Greenhead House & Barn

Pickwood Scar, Norland, Sowerby Bridge, HX6 3QZ

An exceptional period residence and beautifully reimagined family home, privately set within its own extensive grounds

Charnock Bates

The Country, Period & Fine Home Specialist


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Pickwood Scar
Norland
Sowerby Bridge
HX6 3QZ

Guide price: £1,400,000

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At a glance

- **Exceptional period residence, extensively renovated and beautifully reimagined for luxurious contemporary family living.**
- **Privately positioned within approximately 1.42 acres of its own grounds in Norland. A small barn and further land (approx.1.17 acres) is available by separate negotiation.**
- **Five generously proportioned bedrooms, with bespoke fitted storage to three bedrooms.**
- **Luxuriously appointed bathrooms and ensuites, finished with high-quality contemporary fittings.**
- **Impressive contemporary kitchen with rich, dark cabinetry, premium Dekton work surfaces, substantial central island, and extensive integrated appliances.**
- **Designed with family life and social gatherings in mind, providing an ideal home for bringing together wider family and friends.**
- **Elegant lounge featuring a magnificent hand-carved stone fireplace with inset log burner and bespoke media wall, alongside a separate family room.**
- **Versatile lower ground floor fifth bedroom with luxurious shower room, private patio access, and potential to create a self-contained annexe.**
- **Extensive wraparound sandstone and Yorkshire stone terrace, generous level lawns, and impressive elevated views across the valley.**
- **Substantial driveway providing parking for approximately 7–10 cars, illuminated entrance steps, separate access ramp, and underfloor heating throughout the ground floor.**



Privately positioned within approximately 1.42 acres, Greenhead House and Barn is an exceptional period residence, extensively renovated and thoughtfully enhanced to combine its inherent character with an exquisite contemporary finish. Offering generous proportions, architectural charm and refined modern living, quality and craftsmanship are evident throughout.

At the heart of the home, a striking contemporary kitchen features rich, dark cabinetry, premium Dekton work surfaces and an expansive island, with bi-fold glazing opening onto the gardens. The beautifully appointed lounge centres around a magnificent hand-carved stone fireplace with inset log burner, complemented by a bespoke media wall. A separate family room provides further versatility.

The substantial fifth bedroom, on the lower ground floor, benefits from a luxurious shower room, private patio access and existing plumbing and drainage, offering excellent potential for a self-contained annexe or independent living accommodation.

Outside, expansive lawns and an extensive wraparound terrace, finished in sandstone and traditional Yorkshire stone, create an exceptional setting for entertaining. The natural hillside and elevated valley views enhance the sense of privacy and seclusion. Further features include ground-floor underfloor heating, generous private parking and provision for a double garage.

A further parcel of land extending to approximately 1.17 acres, together with a small barn, may also be available by separate negotiation, offering potential for equestrian use or additional recreational space. This land and small barn are not included in this property sale and would be subject to a separate agreement and additional purchase price.

Situated in the highly regarded area of Norland, Greenhead House and Barn presents a rare opportunity to acquire a beautifully transformed period home, combining character, extensive accommodation and generous grounds in a remarkably private setting.





Ground floor

The ground floor makes an impressive first impression, approached through a striking stone-built entrance that creates a distinguished and welcoming introduction to the home. Internally, beautiful ceramic floor tiles extend from the entrance hall through to the boot room and kitchen, creating a seamless sense of continuity and understated elegance. Underfloor heating runs throughout the entire ground floor, adding an additional level of comfort beneath the beautifully finished flooring.

Throughout, carefully considered finishes are complemented by elegant oak internal doors, whilst generous windows and expansive glazed doors draw natural light into the principal living spaces, enhancing the sense of space and creating a wonderful connection with the surrounding grounds.

LOUNGE

A welcoming yet impressive reception room, combining refined contemporary styling with striking architectural features. A magnificent hand-carved stone fireplace provides an impressive focal point, housing a contemporary log burner that brings warmth and character to the space. Complementing this is an exceptional bespoke media wall and bookcase, with concealed handleless storage and subtle feature lighting, creating a sophisticated and seamless finish.

