

# The Old Coach House

Lands Head Lane, Northowram, Halifax, HX3 7SR

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A beautifully converted Grade II\* listed property,  
combining exceptional heritage, striking  
architectural character, and contemporary luxury  
in a peaceful rural setting



**Charnock Bates**

The Country, Period & Fine Home Specialist





## The Old Coach House

Lands Head Lane

Northowram

Halifax

HX3 7SR

Guide price: £595,000

### At a glance

- Grade II\* listed conversion of the former Marsh Hall cattle shed
- Three-to-four double bedrooms
- Two ensuite bathrooms plus ground floor shower room
- Magnificent open-plan dining kitchen with premium integrated appliances
- Characterful lounge with wood-burning stove
- Flexible study or fourth bedroom
- Original seventeenth-century roof trusses and exposed timber beams
- Private cobbled courtyards to three elevations
- Gated off-road parking
- Peaceful countryside setting just minutes from Northowram village

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A beautifully converted Grade II\* listed property, combining exceptional heritage, striking architectural character, and contemporary luxury in a peaceful rural setting

Originally serving as a cattle shed to the historic Marsh Hall estate, The Old Coach House has been thoughtfully transformed into an exceptional Grade II\* listed home that celebrates its rich history while embracing modern family living.

Surrounded by open countryside yet only moments from Northowram village, it offers an enviable balance of rural tranquillity and everyday convenience.

The conversion has carefully preserved several original features, from magnificent seventeenth-century roof trusses and exposed timber beams to beautifully curved red brick walls, complete with the original recessed feeding alcoves that provide a fascinating reminder of the building's agricultural past. These historic elements sit effortlessly alongside high-quality contemporary fittings, creating a home that feels both timeless and practical.

The heart of the property is undoubtedly the impressive open-plan dining kitchen, a wonderfully light-filled space framed by full-height glazing to both front and rear, allowing natural light to flood in throughout the day while connecting beautifully with the surrounding courtyards. Three-to-four double bedrooms, two ensuites, and versatile reception rooms provide flexible accommodation suited to modern lifestyles.

Outside, charming cobbled courtyards enjoy a wonderfully peaceful setting surrounded by fields, creating intimate spaces for outdoor dining, entertaining, or simply enjoying the sounds of birdsong. Private gated parking and recently approved hardwood double-glazed windows further enhance this truly unique home.



## Ground floor

Stepping through the solid timber entrance door, the welcoming entrance porch also serves as a practical utility space, fitted with wall and base cabinetry together with plumbing for laundry appliances. Windows overlook the attractive front courtyard, while a loft hatch provides additional storage access.

### DINING KITCHEN

The spectacular dining kitchen forms the social heart of the home. Flooded with natural light from full-height glazing to both front and rear, together with French doors opening onto the rear courtyard, it is a wonderfully bright and inviting space for both everyday family life and entertaining. Exposed timber beams reinforce the building's heritage, while the generous proportions easily accommodate a large dining table.

The bespoke fitted kitchen features an extensive range of timber cabinetry complemented by contrasting work surfaces and a central island incorporating additional storage, a sink with drainer, and an integrated dishwasher. Cooking enthusiasts will appreciate the exceptional specification, including three Neff ovens, incorporating a steam oven and microwave oven, two Neff warming drawers, a Bosch electric hob, and extractor hood. A bespoke cupboard used as a bar further adds to this home's status as a perfect place for entertaining and relaxation.

### LOUNGE

The lounge is a wonderfully atmospheric room centred around a traditional red brick chimney breast housing a Clarke wood-burning stove. Windows to either side frame attractive views across neighbouring fields, while exposed ceiling beams create warmth and character throughout.









### **OFFICE/FOURTH BEDROOM**

Completing the ground floor is a highly versatile reception room, ideal as a home office, snug, or occasional fourth double bedroom, again featuring the property's distinctive curved brick wall and original feeding recesses.

### **CLOAKROOM AND SHOWER ROOM**

A cloakroom provides further storage together with external access to the rear courtyard.

The adjacent shower room is full of character, incorporating one of the property's most distinctive original features – beautifully curved exposed brick walls with the original recessed feeding alcoves still intact, offering a remarkable glimpse into the building's former life.





## First floor

### PRINCIPAL BEDROOM

Ascending to the first floor, the principal bedroom is an exceptional vaulted retreat showcasing magnificent original roof trusses dating back to the 1600s. Dual-aspect windows are set within the reduced-height eaves, together with two Velux roof lights (one electronically operated), which fill the room with natural light. A fitted wardrobe provides excellent storage.

### ENSUITE

The ensuite bathroom combines traditional styling with contemporary comfort, featuring a freestanding bath, separate shower enclosure, Shaws Original wash basin, heated towel rail, exposed beams and built-in storage.

### DOUBLE BEDROOM TWO

The second double bedroom also benefits from an impressive vaulted ceiling with exposed beams, an electronically operated Velux roof light, and a generous walk-in storage cupboard within the eaves. Its en suite bathroom comprises a bath with shower attachment, wash basin, WC, and heated towel rail.

