



Stones End

Hebden Bridge Road, Keighley, BD22 9QH

A rare opportunity to shape a stunning
countryside home with far-reaching
moorland views



Charnock Bates

The Country, Period & Fine Home Specialist

Stones End
Hebden Bridge Road
Keighley
BD22 9QH

Offers in the region of: £795,000

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At a glance

- **Striking five-bedroom country home currently under redevelopment**
- **Set within around 1 acre of land**
- **Spectacular far-reaching views across fields and moorland**
- **Opportunity for buyers to influence kitchen, bathrooms, and interior finishes**
- **High ceilings throughout creating a wonderful sense of space**
- **Versatile ground floor bedroom suite suitable for annexe or home office**
- **Wine cellar accessed via spiral staircase**
- **Planned balcony and generous outdoor entertaining areas**
- **Private parking for two cars, turning circle to the rear, and EV charge point**

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A rare opportunity to shape a stunning countryside home with far-reaching moorland views

Set in an enviable elevated position overlooking open countryside and the Pennine moors beyond, Stones End is an exciting opportunity to acquire a beautifully reimaged country home set within approximately 1 acre of land.

Currently undergoing an extensive transformation from a former derelict property, the house will offer stylish accommodation with high ceilings, generous glazing, and thoughtfully designed living spaces that celebrate the surrounding landscape.

Uniquely, the incoming purchaser may still have the opportunity to influence the final finishes, including kitchen design, bathrooms, and interior detailing, allowing the home to be tailored to their own style. The property will feature five bedrooms, flexible living accommodation, and outstanding views from many rooms – all approached via a private track with parking, and EV charge point, and turning space to the rear.



Ground floor

The entrance hall sets the tone for the home, welcoming you into a bright and spacious interior with high ceilings and generous proportions. A staircase rises to the first floor, while a striking spiral staircase descends to a wine cellar, perfect for collectors and those who enjoy entertaining.

LOUNGE

The principal reception room is designed as a space to truly enjoy the property's spectacular setting. With dual-aspect windows framing open countryside and moorland views, the room provides an elegant yet comfortable environment for relaxing evenings or hosting guests.

Natural light floods the space throughout the day, creating a warm and inviting atmosphere that changes beautifully with the seasons.

KITCHEN & DINING SPACE

At the heart of the home lies a stylish and sociable kitchen designed for both everyday living and entertaining.

White-painted cabinetry and a striking navy-painted island are complemented by elegant gold handles, creating a contemporary yet timeless aesthetic.

Large openings provide dual-aspect views, with French doors to one elevation and sliding doors to another, seamlessly connecting the interior with the surrounding gardens and countryside beyond. The proposed wraparound balcony or terrace will provide the perfect space to sit out and enjoy the stunning panoramic views, with a morning coffee in hand.







The kitchen is designed to accommodate a premium range of integrated appliances including:

- AEG microwave
- AEG oven
- Wine fridge
- Bosch dishwasher
- Fridge
- Freezer
- Hob
- Extractor fan
- Bins

Subject to timing within the build programme, buyers may be able to influence final kitchen finishes such as worktops, cabinetry details, and layout – offering a rare chance to tailor the space to their own preferences.

GROUND FLOOR BEDROOM SUITE

A spacious ground floor bedroom enjoys large sliding doors opening towards the garden, capturing the spectacular outlook.

With a cloakroom and WC accessible from both the bedroom and entrance vestibule, the space offers outstanding flexibility and could serve as:

- A guest suite
- A self-contained annexe (subject to any necessary consents)
- A home office or studio
- Multi-generational accommodation

A separate utility room adds further practicality to the ground floor layout.





First floor

The first floor landing is illuminated by a large picture window, filling the space with natural light.

PRINCIPAL SUITE

The principal bedroom is a tranquil retreat featuring high ceilings and breathtaking long-distance views. This spacious suite includes generous built-in storage and a luxurious ensuite bathroom designed to create a true spa-like environment.

ENSUITE BATHROOM

The ensuite is planned as a striking and indulgent space featuring:

- Subtle pink-veined tiles extending from floor to ceiling
- A walk-in shower with wood-effect panelling
- Integrated wall-mounted television for viewing from the bath

Buyers may also have the opportunity to select their own freestanding bath, adding a personalised finishing touch.

ADDITIONAL BEDROOMS

Three further bedrooms provide comfortable and versatile accommodation.

These rooms benefit from large windows that capture the surrounding countryside views and create bright, welcoming spaces suitable for family members, guests, or home working.

One bedroom includes built-in wardrobes with a pull-down hanging rail, maximising practicality and storage.

FAMILY BATHROOM

The family bathroom features a toilet, sink, and shower, plus an integrated wall-mounted television and freestanding bath – which can be selected by the buyer, subject to build progress.