The room enjoys a wonderful triple-aspect outlook, with generous windows drawing in natural light, whilst expansive bi-fold doors open directly onto the rear gardens, providing a seamless connection between indoor and outdoor living. The luxury flooring has been designed with the underfloor heating in mind and incorporates a beautiful inset carpeted area, creating an attractive contrast of textures and a wonderfully comfortable setting for relaxation and entertaining.



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FAMILY ROOM

A beautifully presented and versatile second reception room, offering a more relaxed yet equally stylish setting for family living and entertaining. The room features contemporary LVT flooring, complemented by a generous central carpeted area, creating an attractive balance of texture and comfort.

Two elegant sash windows overlook the front of the property, whilst an expansive sliding glazed door provides direct access to a substantial patio area, extending the living space outdoors and creating an ideal setting for relaxation and al fresco entertaining.

A particularly striking feature is the beautifully detailed coffered ceiling, enhanced by colour-changing LED lighting that can be adjusted to suit the mood and occasion, adding a distinctive contemporary touch to this inviting reception space. Equally suited to use as a sophisticated snug, family retreat, or dedicated media room.

KITCHEN

An impressive contemporary kitchen, designed with both everyday family living and entertaining in mind. Rich, dark cabinetry is paired with premium Dekton work surfaces, creating a striking and sophisticated finish.

The kitchen enjoys a wonderful triple-aspect outlook, with an elegant sash window and two sets of expansive bi-fold doors opening directly onto the rear garden. These allow natural light to flood the space and create a seamless connection between indoors and out.

A substantial central waterfall island forms the heart of the kitchen, incorporating a breakfast bar with comfortable seating for five. This provides the perfect setting for morning coffee, informal dining, and socialising whilst cooking. The generous proportions of the room also allow ample space for a full-sized dining table, ideally positioned alongside the bi-fold doors to enjoy the garden outlook and create a wonderful setting for family meals and entertaining.


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The kitchen is exceptionally well equipped with an extensive range of integrated appliances, including two ovens (one incorporating microwave functionality), a fridge freezer, Quooker boiling-water tap, Siemens induction hob with integrated extractor, dishwasher, and concealed waste bins. Pull-out pantry cupboards provide further practical storage, ensuring the space is as functional as it is impressive.

With its generous proportions, premium specification and wonderful connection to the gardens, this is a truly impressive kitchen and sociable hub of the home, equally suited to relaxed family living and larger-scale entertaining.

BOOT ROOM

A beautifully considered and highly practical addition to the ground floor, the boot room provides a dedicated space for coats, footwear, and everyday outdoor essentials. Bespoke fitted cabinetry offers generous storage, complemented by a practical work surface with overhead cupboards. To the right, a dedicated laundry area provides space for a washing machine and tumble dryer, neatly positioned beneath the worktop.

GROUND FLOOR WC

Conveniently situated off the boot room, the beautifully presented ground floor WC provides a stylish and practical addition to the accommodation, offering convenience for both everyday family living and visiting guests.





Lower ground floor

FIFTH BEDROOM

An impressive and exceptionally versatile lower ground floor suite, offering exciting potential to create a self-contained annexe or independent living accommodation. The space has been thoughtfully arranged to offer considerable flexibility, with existing plumbing and pipework already in place, providing an excellent opportunity for buyers wishing to incorporate a kitchen and create a fully independent living space.

The substantial accommodation enjoys its own private patio, with expansive bi-fold doors creating a wonderful connection between indoor and outdoor living. A particularly appealing feature is the option of independent access, either internally through the main house or privately via a rear entrance gate and the bi-fold doors, allowing the space to function entirely separately if desired.

Internally, the accommodation opens into a spacious area finished with contemporary luxury flooring, which steps down into a generous, beautifully carpeted living area. A luxurious shower room completes the suite.

Whether utilised as a fifth bedroom, independent guest accommodation, a private suite for older children or extended family, a gym, or a self-contained annexe, this is a superbly flexible space offering an exciting range of possibilities.

FIFTH BEDROOM SHOWER ROOM

The beautifully appointed shower room features a contemporary suite comprising a walk-in shower, WC and wash basin set within an elegant floating vanity unit, complemented by a heated towel rail. Finished to an exceptional standard.



