



Smithfield House  
Hollins, Hebden Bridge, HX7 7DZ

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Hillside residence with panoramic views  
and extensive family accommodation



Charnock Bates

The Country, Period & Fine Home Specialist





Smithfield House  
Hollins  
Hebden Bridge  
HD7 7DZ

Guide price: £995,000

### At a glance

- Substantial detached home set within 0.87 acre plot, with views over Hebden Bridge
- Versatile living accommodation across three floors, including six double bedrooms
- Impressive lounge with triple aspect outlook and feature stone fireplace
- Spacious kitchen diner with island, Neff appliances, granite worktops, pull-out pantry, and utility room
- Luxurious principal suite with dressing room, ensuite, and mullion windows
- Three ensuite bathrooms, large family bathroom, and ground floor WC
- Large, flagged extensive terrace perfect for entertaining, with panoramic countryside views
- Tiered gardens with vegetable beds, polytunnel, log store, and fruit trees
- Detached double garage with electric door and built-in storage and workshop space
- Lapsed planning permission to build a substantial five-bedroom detached property within the grounds

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## Hillside residence with panoramic views and extensive family accommodation



Occupying an elevated position above Hebden Bridge, Smithfield House enjoys far-reaching views across the Calder Valley and sits beautifully within tiered grounds extending to approximately 0.87 acres.

The setting offers a rare sense of space, privacy, and connection to the surrounding landscape, with gardens that unfold gradually from the house to provide a variety of outdoor environments for family life, entertaining, and self-sufficiency.

Of particular note is the lapsed planning permission for a substantial five-bedroom detached dwelling within the grounds, presenting a compelling opportunity for future development – whether for multi-generational living, a private guest residence, or a long-term investment. Combined with its proximity to both the town of Hebden Bridge and the National Trust site of Hardcastle Crags, this is a property that offers immediate exceptional enjoyment with financial potential.



## Inside the home

### Ground floor

A welcoming **hallway** sets the tone with its warm wooden flooring, elegant corning, and stylish radiator covers.

A handy downstairs **cloakroom** features a tiled floor, WC, and wash basin. A generous cupboard sits under the stairs off the hall.

The **study**, currently used as a library, enjoys a tranquil feel with wooden flooring – ideal for home working or reading.

The main **lounge** is a showstopper. Triple aspect windows and French doors flood the room with light and open onto a large flagged extensive terrace with sweeping views over the valley. A commanding stone fireplace with a large Hunter wood-burning stove provides a stunning focal point.

An **adjoining room** – currently used as a garden room – offers flexibility as a dining room or additional sitting space. It also benefits from French doors opening out to the terrace. This would make an excellent dining room as it connects to the kitchen.

At the heart of the home is a generously proportioned **kitchen diner**, featuring tiled flooring and dual-aspect windows. A central island includes an integrated gas hob, plug sockets, and downlighting with an extractor hood above. Wooden wall, base, and drawer units are paired with granite worktops, a pull-out pantry, and premium Neff ovens with a warming drawer.

A **utility room** leads off the kitchen, fitted with base and wall units, sink, and space for a washing machine. This in turn leads to an entrance vestibule with built-in cupboards, shelving, and a boiler cupboard.













## First floor

A spacious landing leads to:

- A luxurious family bathroom with tiled flooring, freestanding bath, walk-in shower, WC, and a bowl sink mounted on a wood-topped vanity with gloss drawers.
- A double bedroom with leafy outlook and modern ensuite including shower, WC, and basin.
- A further double bedroom (currently used as an office) with beautiful mullion windows and a four-light configuration framing stunning views.
- Another double bedroom offering built-in wardrobe rail, shelving, and drawers.
- The principal suite, a substantial double bedroom with dual-aspect mullion windows, enjoys an adjoining walk-in wardrobe/dressing room complete with built-in storage. The luxurious ensuite includes a bath, shower, WC, and sink.









## Second floor

The top floor features:

- Two spacious double bedrooms with characterful vaulted ceilings, which share a Jack & Jill bathroom with shower, WC, and sink.
- A shared dressing room with skylight links the bedrooms.
- There are also two boarded and insulated lofts for storage, with capacity to be further developed if more space is needed.