### DOUBLE BEDROOM THREE

The third double bedroom continues the theme of exposed beams and vaulted ceilings, enjoying countryside views together with a Velux roof light and useful built-in storage cupboard.









## Gardens and grounds

The Old Coach House enjoys an idyllic position within the historic curtilage of Marsh Hall, surrounded by open countryside and peaceful farmland that creates a remarkable sense of seclusion despite being only minutes from local amenities.

Private cobbled courtyards extend around three sides of the property, providing attractive, low-maintenance outdoor spaces that perfectly complement the character of the home.

To the front, the west-facing courtyard provides an ideal setting for outdoor seating, container planting and al fresco dining, enjoying afternoon and evening sunshine, and glorious sunsets. Please note: The front courtyard is not on the title deeds, but there is an indemnity policy in place with the current vendor.

To the rear, a further enclosed courtyard accommodates practical storage, including a log store and bin storage, while also offering another sheltered outdoor seating area. There's also secure gated parking for one car, plus on-street parking.

'It's so peaceful. It feels so rural, but it's also so quick and easy to get into the village. It feels secluded and sociable at the same time.'

Current homeowner







## 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	Semi-detached
PARKING	Gated driveway for one car, plus on-street parking
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	N/A (Grade II* listed)
ELECTRICITY SUPPLY	Mains (Utility Warehouse)
GAS SUPPLY	Mains (Utility Warehouse)
WATER SUPPLY	Mains (Yorkshire Water)
SEWERAGE	Septic tank (situated in neighbour's garden)
HEATING	Gas central heating, and wood burner in lounge
BROADBAND	Utility Warehouse
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

N.B. The front courtyard is not on the title deeds, but there is an indemnity policy in place with the current vendor.

## Location

Occupying a wonderfully peaceful setting on Lands Head Lane, The Old Coach House enjoys the best of both worlds – surrounded by open countryside while remaining within easy reach of Northowram village.

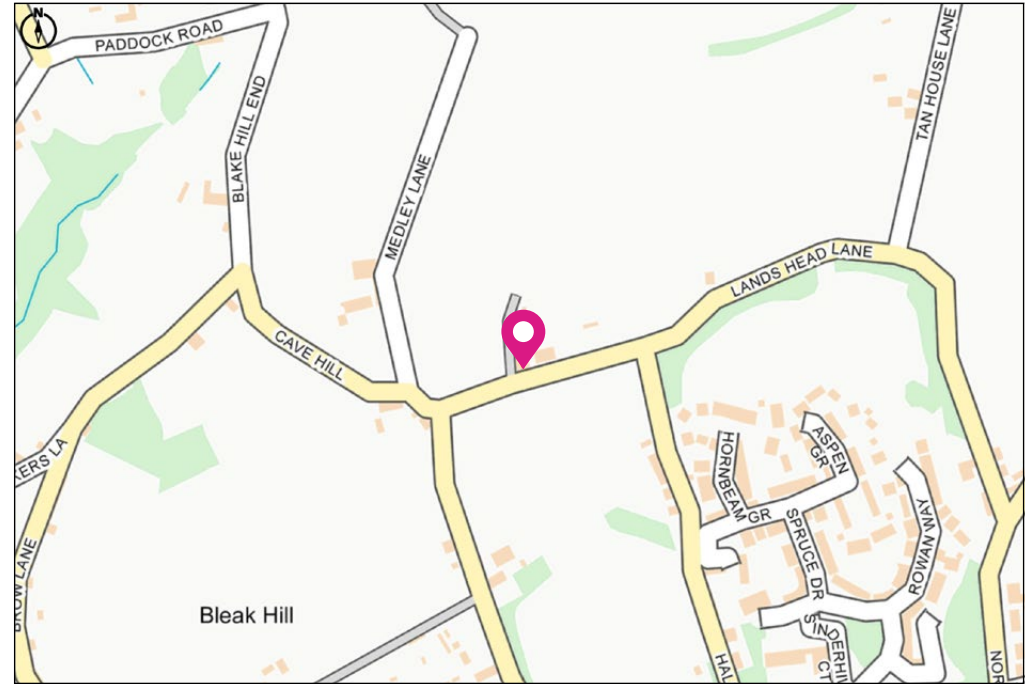
Northowram is a highly regarded village offering an excellent range of independent shops, cafés, pubs, everyday amenities, and well-regarded schools, while nearby Halifax provides extensive retail, leisure, and cultural facilities.

The property's location also offers excellent commuter links, with convenient access to the M62 motorway connecting Leeds, Bradford, Manchester, and beyond. Halifax railway station provides regular services to Leeds, Manchester, and London, making this an ideal location for those seeking a countryside lifestyle without sacrificing connectivity.

The surrounding landscape offers endless opportunities for walking, cycling and enjoying the Yorkshire countryside directly from the doorstep.

