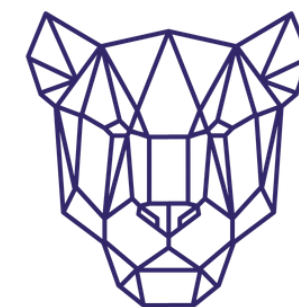




Asking Price £600,000

Blackshawhead, Hebden Bridge, HX7 7JG

 x5  x2  x2



**PANTERA  
PROPERTY**



Pantera property welcome to the market, a spacious, five-bedroom detached house with off-street parking and 5.906 acres.

Property Description

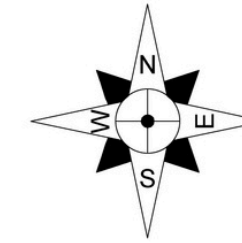
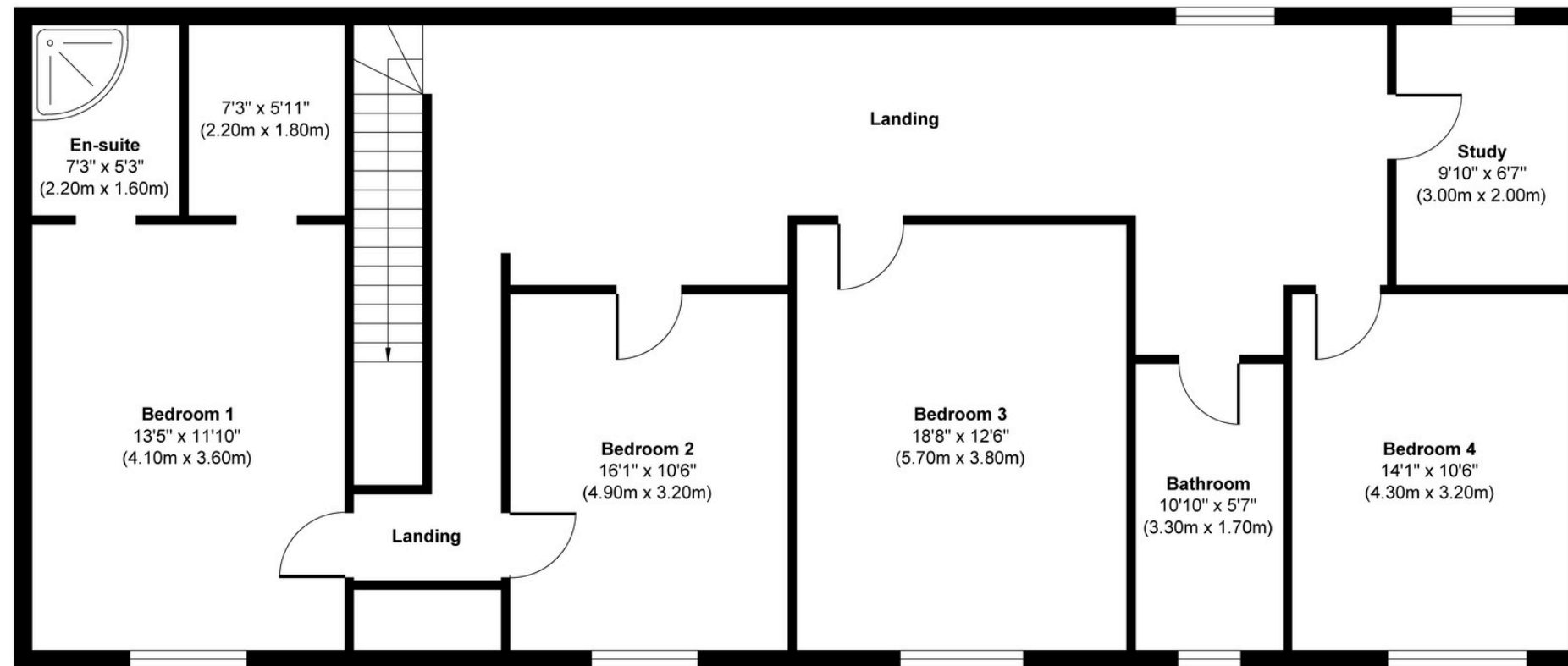
Barely Croft Farm is a five-bedroom detached farmhouse extending to approximately 2,830 sq.ft. of internal accommodation and set within approximately 5.906 acres of surrounding agricultural land, offering a substantial rural holding with excellent potential for a range of uses. The property provides a spacious and versatile layout well suited to family living, smallholding, or lifestyle purchasers seeking countryside surroundings.