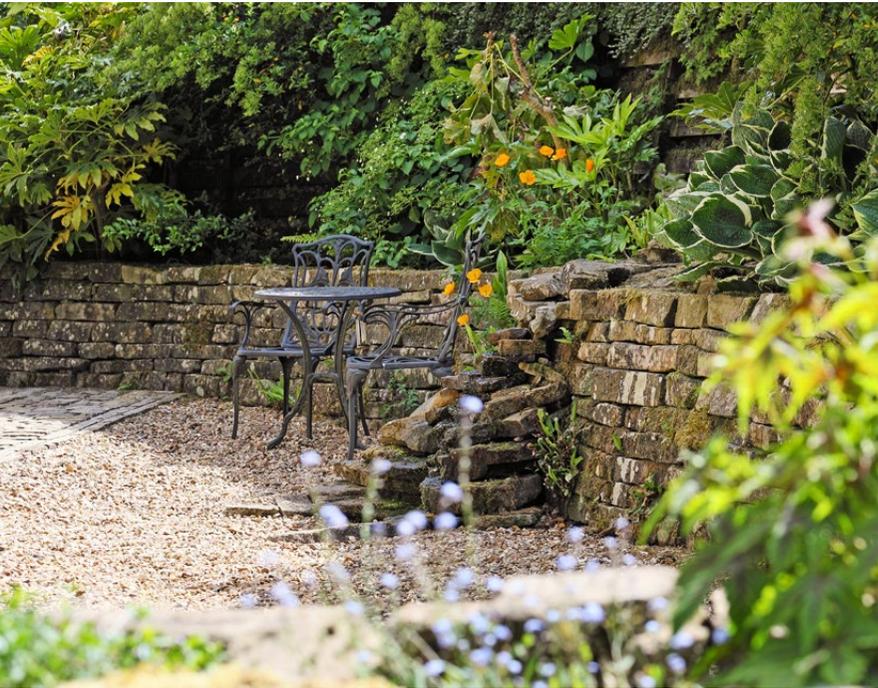




## Gardens and grounds

Set within landscaped, tiered grounds extending to approximately 0.87 acres, the property includes:

- A large flagged extensive terrace overlooking Hebden Bridge, accessed via multiple ground floor rooms.
- Stairs and a walkway lead from the terrace down past a gravel tier and a grassy expanse, to a public right of way.
- A polytunnel, standalone wooden garden shed, large wood store, and large double garage with in-built storage.
- Flowerbeds run alongside the house, adding seasonal colour.
- A turning circle provides practical access and parking.
- The grounds also offer the exciting prospect of a second dwelling, with lapsed planning permission previously granted for a five-bedroom detached property.





## Key information

- **Fixtures and fittings:**  
Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves 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
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
EPC	Current: C • Potential: B
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	SCG
MOBILE SIGNAL	Good

## Location

Smithfield House enjoys a prime elevated position just a short five-minute walk from the heart of Hebden Bridge, a vibrant market town known for its independent shops, cafes, and strong creative community. Surrounded by stunning countryside and canal-side walks, the area offers a perfect balance of rural charm and modern convenience.

Lee Woods, with extensive footpaths, leads directly from the hamlet of The Hollins, which in turn connects to the National Trust area of Hardcastle Crag. The Hollins is a sheltered historic hamlet consisting of former weavers' cottages.

Transport links are excellent, with Hebden Bridge Station offering direct trains to Leeds, Manchester, and York – ideal for commuters. Road access via the A646 connects easily to Halifax and surrounding towns, while both Leeds Bradford and Manchester Airports are within an hour's drive.

Families are well served by a selection of highly regarded local schools, including Calder High and nearby grammar options in Halifax.

Smithfield House offers an exceptional opportunity to own a grand, character-filled home with panoramic views, versatile grounds, and superb suitability for modern family life. Located just a short distance from Hebden Bridge's vibrant centre, with its independent shops, schools, cafes, and excellent transport links, this is semi-rural living at its finest.



Get in touch to book your viewing.

