Clouds Hill

Halifax Old Road, Hipperholme, Halifax, HX3 8PJ

A secluded detached home including a self-contained flat, all with beautiful leafy views and grounds of 0.59 acres

Charnock Bates

The Country, Period & Fine Home Specialist





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Halifax Old Road
Hipperholme
Halifax
HX3 8PJ

Offers over: £599,950

At a glance

- **Detached home built approximately 40 years ago**
- **Secluded position with beautiful leafy hillside views**
- **Opportunity for renovation and modernisation to create a tailored dream home**
- **0.59 acres of gardens and grounds**
- **Separate self-contained ground-floor flat**
- **Potential for multi-generational living or integration into one substantial home**
- **Up to six bedrooms in total**
- **Land offering development potential, subject to the necessary consents**
- **Driveway providing parking for approximately four cars, plus two single garages**
- **Convenient for Hipperholme amenities and bus services along the A58**

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A secluded detached home including a self-contained flat, all with beautiful leafy views and grounds of 0.59 acres

Occupying a wonderfully private position in Hipperholme, Clouds Hill is an individual detached home offering considerable potential for its next owners. Built approximately 40 years ago and now requiring comprehensive modernisation, the property presents a rare opportunity to reimagine a substantial home in a secluded setting, surrounded by 0.59 acres of mature grounds and far-reaching, tree-lined hillside views.

One of the property's greatest strengths is its versatility. The main accommodation extends across two floors, while a self-contained ground-floor flat provides additional independent living space. An internal connecting door has been sealed but could easily be reopened, creating interesting possibilities for income potential, multi-generational families, or buyers wishing to incorporate the entire building into one substantial residence. As a complete house, Clouds Hill offers up to six bedrooms.

Outside, wrap-around gardens and grounds provide an established backdrop to the house, with a pond, mature planting, and several areas from which to enjoy the surroundings. Parcels of land to the front and rear may also offer development potential, subject to any necessary planning permissions and consents.





The main house

GROUND FLOOR

ENTRANCE HALL

The entrance hall provides access into the main house, with a staircase and existing chair lift rising to the first floor. An adjoining door connects with the ground-floor flat and is currently sealed shut.

UTILITY/CLOAKROOM

A spacious utility room with ample worktops, storage beneath, a sink and drainer, and provision for laundry appliances.

FIRST FLOOR

The principal living accommodation occupies the first floor, taking advantage of the property's elevated position and particularly attractive outlook.

A door at the end of the first-floor corridor provides direct external access to a rear patio.

LOUNGE

A characterful reception room where four-light mullioned windows frame beautiful views across the surrounding leafy hillside. Exposed wooden beams and an open fireplace bring warmth and character to the space.







LIVING KITCHEN

Another light-filled room positioned to make the most of the outlook, with mullioned windows drawing the hillside scenery into the interior.

Part of the space is currently carpeted to create a natural sitting or dining area alongside the kitchen. Existing fittings include drawer and base units, a sink and drainer, and integrated oven and hob.

DINING/SITTING ROOM OR DOUBLE BEDROOM

Offering further flexibility, this additional reception room could also be used as a bedroom and enjoys a dual-aspect outlook through mullioned windows, again framing the surrounding greenery. Decorative mouldings and cornicing add interest, while a door leads directly onto the first-floor corridor.

FAMILY BATHROOM

Comprising a bath, toilet and sink, alongside a boiler cupboard and shaving point.

SHOWER ROOM

A useful second washroom with shower, toilet and sink, together with fitted storage cupboards.

STAIRWELL/STUDY AREA

The staircase rises through a particularly appealing space where mullioned windows overlook the garden. There is room to create a compact study area here, making it a pleasant place to work while enjoying the outlook. A chair lift currently accompanies the staircase to the second floor.

SECOND FLOOR

THREE SINGLE ROOMS

The second floor provides three bedrooms – two with restricted head height – each incorporating fitted wardrobes or a storage cupboard. Their arrangement gives the next owner scope to consider how this upper floor could best work alongside their wider plans for the property.











The ground-floor flat

The self-contained flat provides a particularly valuable dimension to Clouds Hill. Currently separated from the main house by a sealed internal door, it could continue to provide independent accommodation or potentially be reincorporated into the main residence.

The electrical wiring has been inspected and a gas safety certificate is in place.

KITCHEN

Mullioned windows overlook the leafy hillside, while the kitchen currently provides wall, drawer and base units, a sink and drainer, and a breakfast bar with seating for approximately two to three people.

LIVING ROOM/DOUBLE BEDROOM

A bright and generously sized room overlooking the front garden through mullioned windows. Its proportions allow flexibility in how the flat is arranged and used.

DOUBLE BEDROOM

A double bedroom enjoying attractive tree-lined hillside views through mullioned windows.

DRESSING ROOM

A further room with fitted wardrobes.

BATHROOM

Fitted with a bath, separate shower, toilet, and sink.

The flat also has an area immediately outside its entrance suitable for outdoor seating, flowing naturally into the wider garden.





