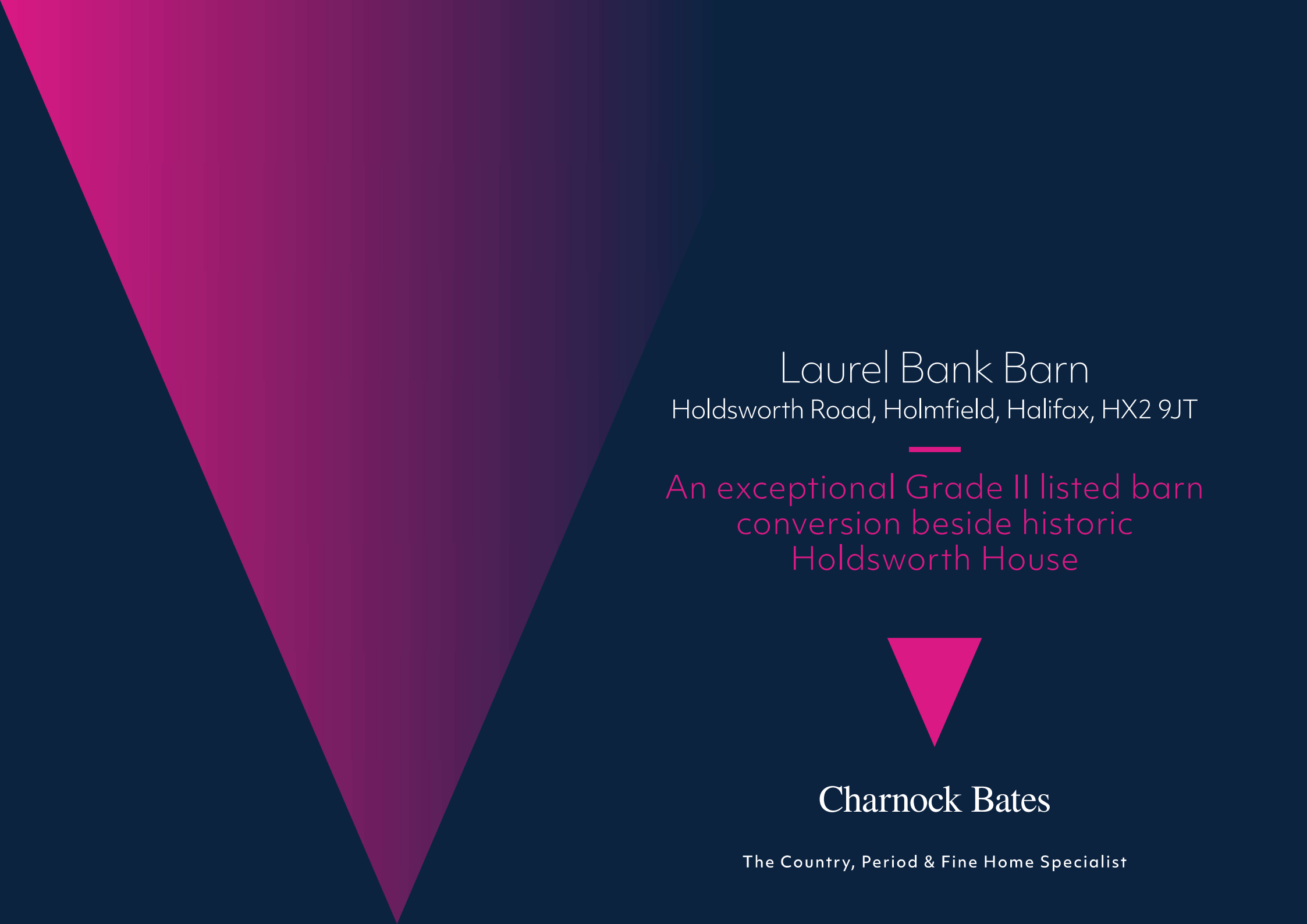




Laurel Bank Barn

Holdsworth Road, Holmfield, Halifax, HX2 9JT

An exceptional Grade II listed barn
conversion beside historic
Holdsworth House



Charnock Bates

The Country, Period & Fine Home Specialist





Laurel Bank Barn
Holdsworth Road
Holmfield
Halifax
HX2 9JT

Offers over: £535,000

At a glance

- Grade II listed detached barn conversion
- Five versatile bedrooms
- Beautiful exposed beams and vaulted ceilings
- Stunning open-plan kitchen and dining space
- Cinema room and flexible additional reception/bedroom
- Luxurious principal bedroom suite with walk-in wardrobe and ensuite
- Elegant recently renovated family bathroom
- Landscaped gardens with decking and hot tub area
- Garage with fully insulated home office
- Located next to the prestigious Holdsworth House

