



Upper Clay Pitts Farm

Clay Pitts Lane, Ripponden, Sowerby Bridge, HX6 4NR

A substantial country home with over 9.7 acres,
panoramic views, and characterful, highly versatile
accommodation arranged across
two distinct wings



Charnock Bates

The Country, Period & Fine Home Specialist





Upper Clay Pitts Farm

Clay Pitts Lane
Ripponden
Sowerby Bridge
HX6 4NR

Guide price: £1,200,000

At a glance

- Substantial country home in a rural setting above Ripponden
- Approximately 9.72 acres of land
- Flexible accommodation arranged across South and East wings
- Character features including stone mullions, exposed beams, and flagstone floors
- Impressive principal suite with vaulted ceiling and luxurious ensuite
- Multiple reception spaces offering considerable versatility
- Panoramic countryside views from the house and grounds
- 9kW solar PV system with 22 panels, 11kWh battery storage, and air source heat pump – all very recently installed
- Very large detached two-storey timber barn
- Gardens with terrace, pergola, pond, and dome sunroom

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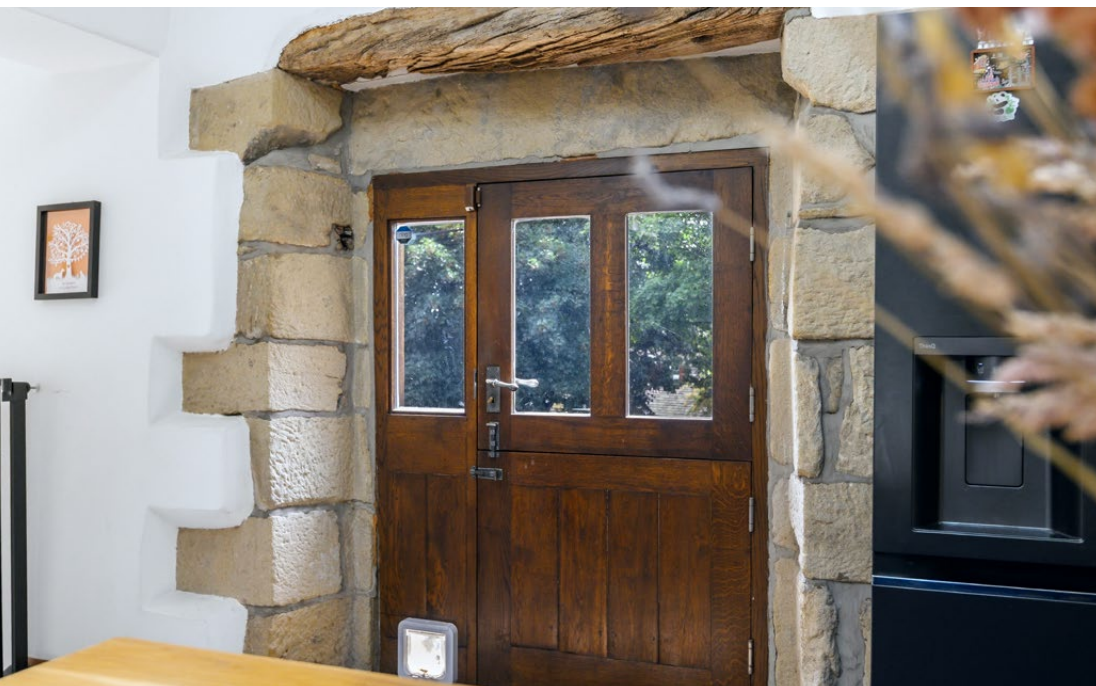
A substantial country home with over 9.7 acres, panoramic views, and characterful, highly versatile accommodation arranged across two distinct wings

Upper Clay Pitts Farm is an impressive country property occupying a private rural setting on the hills above Ripponden, with over 9.7 acres of land and far-reaching views across the surrounding countryside.

The accommodation is particularly versatile, combining the character of the original farmhouse with an extensive East Wing to create a home well suited to family life, multi-generational living, or those requiring generous space to work and entertain at home. At its heart is a characterful dining kitchen, from which the house naturally divides into its South and East wings.

