



## 2-3 Far Cotton Stones

Cotton Stones, Halifax, HX6 3ET

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A beautifully reimagined country home with far-reaching views, south-facing gardens, and a versatile detached double garage with annexe



**Charnock Bates**

The Country, Period & Fine Home Specialist





2-3 Far Cotton Stones  
Cotton Stones  
Halifax  
HX6 3ET

Guide price: £595,000

### At a glance

- Beautifully presented stone-built semi-detached home
- Stunning rural setting with far-reaching countryside views
- Stylish open-plan living and dining accommodation
- Bespoke kitchen with central island and integrated appliances
- Three well-proportioned bedrooms
- Character features including exposed stonework and beams
- South-facing patio garden with pizza oven
- Detached double garage with heated ancillary guest accommodation above
- Peaceful setting with direct access into surrounding countryside
- Excellent access to Ripponden, Sowerby Bridge, and commuter routes

Charnock Bates





A beautifully reimagined country home with far-reaching views, south-facing gardens, and a versatile detached double garage with annexe

Tucked away within the rural hamlet of Cotton Stones, 2-3 Far Cotton Stones is a characterful stone-built semi-detached home that combines period charm with thoughtful contemporary styling.

Surrounded by open countryside and enjoying a remarkable sense of peace and privacy, the property offers beautifully presented accommodation, a detached double garage with ancillary guest space above, and a lifestyle centred around nature, tranquillity, and the outdoors.

Having been comprehensively redecorated and improved by the current owners over recent years, including the installation of a new boiler, the home is presented to an exceptional standard throughout. Internally, the property balances rustic textures and original features with refined modern finishes, creating interiors that feel both luxurious and welcoming.

The setting is particularly special. With no street lighting nearby, the night skies remain wonderfully dark, allowing uninterrupted views of the stars, while the surrounding fields regularly attract deer and pheasants, adding to the idyllic rural atmosphere.



## Ground floor

### ENTRANCE PORCH

The home is entered via a charming entrance porch positioned between two timber doors with glazed panels. A large picture window immediately frames the surrounding landscape, offering an enticing introduction to the countryside setting beyond.