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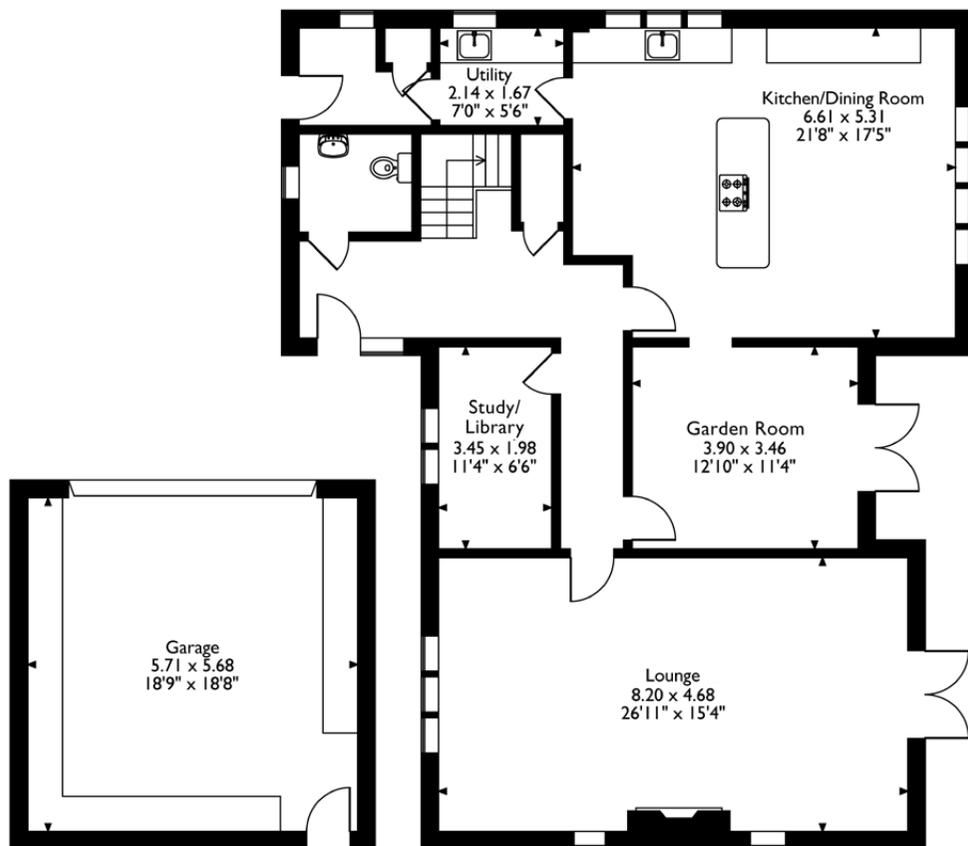
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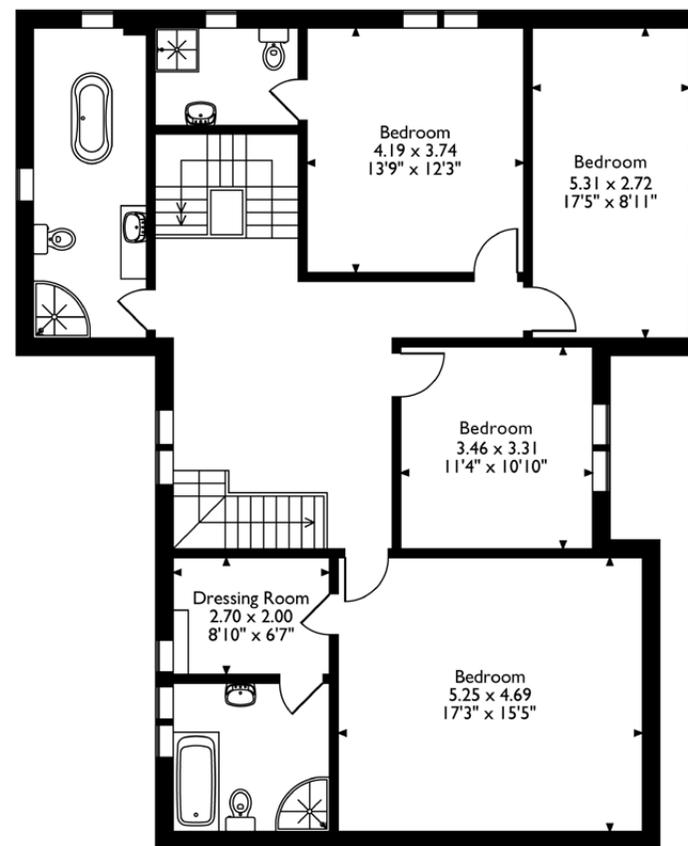


# Floor plans

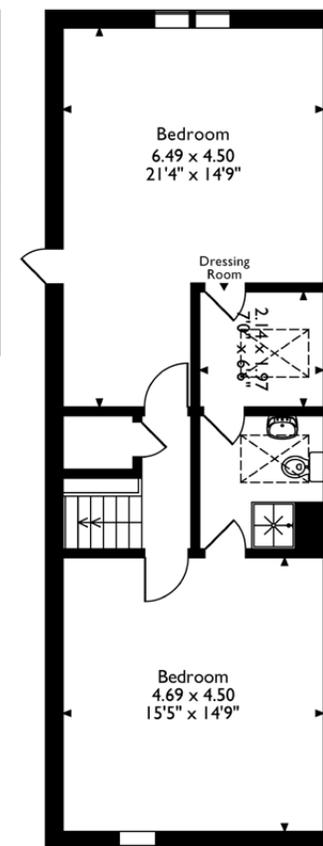
Ground floor



First floor



Second floor



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Total approximate floor area:  
**3,701 sqft (344m<sup>2</sup>)**  
(inc Garage)

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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