2 Stonecroft Fold

Luddendenfoot, Halifax, HX2 6DG

Countryside views, five double bedrooms, and 0.38-acre paddock

Charnock Bates

The Country, Period & Fine Home Specialist





2 Stonecroft Fold

Luddendenfoot
Halifax
HX2 6DG

Guide price: £750,000

At a glance

- **Impressive detached home with five well-proportioned double bedrooms**
- **Total plot size of 0.54-acres, including a 0.38-acre paddock**
- **Stunning rural outlook**
- **Family bathroom with jet bath and integrated TV, plus two ensuite shower rooms**
- **Updated kitchen with integrated appliances and breakfast bar**
- **Spacious dual-aspect lounge with garden access**
- **Underfloor heating to the kitchen, family bathroom, and master and second ensuites**
- **Integral double garage**
- **Driveway parking for approximately four cars, and an EV charging point**
- **Gardens with lawn and patios**

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Countryside views, five double bedrooms, and 0.38-acre paddock



An impressive five-bedroom detached home set within a 0.54-acre plot, including a 0.38-acre paddock and enjoying far-reaching views across the surrounding countryside.

Built in 2008 and offering versatile accommodation, the property combines a recently updated kitchen and dining space with a spacious lounge, five double bedrooms, and three bathrooms, including two ensuites.

Further features include an integral double garage, underfloor heating to selected areas, and a generous driveway, while the gardens and paddock provide an appealing connection to the surrounding rural landscape.





Ground floor

RECEPTION HALL

A welcoming entrance hall, with split-level staircases leading to the principal reception room and first-floor accommodation. There is also access to the ground-floor WC and integral double garage.

KITCHEN DINER

The open-plan kitchen and dining room provides a sociable and well-equipped space, with the unit doors and integrated appliances replaced in 2022. The contemporary concrete-effect wall, drawer, and base units are complemented by contrasting worksurfaces, while a breakfast bar comfortably accommodates three people.

Integrated appliances include a dishwasher, Bosch five-ring gas hob with pop-up downdraft extractor, Miele coffee machine, and a Bosch grill, oven, and microwave. There is also a double sink and drainer, together with ample space for a dining table and chairs.

A stable door provides direct access to the rear of the property.

UTILITY ROOM

Continuing the kitchen's finish, the utility room features matching concrete-effect wall and base units with contrasting worksurfaces, alongside a sink and drainer. A useful separate space for laundry and household storage.







LOUNGE

Accessed via a split-level staircase from the entrance hall, the lounge is a particularly inviting reception room, enjoying a dual-aspect outlook through attractive mullion windows, with views across the surrounding countryside.

French doors open directly onto the garden, creating a natural connection between the indoor and outdoor spaces. A gas fire provides a focal point, flanked by fitted shelving within the alcoves either side of the chimney breast.

CLOAKROOM

A practical space for coats and shoes, conveniently positioned off the entrance hall.

GROUND-FLOOR WC

Fitted with a WC and wash basin.

INTEGRAL DOUBLE GARAGE

An integral double garage, providing secure parking and additional storage.







First floor

FIVE DOUBLE BEDROOMS

The first floor provides five generously proportioned double bedrooms, several of which enjoy particularly impressive rural views.

The principal bedroom benefits from a dual-aspect outlook, plus fitted wardrobes and cupboards. It is complemented by a walk-in dressing room, complete with fitted hanging space, shelving, and a built-in vanity desk with drawers. There is also access to the loft from the dressing room.

Two further double bedrooms enjoy wonderful outlooks across the surrounding countryside, one of which also benefits from boarded loft storage with a pull-down ladder. Another bedroom features dual-aspect windows and a fitted oak floor, while the remaining bedroom has fitted wardrobes and a built-in desk.

PRINCIPAL ENSUITE

Replaced in 2020, the principal ensuite is fitted with a shower, WC and wash basin set on a floating drawer unit. Further features include a heated towel rail, shaver point, illuminated mirrored cabinet, and additional floating wall storage.