Gardens and grounds

The setting is central to the appeal of Clouds Hill. Wrap-around gardens and grounds of 0.59 acres create a sense of privacy around the house, while the property's elevated position provides an attractive outlook across established trees and the surrounding hillside.

To the rear, a landscaped slope incorporates a pond bordered by mature planting. There is also a patio immediately outside the external door from the first-floor corridor, providing a natural place for outdoor seating.

An original wall from a former railway workers' house remains within the rear grounds, providing an interesting reminder of the site's history.

A stretch of land, previously used for vegetable planting, extends to the rear of the property. This may be of particular interest to purchasers wishing to investigate its future potential, although any alternative use or development would be subject to the necessary planning permissions, access considerations, and other consents.

Parking and garages

The driveway provides off-road parking for approximately four cars. There are also two individual single garages, both of which require complete refurbishment.

The driveway belongs to and is maintained by Clouds Hill. The neighbouring property, Mawingo, has right of access.













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. The boundary incorporates the route of a former public bridleway, which has been legally extinguished and is no longer subject to a public right of way.

TENURE	Freehold
CONSTRUCTION	Stone built, tile roof, timer-framed double-glazed windows
PROPERTY TYPE	Detached
PARKING	Two single garages in need of repair, plus parking spaces for up to four cars at the top of the driveway
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
EPC RATING	D
ELECTRICTY SUPPLY	Mains (Octopus)
GAS SUPPLY	Mains (E.ON)
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Good outdoor (Ofcom Mobile Coverage Checker)

The rooms on the ground floor currently form a two-bedroom flat, which can be incorporated back into the main house if desired. The flat is currently occupied by two tenants who will be vacating the property soon.

Location

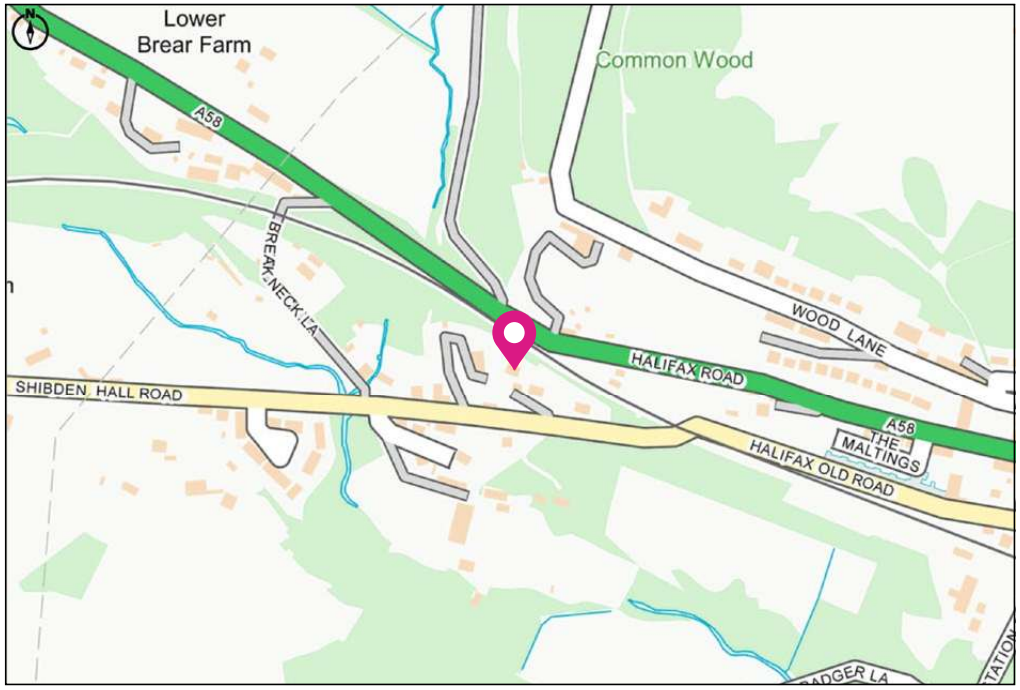
Clouds Hill offers an appealing balance between privacy and accessibility, enjoying a secluded, leafy position while remaining within easy reach of the well-regarded village of Hipperholme. The village provides a useful range of everyday amenities, including independent shops, cafés, pubs, and restaurants, alongside services for day-to-day needs.

Hipperholme is particularly popular with families, with a good choice of schooling nearby. This includes the highly regarded Hipperholme Grammar School, an independent school providing education from early years through to sixth form, together with a number of primary and secondary schools across the surrounding area.

The location is also well placed for commuters. The nearby A58 provides straightforward connections towards Halifax and Leeds, with Brighouse and its railway station within convenient reach. Access to the M62 opens up the wider West Yorkshire region, including Huddersfield, Bradford, and Leeds.