Gardens and grounds

One of Stones End's most compelling features is its exceptional setting.

The property sits within approximately 1 acre of land and enjoys uninterrupted views across fields and rolling Pennine countryside, with additional land purchased to the front ensuring the outlook remains open and expansive.

Outdoor spaces offer exciting potential for landscaping and lifestyle use, with buyers potentially able to influence final details such as:

- Garden design and layout
- Retaining walls and terraces
- Boundary treatments including post-and-rail fencing
- Outdoor entertaining areas and balcony options

A separate parking area with turning circle to the rear ensures convenient access, while the private approach track is currently being improved as part of the development.

Whether imagined as landscaped gardens, family play space, or peaceful outdoor seating areas to enjoy the views, the grounds provide a wonderful canvas for creating a truly special rural home.



AI-enhanced image

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:**
No public rights of way.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Driveway for approximately two cars. EV charge point.
LOCAL AUTHORITY	Bradford
COUNCIL TAX	Band D
EPC	TBA - will be available upon completion
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Septic tank for 12 people, located on neighbouring field but owner of property has right of access
HEATING	Gas and electric central heating
BROADBAND	BT
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Map Your Mobile)

Please note: Some images are AI-enhanced to give an indication of the end result, and may not be 100% accurate in reflecting the final outcome.

Location

Stones End occupies a scenic position on Hebden Bridge Road, surrounded by beautiful open countryside while remaining well connected to nearby towns and villages.

The area is renowned for its dramatic landscapes, walking routes, and outdoor lifestyle – with the Pennine moors offering endless opportunities for exploration right on the doorstep.

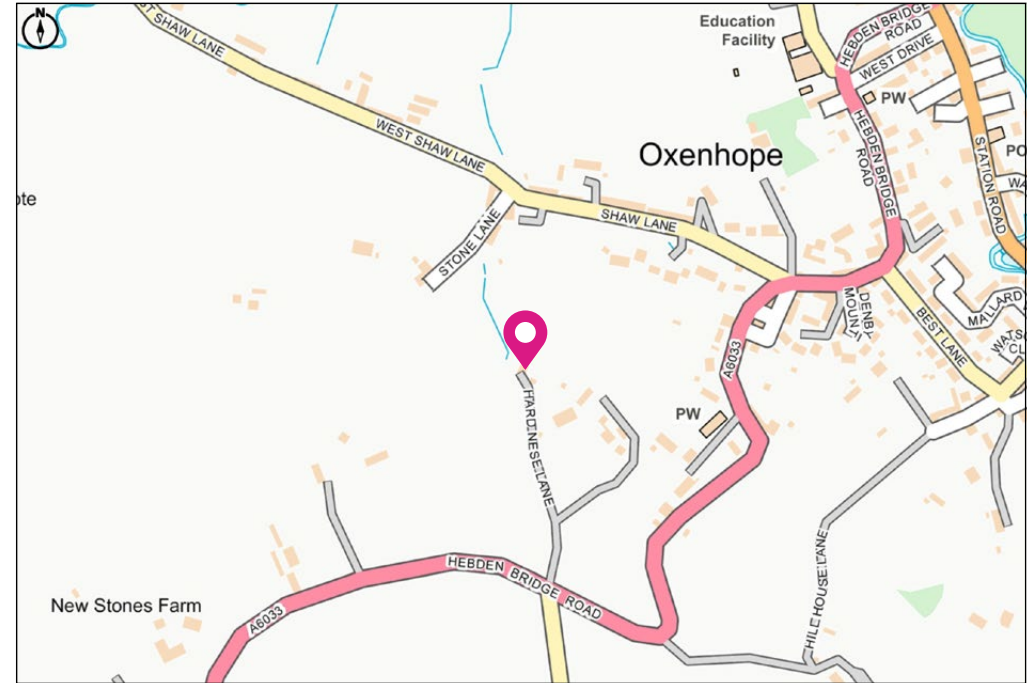
Nearby Haworth is a charming historic village famous for its cobbled streets, independent shops, cafés, and literary heritage, while Keighley provides a wider range of amenities, supermarkets, schools, and rail connections.

The location offers an ideal balance between rural tranquillity and everyday convenience, with access to:

- Excellent countryside walks and cycling routes
- Well-regarded local schools
- Rail connections from Keighley to Leeds and beyond
- The historic attractions and cultural life of Haworth
- Scenic drives through the Yorkshire countryside

Please note: this is a new-build property and measurements are subject to change. Floorplan and measurements have been provided by the developer. All building work will have warranties, and final building control sign-off certificates will be provided once finished.

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



Get in touch with the team at Charnock Bates to arrange your private tour and discover the rare opportunity to shape the finishing touches of this remarkable countryside home.