Internally, the ground floor comprises a welcoming entrance area leading through to the principal reception rooms, offering generous living and entertaining space, together with a kitchen and supporting utility areas positioned to serve the day-to-day running of the property. The first floor comprises five bedrooms arranged around a central landing, together with bathroom facilities serving the accommodation.

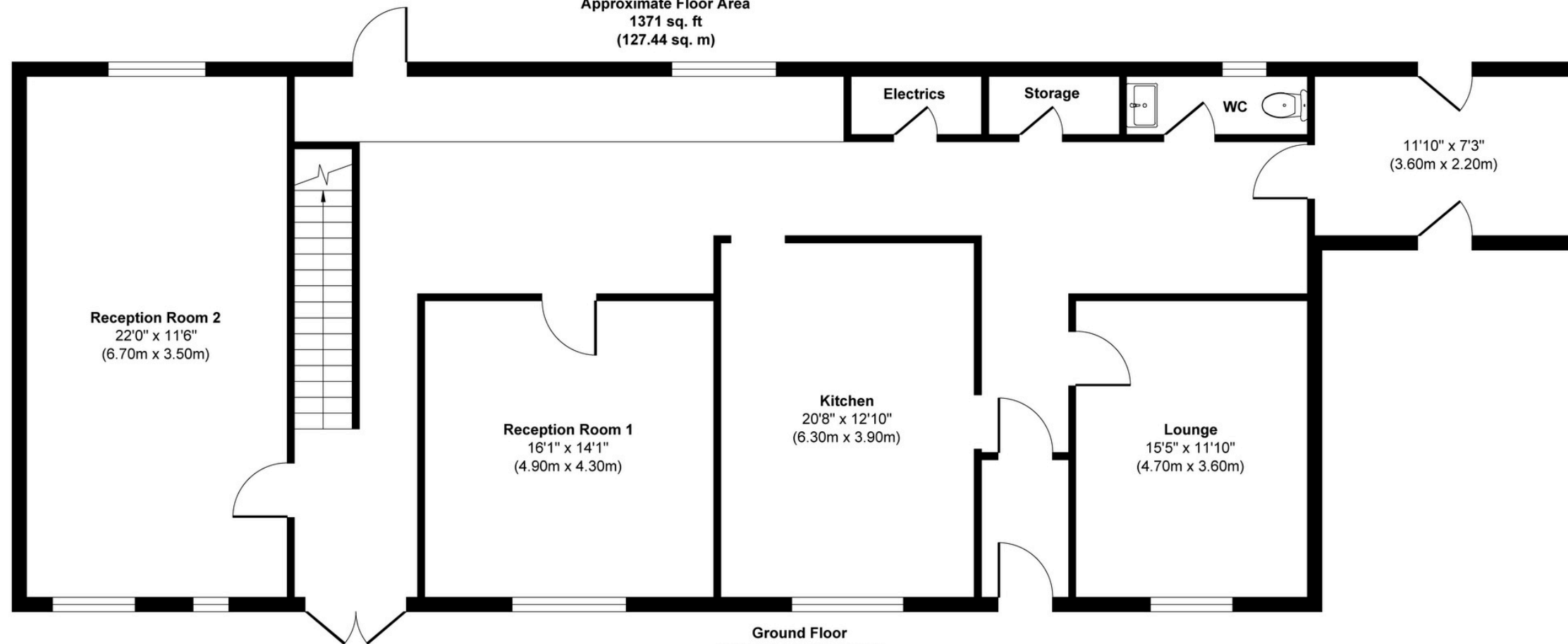
It should be noted that the property is part-completed in a number of areas and requires further works and finishing throughout, presenting an opportunity for purchasers to complete and tailor the property to their own specification. Externally, the property is approached via a private access and sits within approximately 5.906 acres of agricultural land, providing significant outdoor space suitable for equestrian, hobby farming, or general rural use, subject to the necessary consents.

Please note the property is sold as seen.