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First floor

The first floor opens onto a spacious landing, providing access to four generously proportioned double bedrooms. Each is thoughtfully presented, with bespoke fitted storage designed to complement the individual spaces, alongside attractive outlooks. The accommodation is further complemented by beautifully appointed contemporary bathrooms, creating a comfortable and well-balanced arrangement for family living.

PRINCIPAL BEDROOM

A beautifully proportioned principal bedroom enjoying a dual-aspect outlook, with an elegant sash window to the front and a picture window to the side, framing attractive views towards the iconic Wainhouse Tower. The room is complemented by bespoke fitted wardrobes and shelving, thoughtfully designed with integrated lighting to create a seamless blend of refined styling and practical storage. A beautifully considered space, combining character, comfort, and contemporary elegance.

ENSUITE

The beautifully appointed ensuite has been finished in a sleek contemporary style, featuring a luxurious rainfall shower with a separate handheld attachment, an elegant vanity unit with integrated wash basin, and a modern WC. Complemented by a heated towel rail, illuminated mirror, and striking matt-black fixtures and fittings, the space offers a sophisticated finish with a touch of understated luxury.

SECOND BEDROOM

Positioned at the opposite end of the first floor, this generously proportioned double bedroom enjoys an attractive front-facing outlook through an elegant sash window. The room benefits from beautifully crafted bespoke fitted wardrobes and storage, thoughtfully designed to maximise the space whilst maintaining a clean and considered finish. Its own ensuite shower room is finished to a similarly high standard, with elegant gold-coloured fixtures and fittings adding warmth and a distinctive touch of sophistication.









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THIRD BEDROOM

A beautifully proportioned double bedroom, enjoying a wonderful dual-aspect outlook through two large picture windows overlooking the rear gardens and side of the property. The generous glazing allows natural light to fill the room, whilst bringing the surrounding greenery into view and creating a peaceful, restful atmosphere. The room is further enhanced by bespoke fitted wardrobes and storage, thoughtfully designed to complement the space whilst providing excellent practicality.

FOURTH BEDROOM

A further generously proportioned double bedroom, enjoying attractive outlooks across the rear gardens and side of the property. Offering excellent versatility, the room provides comfortable accommodation for family members or guests, with the flexibility to be adapted as a dressing room or home office if desired.

FAMILY BATHROOM

A beautifully appointed family bathroom, finished to an exceptional standard with elegant floor-to-ceiling tiling and a sophisticated contemporary design. A stunning freestanding bath takes centre stage, complemented by a separate shower attachment, modern WC, and an elegant wash basin set upon a floating vanity unit.

A large illuminated LED mirror, together with the suspended ceiling and subtle halo lighting, creates a wonderfully calming ambience. A picture window overlooking the rear gardens, complete with an integrated blind, allows natural light to filter into the space whilst maintaining privacy, completing this beautifully considered and luxurious bathroom.


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Grounds and exterior

The grounds are undoubtedly one of the standout features of Greenhead House and Barn, extending to approximately 1.42 acres and offering a wonderful combination of privacy, open space, and natural landscape. The setting is both peaceful and sheltered, providing an exceptional outdoor environment in which to entertain, enjoy family life, or simply appreciate the surrounding greenery and tranquillity.

Approached via an impressive driveway through gated pillars, the property makes an immediate statement, with ample parking for approximately seven to ten cars. Illuminated steps descend from the driveway to a substantial front patio, leading to the main entrance of the house, with a separate access ramp conveniently positioned to the side. The extensive patio continues around the property, creating a wonderful wraparound outdoor space, with the opposite side enjoying particularly impressive, elevated views across the surrounding valley.

The outdoor entertaining areas are beautifully complemented by a combination of Yorkshire and Indian sandstone, adding texture and character whilst providing generous space for al fresco dining and relaxation. Beyond the patio, a generous expanse of level lawn creates an attractive open setting, ideal for outdoor recreation and family gatherings. Further grounds extend into the natural hillside, offering a more secluded landscape, with plans to incorporate wildflowers to introduce seasonal colour and further enhance the natural setting.