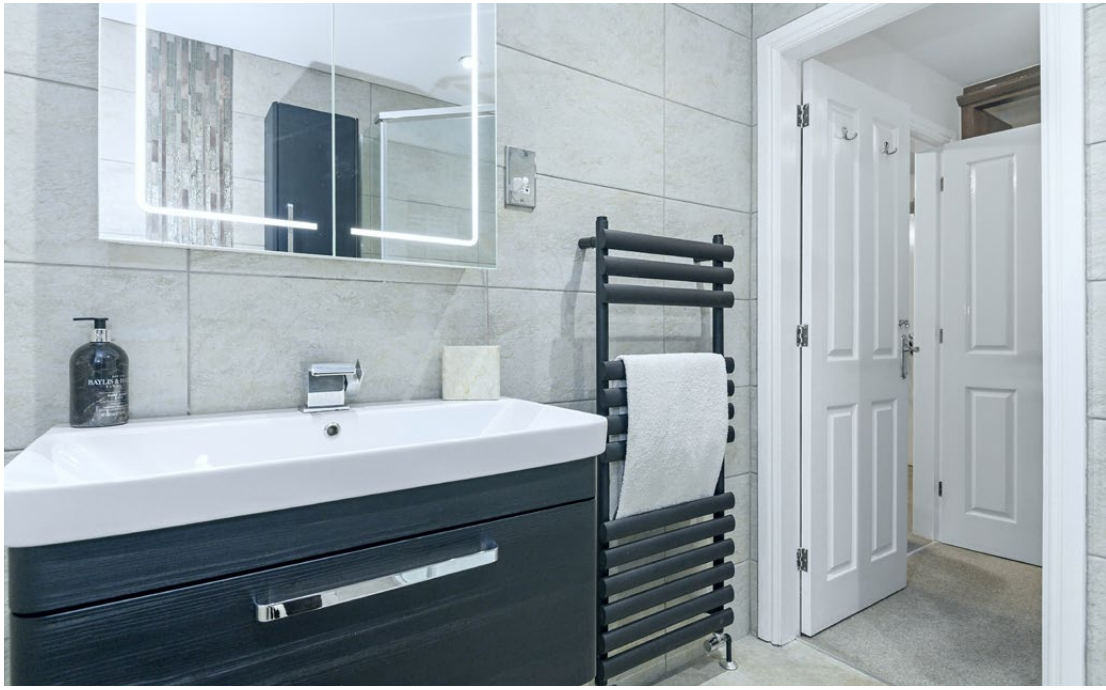
SECOND ENSUITE

Serving another of the bedrooms, the second ensuite comprises a shower, WC, and wash basin, together with a heated towel rail.

FAMILY BATHROOM

The family bathroom is well-appointed, with a double-width wash basin set on a fitted cupboard unit, WC, large bath, and separate shower. A heated towel rail completes the facilities.