Flagstone floors, exposed beams, stone mullioned windows, and log-burning stoves retain a strong sense of the property's heritage, while large picture windows, skylights, and bifold doors introduce light and make the most of its rural outlook. Modern additions include a recently-fitted air source heat pump serving the underfloor heating and hot water, alongside a recently installed 9kW solar PV system with 22 panels and 11kWh of battery storage.

A large driveway extends around three elevations, while the immediate garden includes a flagged terrace and pergola, meadow-style lawn, pond, and dome sunroom. Beyond lie over 9.7 acres of land and a very large detached two-storey timber barn, together creating an appealing proposition for buyers seeking space, privacy, and a genuine countryside lifestyle.



Ground floor

ENTRANCE PORCH

The property is entered through a practical porch with a traditional flagged floor and dual-aspect outlook. There is ample space for outdoor footwear and hanging coats before continuing into the main accommodation.

DINING KITCHEN

Forming the heart of Upper Clay Pitts Farm, the dining kitchen is a characterful and sociable space from which the accommodation divides into the South and East wings.

The dining area enjoys a dual-aspect outlook through two sets of stone mullioned windows, complemented by fitted cupboards and a flagstone floor.

Within the kitchen, four skylights introduce generous natural light, while exposed timber beams reinforce the property's character. Cream wall units are paired with blue drawer and base units, contrasting black worksurfaces and a central island with a wooden worktop.

Appliances include an AGA and Bosch dishwasher, while a door provides direct access outside.





South wing

SITTING ROOM

A comfortable reception room with a flagstone floor and log-burning stove set within a traditional surround. French doors open directly onto the terrace, while the dual-aspect arrangement brings in plenty of natural light and connects the room with its countryside setting.

WC/UTILITY

Combining two practical functions, this room includes a WC, bowl-style sink set upon a unit, fitted cupboards, and space and plumbing for laundry appliances.

SNUG

A characterful additional reception room with exposed wooden beams and a dual-aspect outlook. Its proportions also allow it to serve as a single bedroom if required, adding further flexibility to the ground-floor accommodation.



South wing – first floor

PRINCIPAL SUITE

The principal bedroom is a particularly impressive space, combining generous proportions with some of the farmhouse's strongest architectural features.

A vaulted ceiling and exposed wooden beams create a sense of height, while stone mullioned windows frame the countryside beyond. A log-burning stove set within a stone surround provides an atmospheric focal point.

PRINCIPAL ENSUITE

A stone archway leads directly from the bedroom into a substantial wet room-style ensuite, where stone mullioned windows and a skylight bring natural light into the space.

The bathroom includes a freestanding roll-top bath, shower, WC, bidet, sink set upon a unit, and heated towel rail. Exposed beams continue overhead, while a walk-in hanging closet provides useful dedicated clothes storage.

DOUBLE BEDROOM

A characterful double bedroom with exposed wooden beams and stone mullioned windows overlooking the surrounding fields.

ENSUITE

Fitted with a WC, sink, and shower.





East wing

From the dining kitchen, the East Wing opens into a light-filled hallway distinguished by a large arched barn window – an impressive architectural feature which floods the space with natural light.

The split-level arrangement provides access both upstairs and down, creating a distinct area of the house with considerable flexibility for family members, guests, home working, or children's spaces.

SINGLE BEDROOM

A single bedroom with a window featuring deep stone sills and an exposed wooden beam above.

A staircase rises from here to an attic room with reduced head height, exposed beams, and a skylight. This provides useful additional space for children's play or storage.

BATHROOM

Fitted with a bath with rainfall shower over and manoeuvrable pencil attachment, WC, and sink set upon a drawer unit. Two wall-mounted cabinets, including a mirrored cabinet, provide storage, while there is also a heated towel rail and skylight.





East wing – lower level

LOUNGE

A bright additional living space making the most of the rural setting. Bifold doors provide a direct connection with the outdoors, while a large picture window frames the surrounding countryside. A storage cupboard is also provided.

PLAYROOM / POTENTIAL BEDROOM

Currently arranged as a children's playroom with monkey bars and a fireman's pole, this generously proportioned room offers considerable flexibility and could alternatively serve as an additional bedroom.

