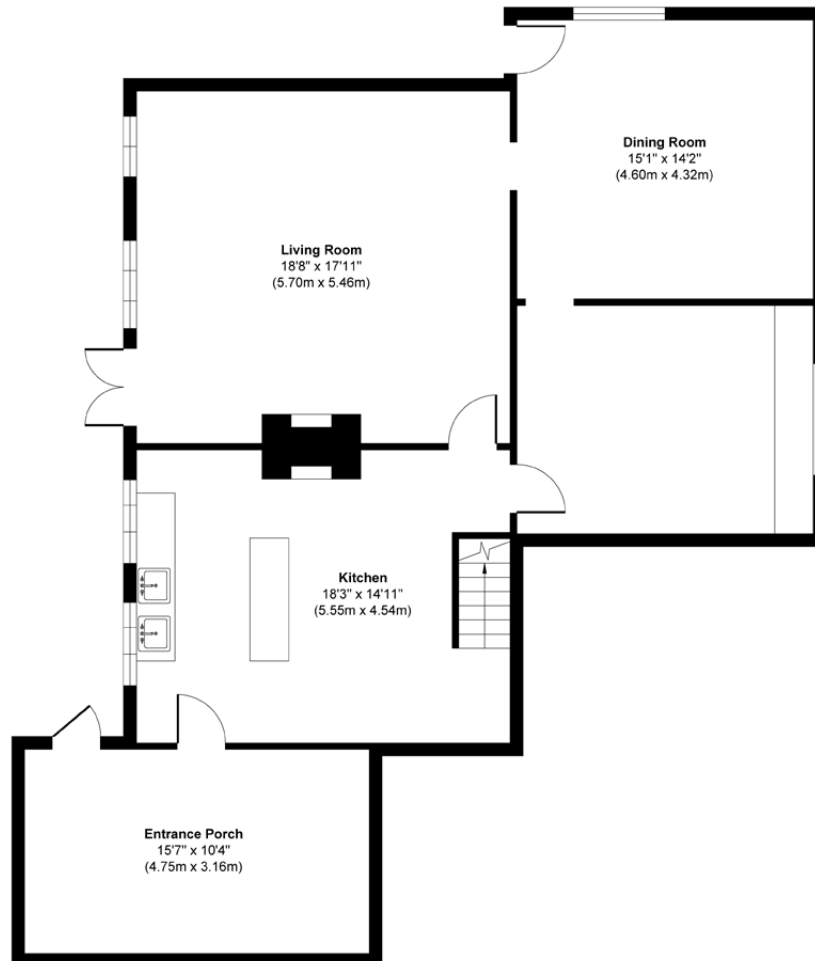
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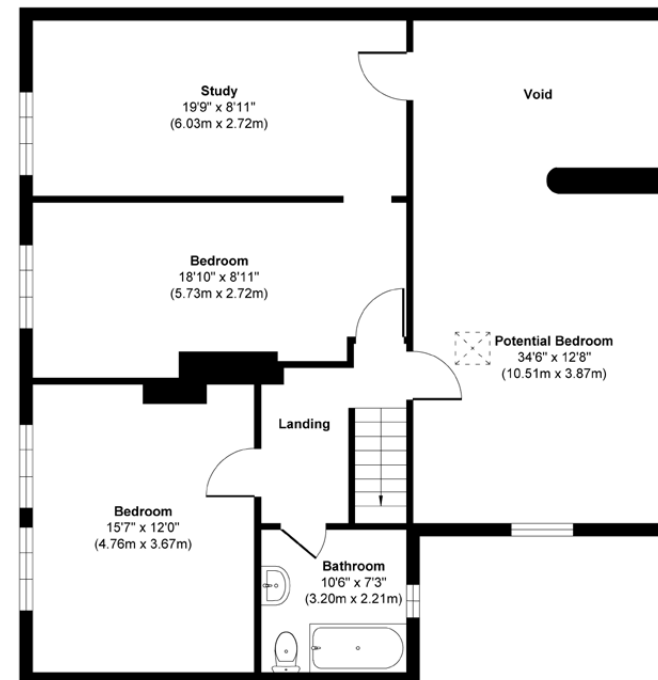


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,086 sqft (193.81m²)

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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