## A truly unique home where centuries of history meet exceptional contemporary living.

Beautifully preserving the craftsmanship and character of its origins while offering all the comforts expected of a modern home, The Old Coach House presents a rare opportunity to acquire one of Northowram's most distinctive period conversions. Whether relaxing beside the wood-burning stove, entertaining in the light-filled dining kitchen, or enjoying the peaceful courtyard setting surrounded by open fields, every aspect of this remarkable home reflects quality, heritage, and thoughtful design.



For further information or to arrange your private viewing, please contact Charnock Bates.

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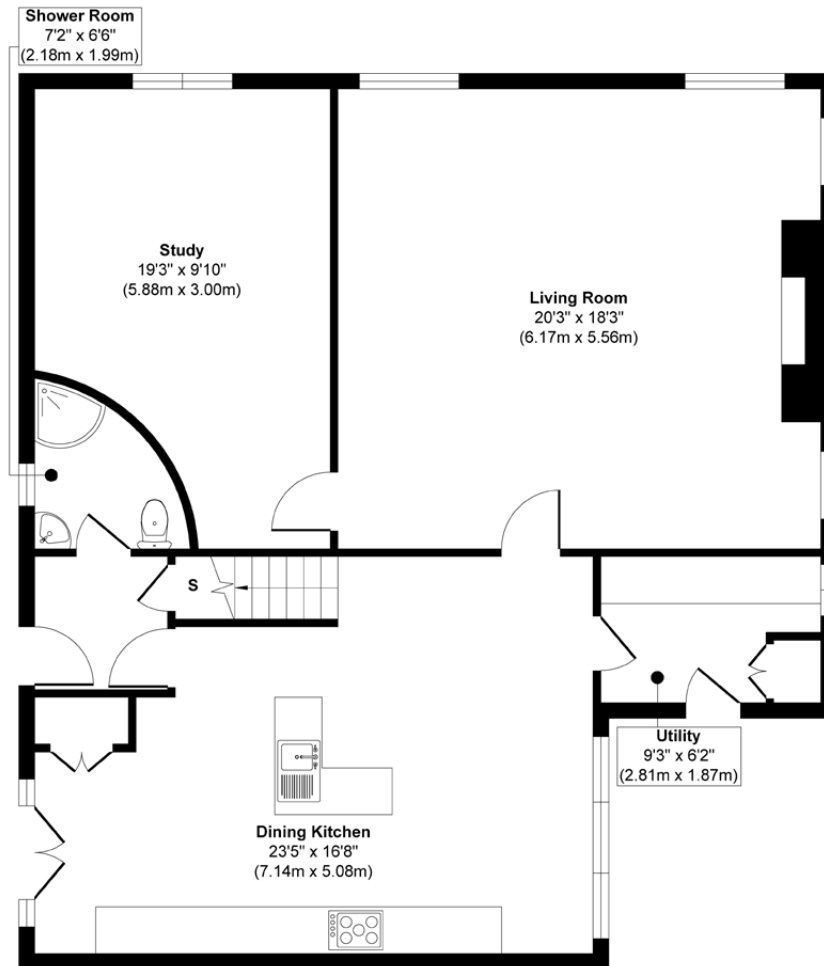
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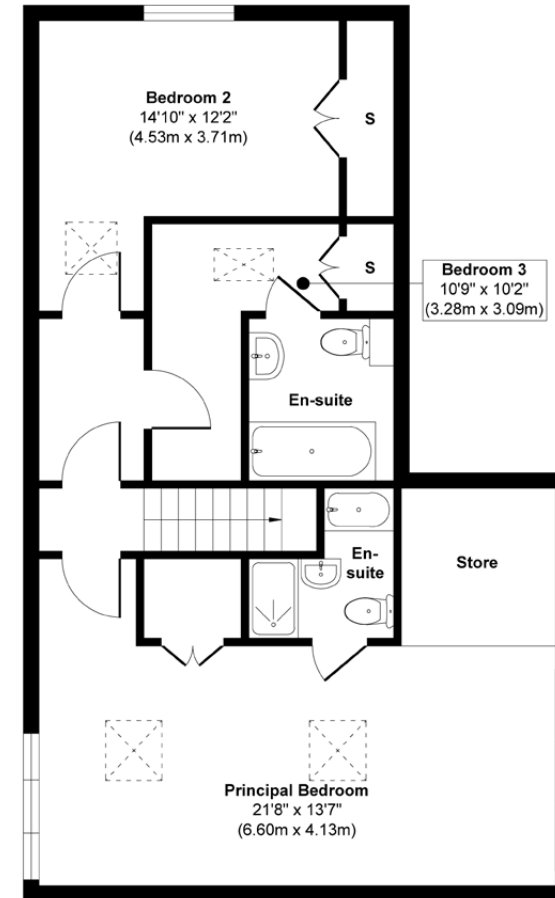


# Floor plans

## Ground floor



## First floor



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Total approximate floor area:  
**1,747 sqft (162.42m<sup>2</sup>)**

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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