There is a storage cupboard alongside a larger cupboard housing the property's air source heat pump, which serves the underfloor heating and hot water.

STUDY

A dedicated study provides valuable space for home working, positioned away from the property's principal living areas.

East wing – first floor

DOUBLE BEDROOM

A bright double bedroom with two skylights, exposed wooden beams, and a large picture window positioned to capture the exceptional countryside views.

ENSUITE

Fitted with a WC, sink and rainfall shower with manoeuvrable pencil attachment. Exposed wooden beams and a skylight add character and natural light.





Gardens and grounds

Upper Clay Pitts Farm stands within over 9.7 acres of land, providing an increasingly rare degree of space around the home and allowing its panoramic countryside setting to be fully appreciated.

A large driveway extends around three elevations of the property, providing extensive off-road parking. There is also an EV charger, outdoor tap, and gated access into the immediate garden.

Adjoining the house is a flagged terrace with a pergola, bordered by established flower beds and providing a natural setting for outdoor dining and entertaining. Steps rise from the terrace to a grassy, meadow-style lawn incorporating a pond and dome sunroom – a peaceful place from which to enjoy the open views.

A very large detached two-storey timber barn provides substantial additional space and adds considerably to the versatility of the property and its grounds.

Beyond the immediate gardens, the land extends to approximately 9.716 acres in total, with panoramic views reinforcing the property's sense of privacy and rurality.





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. There is an obligation in the deeds to allow the bus stop to be situated on the corner of the land. There is also an agreement to allow the energy services to prune/maintain trees around the overhead cables across the land.

TENURE	Freehold
CONSTRUCTION	Coursed stonework
PROPERTY TYPE	Detached
PARKING	Very large private tarmacadam area outside the property with space for many cars, plus one EV charger.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band B
EPC RATING	C. The vendors have since upgraded the property's former ground source heat pump to a more efficient air source heat pump and very recently installed solar panels with hybrid battery storage. A new EPC may therefore be commissioned.
ELECTRICITY SUPPLY	Connected (Octopus Energy), solar PV system comprising 22 solar panels amounting to 9kW, and storage batteries (located to the rear of property, non-roadside) of 11kWh, air source heat pump.
GAS SUPPLY	Not connected
WATER SUPPLY	Business Stream
SEWERAGE	Septic tank
HEATING	Air source heat pump (underfloor heating and water), electric AGA (kitchen heating), and air-con/heating units to some bedrooms.
BROADBAND	Connected (Sky). Currently Fibre at 18 Mbps but will soon be Fibre to door at 1,000 Mbps.
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker).