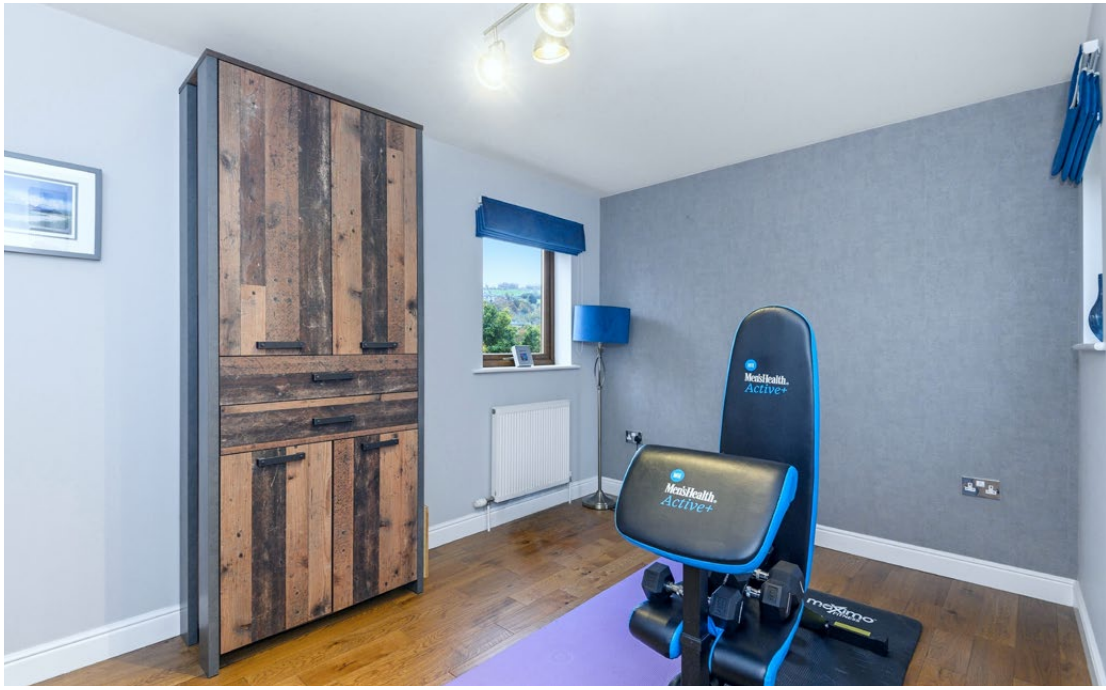











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Outside

FRONT GARDEN & DRIVEWAY

To the front, a double garage and generous driveway provides parking for approximately six cars in total, with an electric vehicle charging point and outdoor tap. Gates to either side of the house provide access through to the rear garden.

REAR GARDEN & PADDOCK

The rear garden provides an attractive setting in which to enjoy the property's rural surroundings, with two paved patio areas offering plenty of space for outdoor furniture and entertaining. One patio benefits from a retractable awning, providing welcome shade during warmer weather.

Steps lead up to the external kitchen entrance, with useful undercroft storage beneath. Beyond, a lawn extends towards a traditional dry-stone wall, which marks the boundary with the adjoining paddock.

Extending to approximately 0.38 acres, the paddock is a particularly appealing feature, offering additional outdoor space and taking full advantage of the stunning views across the surrounding rural hillside.













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	Double garage, plus driveway parking for approximately four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	C
ELECTRICTY SUPPLY	Mains (Octopus Energy)
GAS SUPPLY	Mains (Octopus Energy)
WATER SUPPLY	Mains (Yorkshire Water)
SEWERAGE	Mains (Yorkshire Water)
HEATING	Gas central heating and a gas fire in the lounge. Underfloor heating to the kitchen, main bathroom, and both ensuite bathrooms. Separate thermostats provide independent temperature control for the upstairs and downstairs.
BROADBAND	Plusnet fibre, 68 Mbps
MOBILE SIGNAL	Good outdoor and in-home (Ofcom Mobile Coverage Checker)

Location

Situated within the Calder Valley, Luddendenfoot offers a pleasing balance of rural surroundings and everyday convenience. Surrounded by the beautiful Pennine landscape, the area is particularly well suited to those who enjoy an outdoor lifestyle, with an abundance of scenic walking routes, wooded valleys, and open countryside to explore nearby.

The neighbouring villages of Luddenden and Midgley offer further opportunities to enjoy the character and community spirit of this part of Calderdale, while the historic village of Luddenden is particularly appealing for its traditional stone-built architecture and picturesque setting. A wider range of shops, cafés, restaurants, and everyday amenities can be found in nearby Sowerby Bridge, Mytholmroyd, and Hebden Bridge.

For commuters, the property is conveniently positioned for access to Halifax, with the A646 providing connections through the Calder Valley. Railway stations at Mytholmroyd and Sowerby Bridge offer services towards Leeds, Bradford, and Manchester, making the area a practical choice for those travelling further afield.

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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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