The extensive grounds offer a wonderful sense of space and privacy, with further potential for enhancement, including a planned double garage.



ADDITIONAL LAND & BARN

An exciting opportunity may exist to further enhance the offering at Greenhead House and Barn, with a small barn and an additional parcel of land extending to approximately 1.17 acres, situated to the side of the property and available by separate negotiation.

Offering considerable potential for a variety of uses, the additional land could be particularly appealing to equestrian enthusiasts, those seeking grazing or paddock space, or buyers simply wishing to enjoy further land alongside their home. The inclusion of the barn provides an additional practical asset, adding to the versatility of this rare opportunity. There may also be potential for a future building project, subject to the necessary permissions.

The additional land and barn are available by separate negotiation, with interested parties encouraged to make their requirements known at an early stage.





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	Extensive driveway parking; double garage planned, with final provision to be confirmed
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
EPC RATING	C
ELECTRICTY SUPPLY	Mains (Ovo)
GAS SUPPLY	None
WATER SUPPLY	Private spring water supply. The main well that supplies all properties is on the land adjacent, but the storage tanks are on this property's land.
SEWERAGE	Private septic tank
HEATING	Oil-fired central heating, with underfloor heating throughout the ground floor and log burner in living room
BROADBAND	Connected (Sky full fibre) with data connections in every bedroom
MOBILE SIGNAL	Good outdoor and in-home coverage on some networks (Ofcom Mobile Coverage Checker)

Location

Greenhead House and Barn occupies a peaceful position in Norland, a sought-after village above the Calder Valley, offering a sense of rural seclusion whilst remaining within reach of the amenities and transport connections of Sowerby Bridge and the surrounding area.

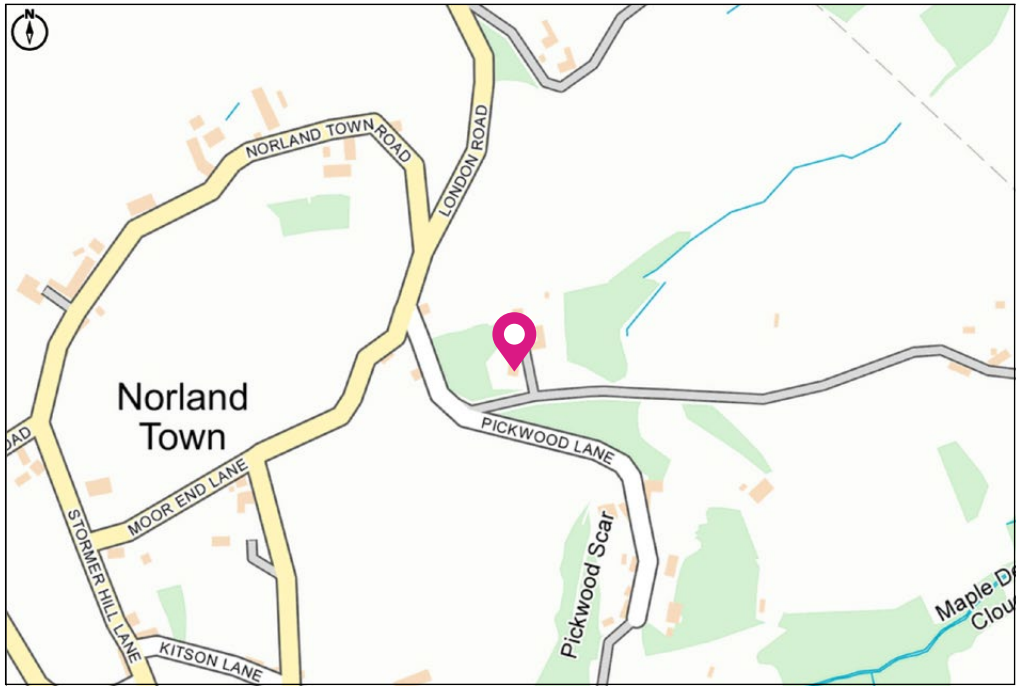
The wider Calder Valley is known for its distinctive landscape of wooded hillsides, open countryside, and traditional stone-built settlements, providing an appealing backdrop for walking, cycling and time outdoors. Nearby Sowerby Bridge offers a choice of independent shops, cafés, pubs, and everyday services, together with a railway station providing connections towards Halifax, Bradford, and Leeds, as well as Manchester via the Calder Valley line.