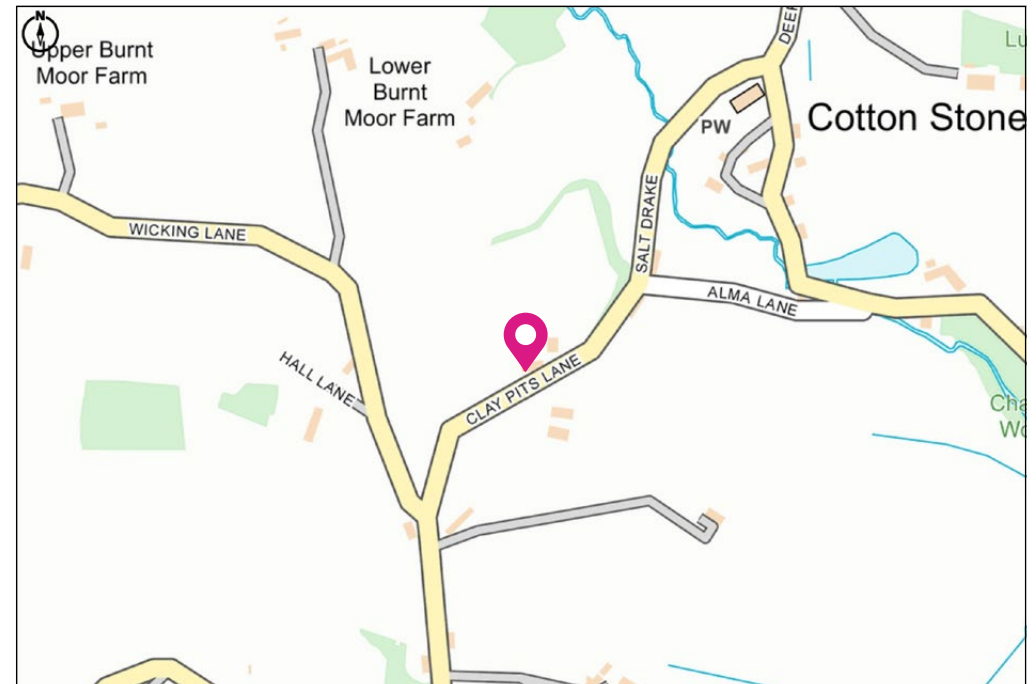
Location

Upper Clay Pitts Farm occupies an enviable countryside position on Clay Pitts Lane, within the wider Ripponden area. The setting offers the space and seclusion associated with rural living while retaining access to one of Calderdale's most sought-after villages.

Ripponden provides a useful range of everyday amenities, places to eat and drink, and village services, while the surrounding Ryburn Valley is particularly well regarded for its attractive countryside and network of walking routes.

The location is also well placed for those travelling across West Yorkshire and into Greater Manchester, with access towards the M62 providing connections to the wider motorway network. Halifax, Huddersfield, and surrounding commercial centres are all within reach, making Upper Clay Pitts Farm an appealing option for buyers who want a substantial rural home without becoming disconnected from everyday amenities and commuter routes.