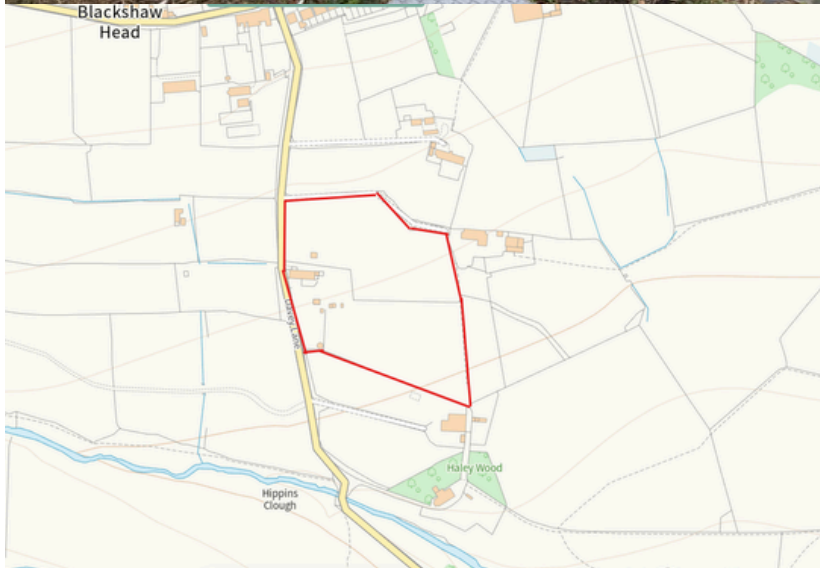
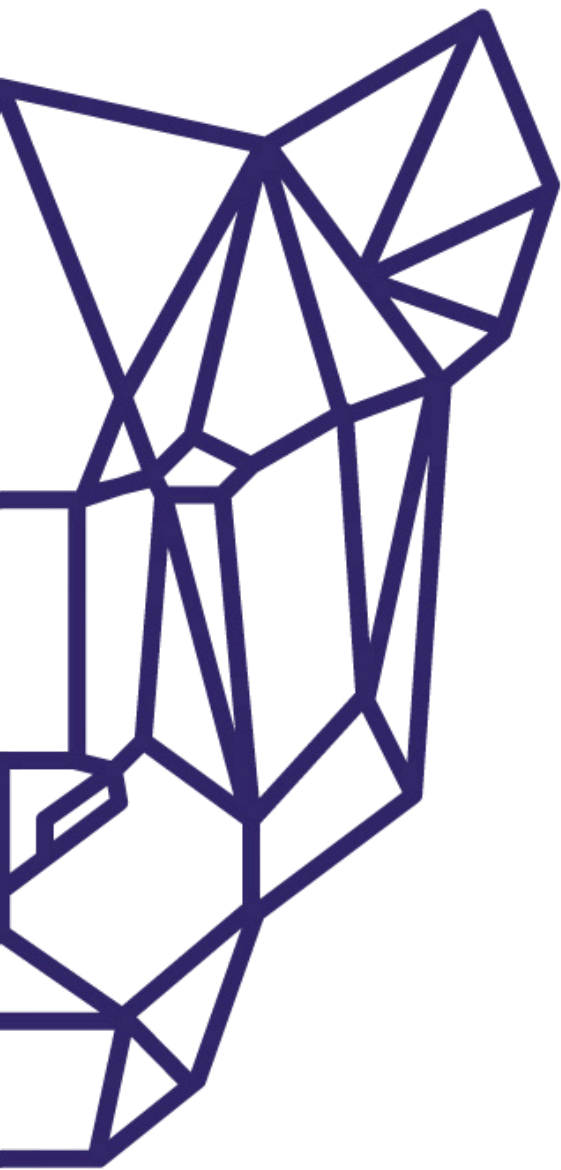
First Floor  
Approximate Floor Area  
1371 sq. ft  
(127.44 sq. m)



Ground Floor  
Approximate Floor Area  
1459 sq. ft  
(135.58 sq. m)

**Approx. Gross Internal Floor Area 2830 sq. ft / 263.02 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



# Additional Information

Local Authority:  
Calderdale  
Metropolitan  
Borough Council

Tenure:  
Freehold

Size:  
2,830 sq.ft

Council Tax Band:  
E

## Location

Barley Croft Farm is situated in Blackshaw Head, a peaceful rural hamlet above the highly sought-after town of Hebden Bridge in West Yorkshire. The property enjoys an elevated position with far-reaching countryside views, offering a rare combination of privacy and accessibility.

Hebden Bridge is renowned for its vibrant independent shops, cafés, restaurants and cultural scene, all set within the scenic Calder Valley. The surrounding area is popular with walkers and outdoor enthusiasts, with direct access to open moorland and a network of countryside trails. Despite its rural setting, the property is well connected, with Hebden Bridge railway station providing regular services to Leeds and Manchester, making it an ideal location for those seeking countryside living within commuting distance of major cities.

## Viewing

Please contact George at  
Pantera Property to  
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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