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An exceptional Grade II listed barn conversion beside historic Holdsworth House

Neighbouring the renowned Holdsworth House, Laurel Bank Barn is a beautifully presented Grade II listed detached barn conversion combining rich heritage with contemporary comfort.

Behind its characterful stone façade lies a spacious five-bedroom home filled with architectural charm – where exposed beams, vaulted ceilings and striking ironmongery sit alongside stylish modern finishes. The thoughtfully designed layout offers a wonderful sense of light and flow, perfectly suited to both relaxed family life and entertaining.

Two outdoor areas create inviting spaces to unwind, while a detached garage, generous parking, and a fully insulated garden office provide excellent practicality for modern living and working from home.



Ground floor

Entrance vestibule

A welcoming entrance vestibule provides practical space for coats and shoes before glazed doors open into the dining area. A staircase with contemporary glass panels rises to the first floor, immediately setting the tone for the blend of historic charm and modern design found throughout the home.

OPEN PLAN KITCHEN & DINING AREA

Dining space

Positioned at the heart of the home, the dining space enjoys warm wooden flooring and bifold doors opening directly onto the flagged outdoor space, creating a seamless connection between indoor and outdoor living.

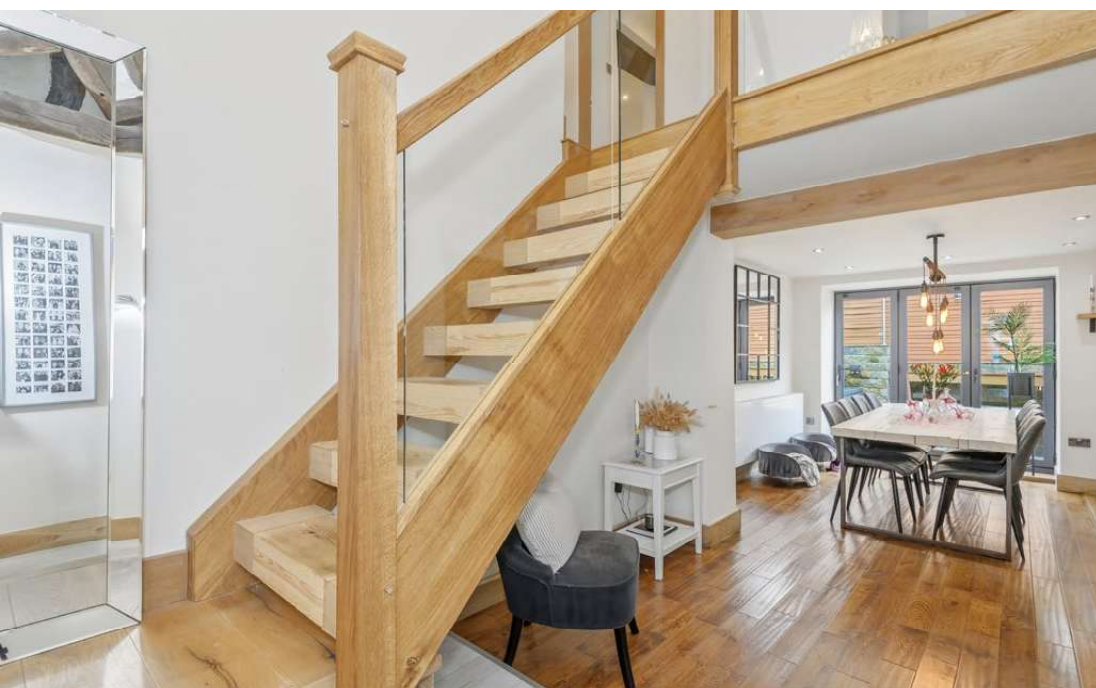
Kitchen

The beautifully appointed kitchen combines sleek matt grey wall and base units with striking black worksurfaces. A large breakfast bar comfortably seats four, while a wood-topped central island incorporates two wine fridges – perfect for entertaining.