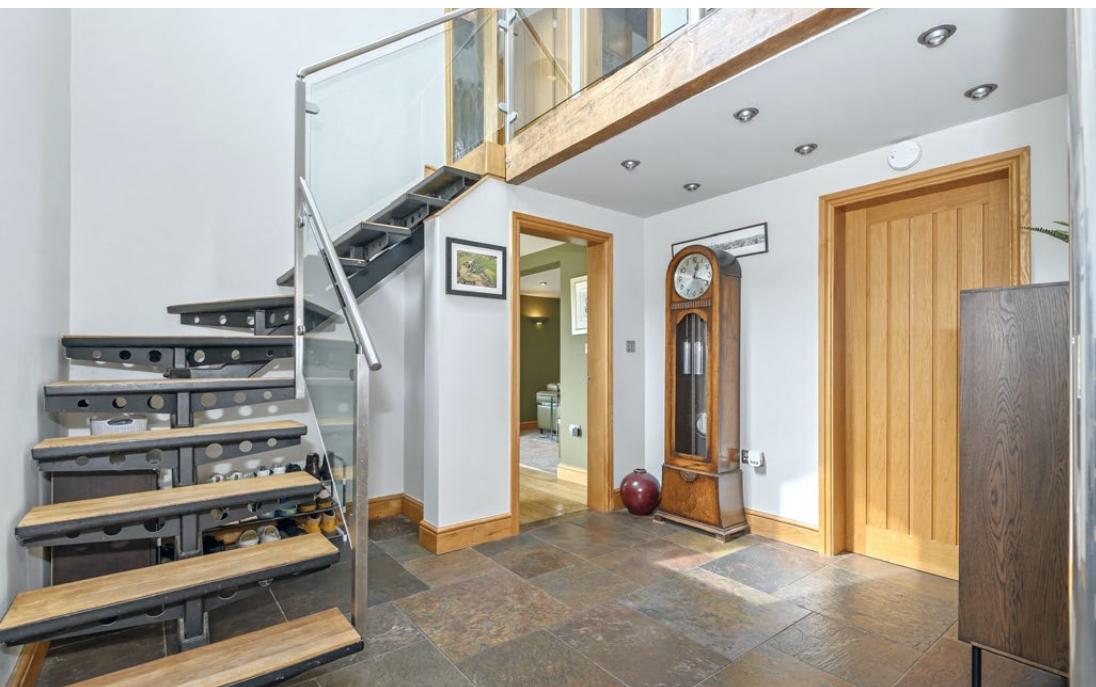
### HALLWAY

The reception hall creates a striking first impression, with copper-toned stone slate flooring extending underfoot and a dramatic vaulted ceiling rising above. An automated Velux window draws natural light into the space, while the sculptural double-height tubular radiator adds a contemporary architectural touch. A staircase rises to the first-floor galleried landing, complete with sleek glass balustrading.

### KITCHEN

Designed as both a practical workspace and sociable hub of the home, the kitchen blends country character with modern functionality. Painted solid oak cabinetry is paired with contrasting work surfaces and a traditional Belfast sink, while integrated appliances include a dishwasher, Rangemaster cooker, and extractor hood.

At the centre of the room, a substantial island provides additional preparation space alongside informal seating for three people, complete with a drinks fridge and Kenwood microwave beneath. The same distinctive stone slate flooring continues throughout, enhancing the cohesive flow of the ground floor.





It's eleven sixteen





### **UTILITY ROOM**

Complementing the kitchen, the utility room features matching cabinetry and work surfaces, together with a sink, drainer, and space and plumbing for laundry appliances.

### **WC**

Conveniently positioned off the hallway, the cloakroom comprises a WC, wash basin, and fitted storage cupboards housing the boiler.

### **DINING ROOM**

Positioned within the open-plan living space, the dining area enjoys a dual-aspect outlook and French doors opening directly onto the south-facing patio garden, allowing indoor and outdoor living to blend seamlessly during the warmer months. Timber floorboards add warmth and character beneathfoot.