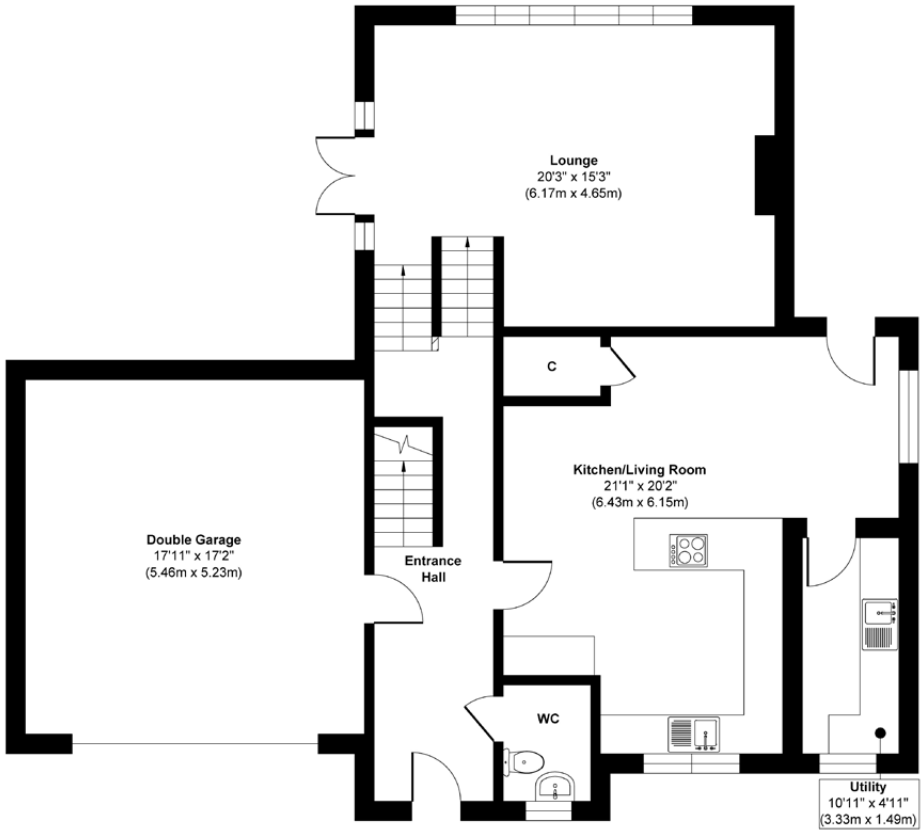
250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk
homes@charnockbates.co.uk

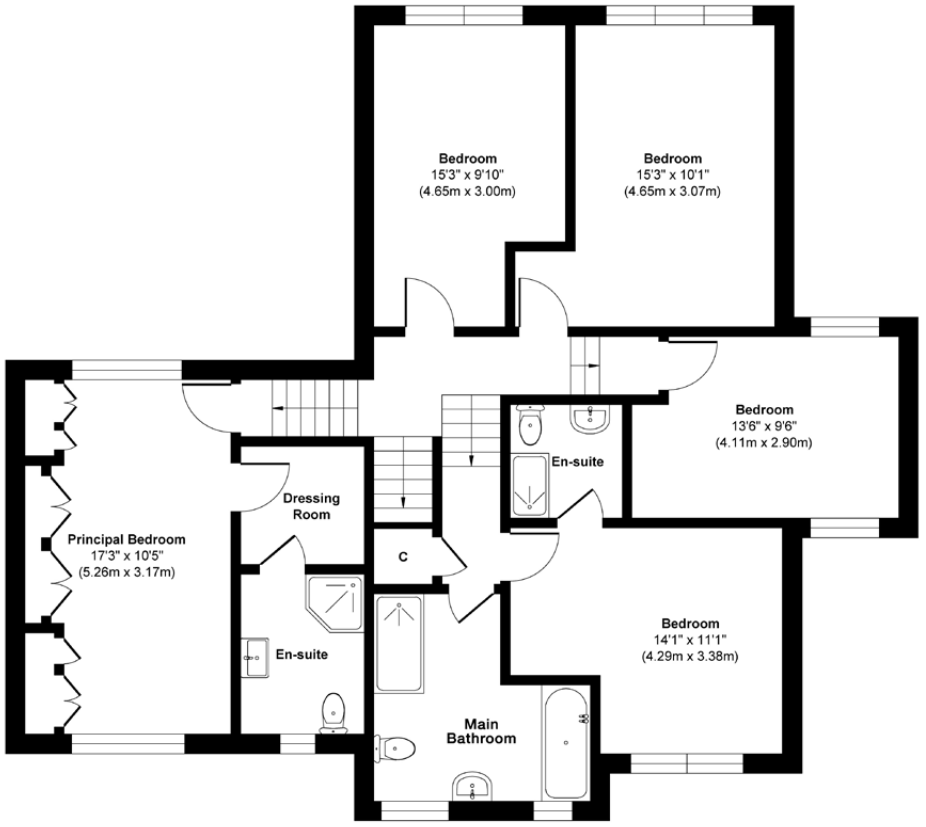
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Floor plans

Ground floor



First floor



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Total approximate floor area:
2,370 sqft (220.24m²)
(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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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk
homes@charnockbates.co.uk
rightmove.co.uk

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