Halifax provides a broader range of shopping, leisure and educational facilities, whilst the surrounding villages offer further opportunities to enjoy the area's established community life. The position is particularly appealing to those who value a quieter home environment without feeling entirely removed from day-to-day amenities.

For buyers seeking a substantial period home with modern comforts, generous grounds, and a genuine sense of privacy, Greenhead House and Barn offers an opportunity to enjoy the best of both countryside living and convenient access to the wider region.

Viewing is essential to appreciate the peaceful setting, quality of finish, and exceptional versatility of Greenhead House and Barn.

Please note: AI enhancements have been used to give an idea of what the property might look like when fully renovated, decorated, and furnished. The images labelled 'AI-enhanced image' do not represent the original photographs.



Contact Charnock Bates to arrange your private tour.

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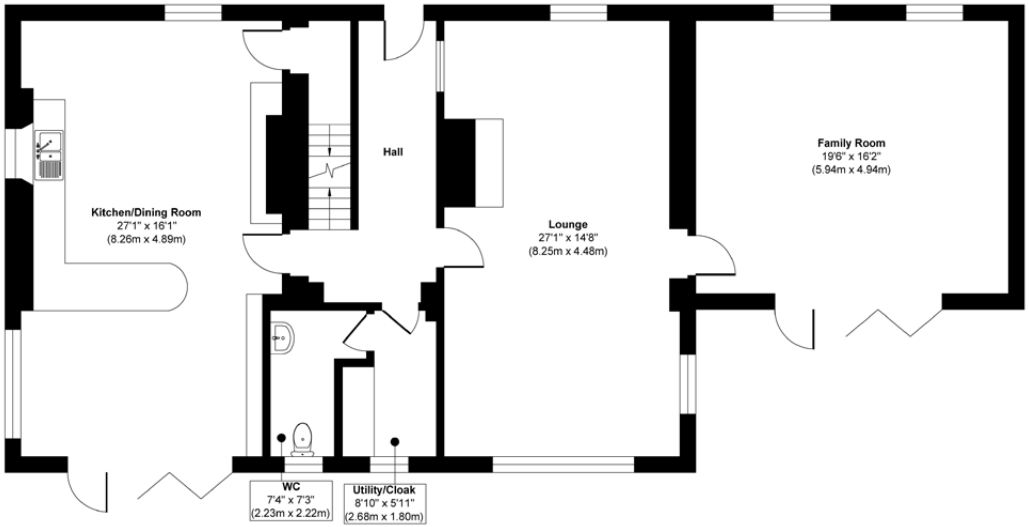
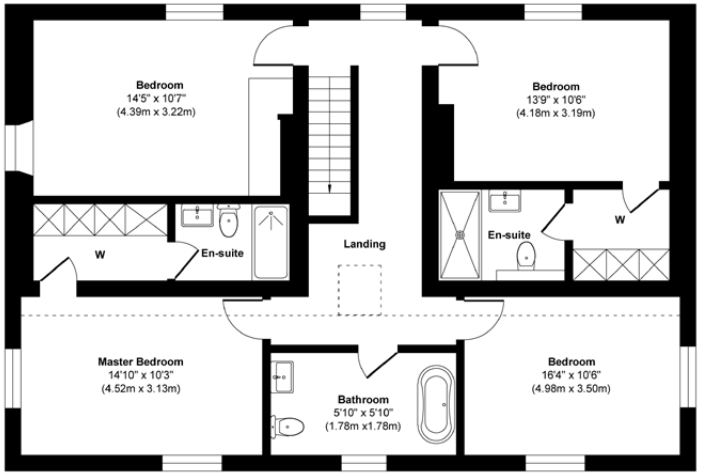
Floor plans

Ground floor



First floor



Lower ground floor



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Total approximate floor area:
3,159 sqft (293.65m²)

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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