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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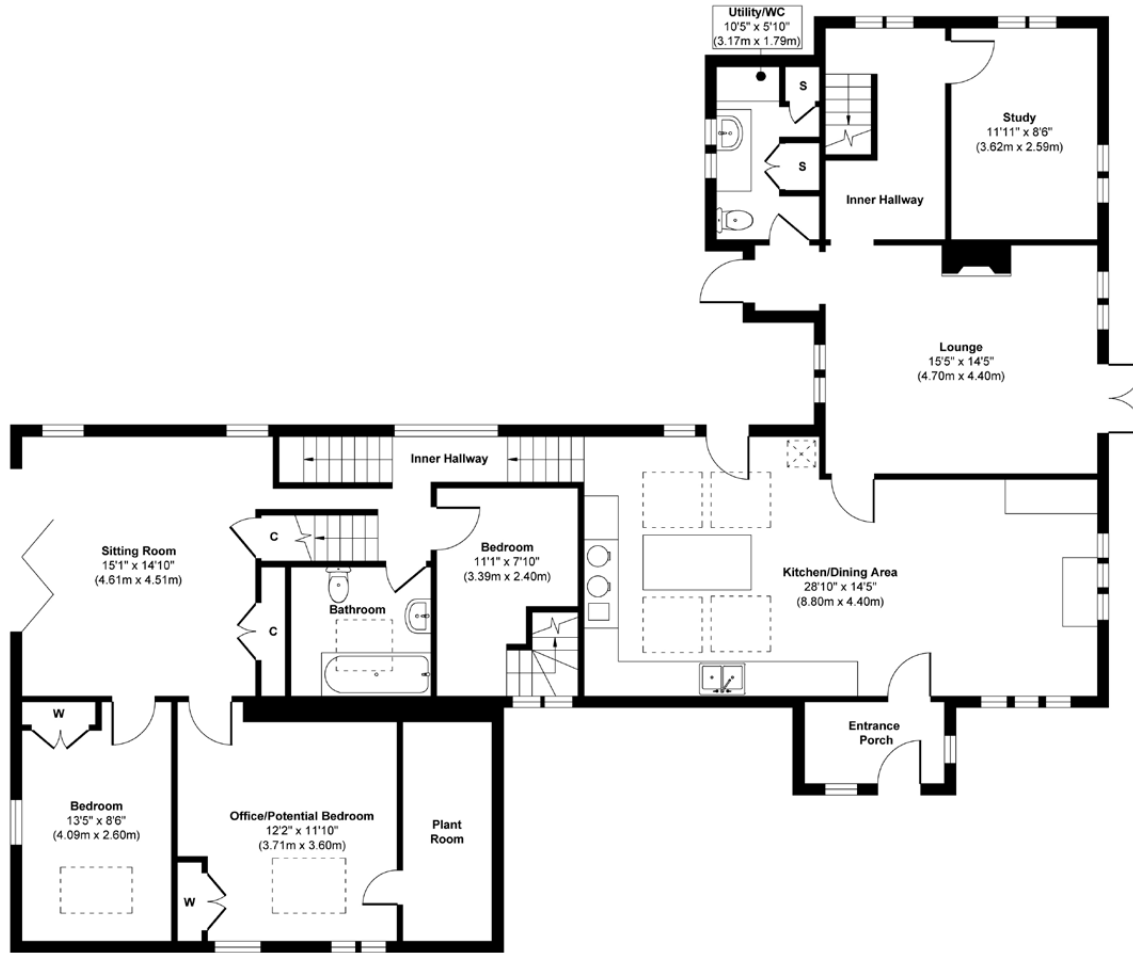
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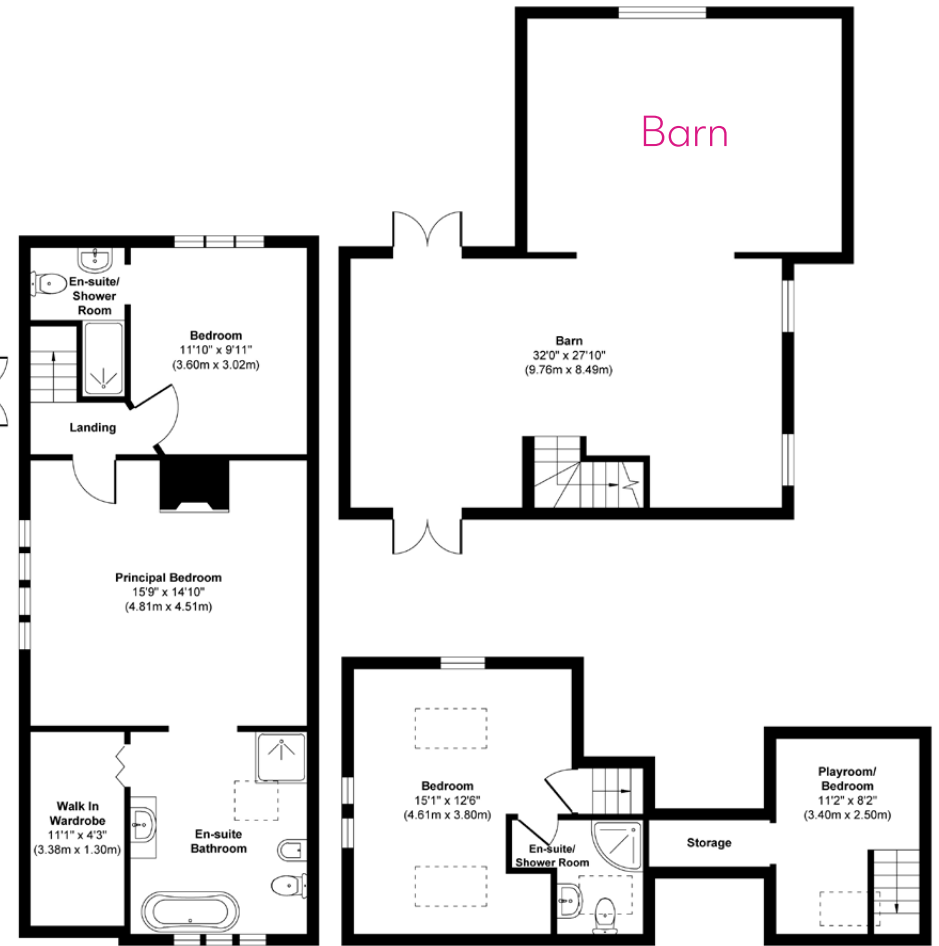
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Floor plans



Ground floor



First floor

First floor

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Total approximate floor area:
3,304 sqft (307.09m²)
(inc Barn)

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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