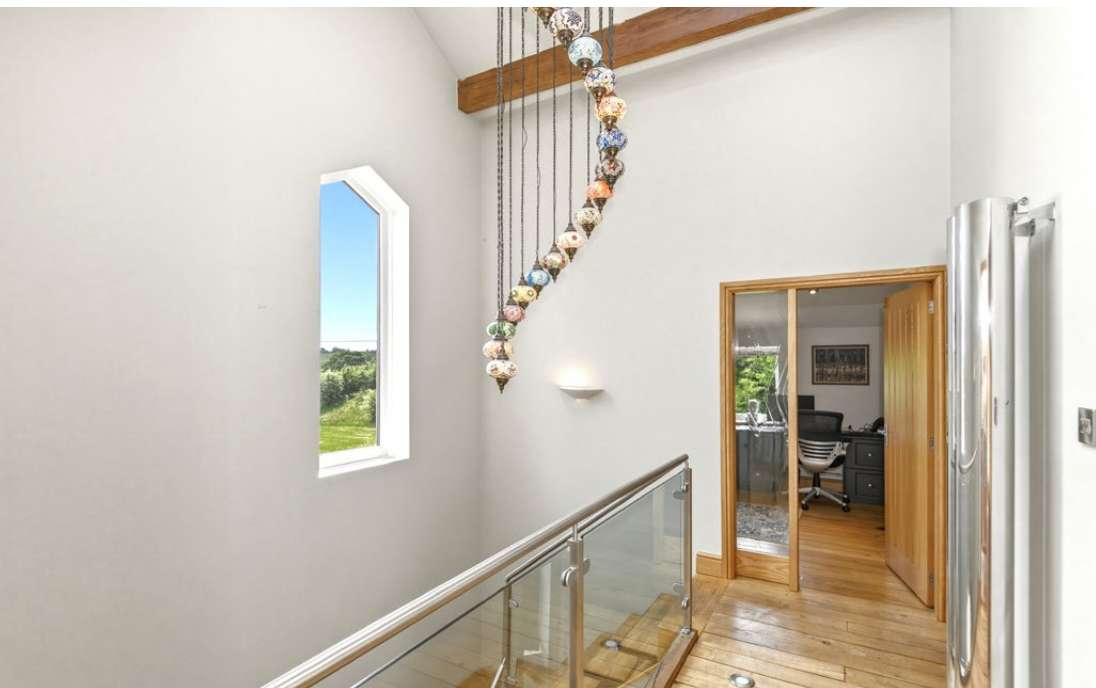
### **LOUNGE**

Beyond a wide rectangular archway, the lounge provides a cosy yet elegant retreat. Plush carpeting, rich olive-green tones, and exposed stone detailing create a welcoming atmosphere, centred around a gas fire set within a substantial stone surround. Windows frame leafy views across the gardens and surrounding countryside, while full-height tubular radiators reinforce the home's stylish contemporary aesthetic.









## First floor

### GALLERIED LANDING

The first-floor landing is an impressive architectural feature in its own right, overlooking the hallway below and benefitting from a large arched window with views across open fields. Timber floorboards, a statement spiral pendant light, and contemporary radiator complete the space.

### STUDY

Currently arranged as a home office, the study combines exposed beams, timber flooring, and fitted furniture including wardrobes, drawers, and a desk. The countryside outlook creates an inspiring and peaceful working environment.

### PRINCIPAL BEDROOM

The principal bedroom is a beautifully restful space, enhanced by high ceilings, exposed stonework, plush carpeting, and uninterrupted rural views.

### ENSUITE SHOWER ROOM

Stylishly designed in a wet room style, the shower room features a massage shower, heated towel rail, and a double-width vanity sink.

### DOUBLE BEDROOM

A further double bedroom enjoys exposed beams, timber flooring, and high ceilings, with olive-green feature walls continuing the home's carefully curated interior palette.

### FAMILY BATHROOM

The family bathroom is both practical and indulgent, comprising a Jacuzzi bath, separate shower, WC, bowl sink, heated coil radiator, and Velux roof window.









## Gardens and grounds

Externally, the property enjoys a delightful south-facing patio garden designed for entertaining and relaxing alike. A pizza oven creates the perfect setting for al fresco dining, while the surrounding countryside provides a constantly changing natural backdrop.

A gate leads directly into the neighbouring field, where the current owners have enjoyed informal access, enhancing the wonderful sense of openness and connection to the landscape.

Wildlife is regularly seen from the garden, including deer and pheasants, while the complete absence of street lighting allows for exceptionally clear night skies.

## Detached double garage and ancillary accommodation

The substantial detached double garage benefits from heating and its own boiler, with ancillary accommodation positioned above. While not permitted for permanent residential occupation or holiday letting, the space provides excellent flexibility for guests, hobbies, or recreational use.

The open-plan accommodation is cleverly zoned between sleeping and living areas through a combination of carpeting and timber flooring, with Velux windows and additional glazing ensuring excellent natural light throughout. A kitchenette with sink and drainer is complemented by a contemporary shower room featuring a rainfall shower, WC, wash basin, and heated towel rail.

Between the double garage, parking spaces, and extensive gated driveway, there are parking spaces for approximately seven cars.









## 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	Yorkshire stone
PROPERTY TYPE	Semi detached
PARKING	Space for over seven cars in total: two in the detached double garage, three in the spaces in front of the garage, one additional space, plus over four more at the top of the drive. There is an EV charger, but the current homeowner may take it with them.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
EPC RATING	C
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating and gas fire in lounge
BROADBAND	Starlink, 100 Mbp
MOBILE SIGNAL	Good outdoor on most networks (Ofcom Mobile Coverage Checker)