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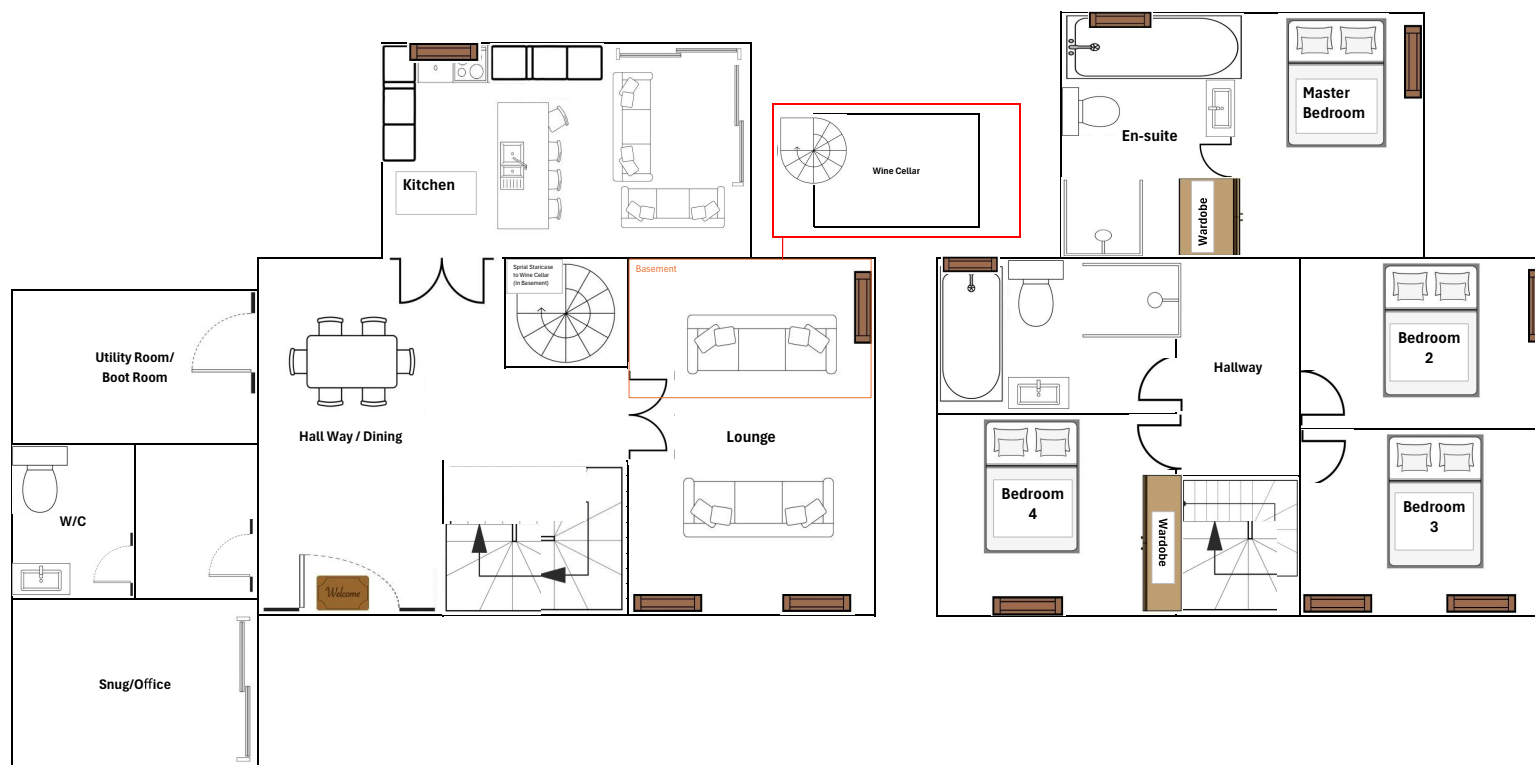
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Floor plans

Ground floor



First floor



Room	ft x ft	sqft
Master bathroom	9' 4" x 6' 9"	64.80
Master bedroom	14' 9" x 10'	149.00
Hall length (from stairs)	12' 4" x 3' 3"	41.00
House bathroom	10' 2" x 6'	61.20
Bedroom across bathroom	10' 8" x 7' 5"	81.00
Bedroom	10' 7" x 7' 5"	80.25
Bedroom next to bathroom	7' 10" x 8' 9"	63.19
Hallway/dining	10' 9" x 17' 5"	190.75
Lounge	13' 3" x 15'	199.50
Kitchen	14' 10" x 17' 3"	243.93
Utility room	11' 3" x 6' 2"	70.00
Downstairs toilet	7' x 5' 5"	38.50
Cloakroom	9' 4" x 4'	37.60
Fifth bedroom	15' x 9' 10"	136.50
Cellar	13' 8" x 5'	69.00
Total internal area		1,526.22

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Total approximate floor area:
1,526.22 sqft

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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