For a buyer prepared to undertake a substantial programme of improvement, Clouds Hill represents an increasingly unusual proposition – a private detached home with extensive and versatile accommodation, independent living space, established grounds and land, yet with the schools, amenities and transport connections of Hipperholme close at hand.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates

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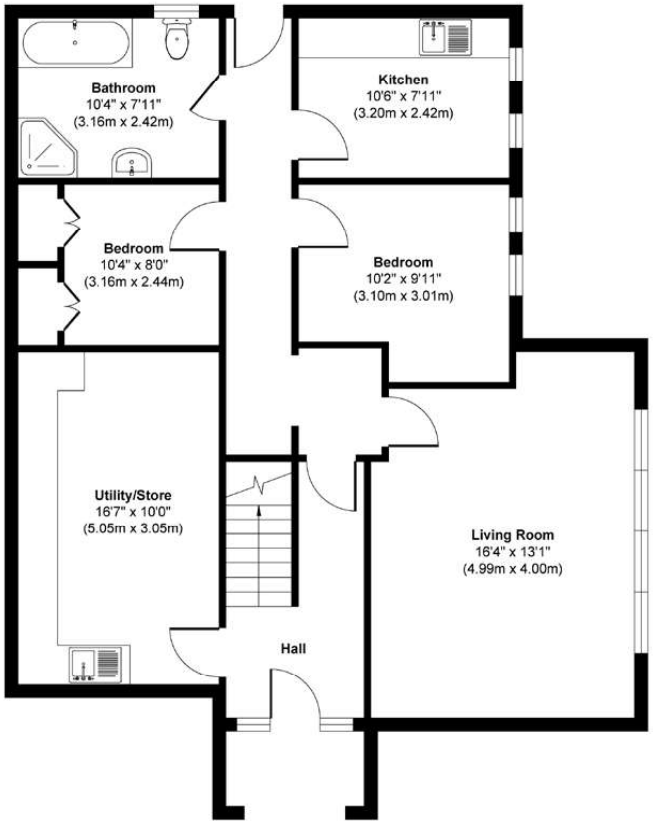
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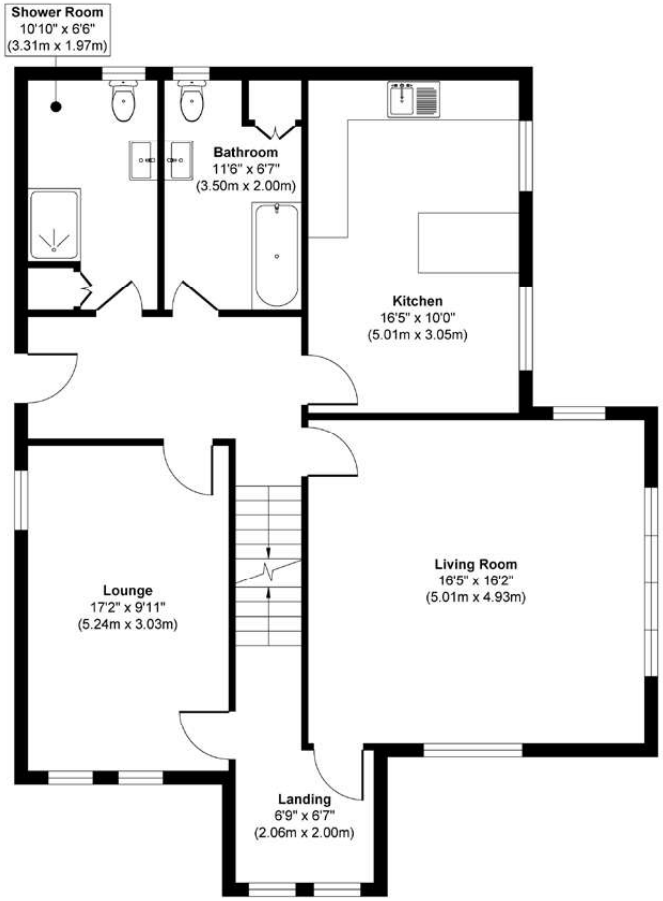
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Floor plans

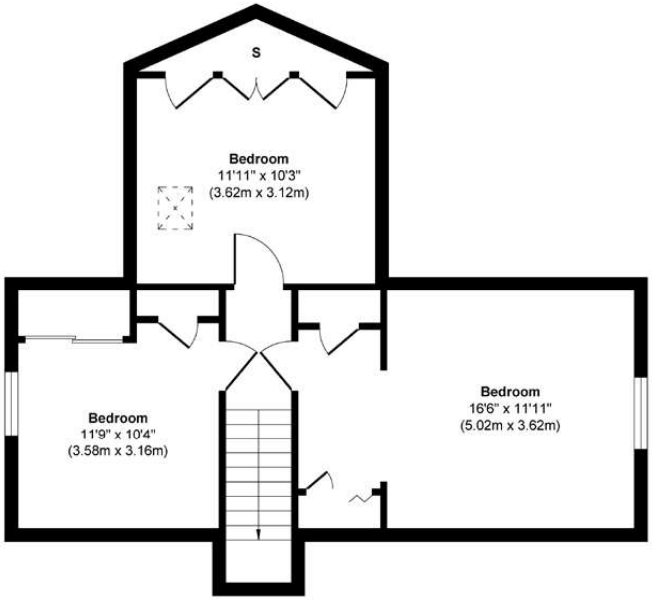
Ground floor



First floor



Second floor



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Total approximate floor area:
2,437 sqft (226.43m²)

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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