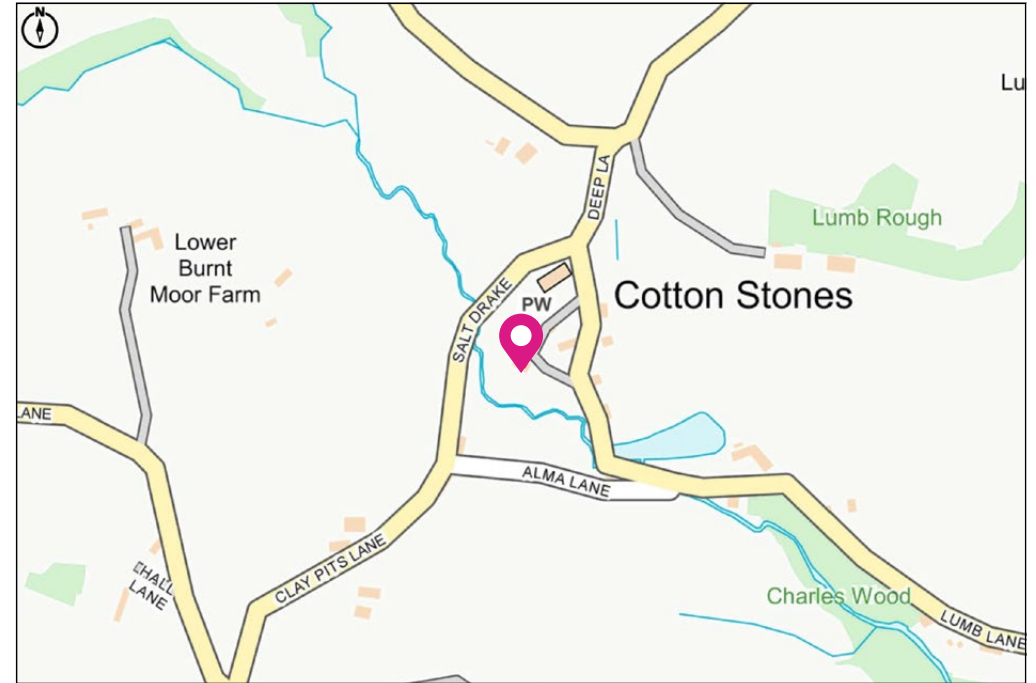
## Location

Cotton Stones is a highly regarded rural location positioned above the Ryburn Valley, offering an enviable balance between countryside living and everyday convenience. Surrounded by open moorland and scenic walking routes, the area is ideal for those seeking a quieter pace of life without feeling isolated.

The nearby villages of Ripponden and Rishworth provide an excellent range of independent shops, cafés, pubs, and everyday amenities, while the popular The Alma Inn is just a short distance away and well known for its food, hospitality, and panoramic views.

Well-regarded local schooling is available throughout the area, including both state and independent options, while Sowerby Bridge offers rail connections to Leeds and Manchester. The M62 motorway network is also readily accessible, making the property well suited to commuters seeking a more rural lifestyle.

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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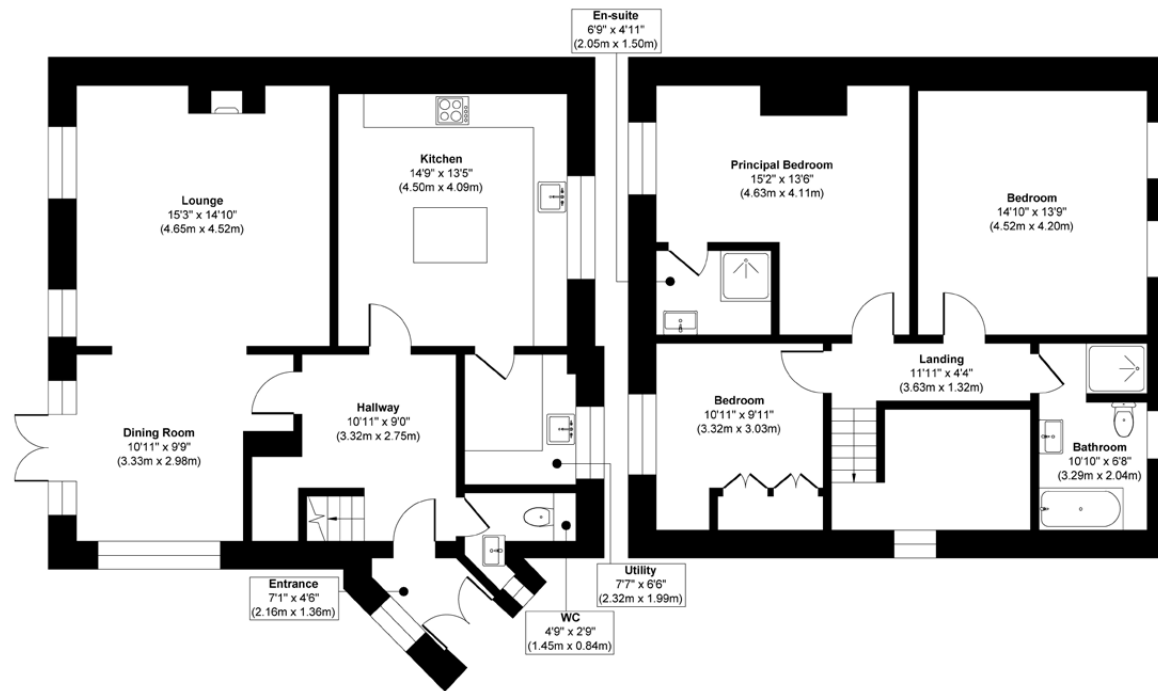
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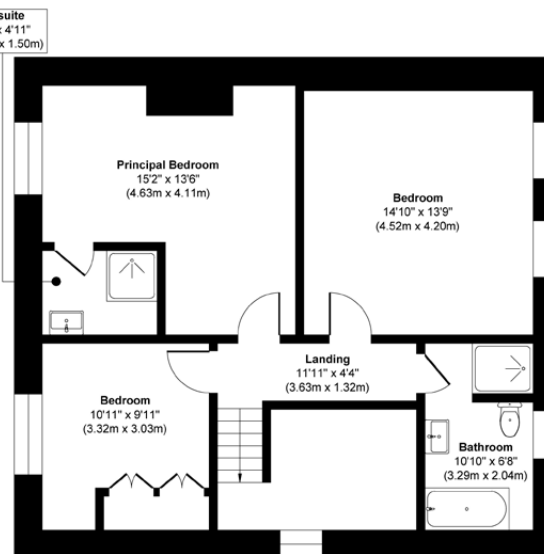


# Floor plans

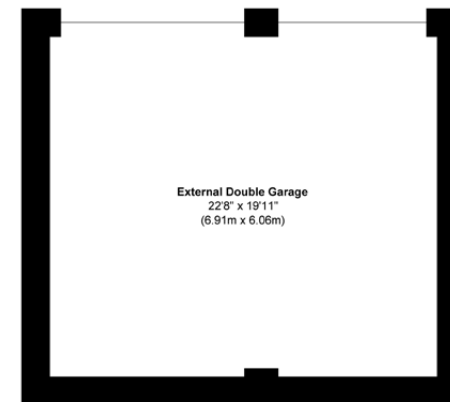
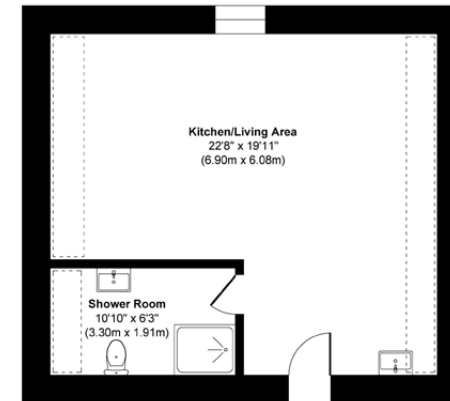
Ground floor



First floor



Garage/annexe



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Total approximate floor area:  
**2,374 sqft (220.72m<sup>2</sup>)**  
(inc Garage/Annexe)

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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