Features include:

- Belfast sink
- Smeg range cooker with six-ring gas hob
- Extractor hood
- Integrated dishwasher

A door provides further access to the flagged outdoor area with hot tub, allowing the kitchen to function as a sociable hub for family life.











Cinema room

Designed for cosy evenings in, the cinema room features plush carpeting, atmospheric dark décor and spotlighting – creating the perfect setting for film nights.

Double bedroom

Currently used as a gym, this generous room could equally serve as a double bedroom or additional reception space. With a vaulted ceiling, dual-aspect outlook, and dark and moody decor, it enjoys an atmospheric feel.

Living room

The living room is an extremely spacious, breathtaking space where the barn's architectural heritage truly shines. Impressive exposed timber beams form a dramatic truss structure overhead, while a galleried mezzanine landing allows views all the way up to the first floor.

French doors open onto the rear garden, and a multi-fuel Heta stove creates a cosy focal point for winter evenings.











First floor

A striking galleryed landing overlooks both the entrance hall and living room below, enhancing the feeling of openness and connection throughout the home.

Principal bedroom suite

A peaceful and spacious retreat with soft carpeting and exposed timber beams. A walk-in wardrobe provides generous storage space, and the ensuite completes the suite.

Finished to an exceptional standard, the ensuite features:

- His-and-hers bowl sinks set on a wood-topped vanity unit
- Illuminated mirror
- Rainfall shower with additional handheld attachment
- Recessed wall niches with downlighting
- Heated towel rail
- Toilet







Bedroom two

Currently arranged as a dressing room, this light-filled bedroom enjoys a double-width skylight and charming arched openings that create a distinctive architectural feature, leading into a separate dressing area/storage space..

Bedroom three

A comfortable double bedroom with exposed beam and skylight.

Bedroom four

Another well-proportioned bedroom offering flexible accommodation for family or guests.

Family bathroom

Recently refurbished, the family bathroom is a stunning space combining contemporary design with traditional touches. It includes:

- Elegant freestanding oval bath with traditional mixer taps and shower attachment
- Walk-in rainfall shower with handheld attachment
- His-and-hers vanity sinks
- Traditional-style WC
- Illuminated mirror
- Heated towel rail
- Exposed timber beam







Gardens and grounds

Back garden

The space to the rear of the property has been thoughtfully designed as a private entertaining space. A flagged terrace leads up to a tiered decking area, where a covered pergola shelters a hot tub – creating a relaxing retreat for evenings outdoors. Lighting enhances the space after dark, while a side gate leads through to the carport.

Side garden

Facing south-east, the 'side garden' enjoys plenty of natural light throughout the day. Artificial lawn and decking areas create a low-maintenance outdoor space ideal for family living or entertaining. A door provides direct access to the garage.

Garage and garden office

A detached outbuilding incorporates both a single garage and a fully insulated home office, complete with electricity – perfect for remote working or creative pursuits.

The driveway and carport provide parking for approximately three to four cars, with the single garage providing parking for an additional car. The carport features an EV charger.







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 converted barn
PARKING	Single garage, plus parking for up to four cars on driveway and under carport. EV charger in carport.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC RATING	C
ELECTRICITY SUPPLY	So Energy
GAS SUPPLY	So Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus multi-fuel stove in living room
BROADBAND	Fibre (Brsk) Download: 193 Mbps Upload: 133 Mbps
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Map Your Mobile)

Location

Laurel Bank Barn enjoys a particularly enviable position, tucked back from Holdsworth Road and neighbouring the historic Holdsworth House – a celebrated Jacobean manor house renowned for its award-winning restaurant, beautiful gardens, and elegant afternoon teas.

This charming setting offers the best of both worlds: peaceful surroundings steeped in heritage, yet excellent access to Halifax, Calderdale and the wider West Yorkshire region. Nearby villages provide local amenities, scenic countryside walks, and a strong sense of community.

For commuters, Halifax town centre and railway station are within easy reach, offering connections to Leeds, Manchester, and beyond.

A home full of character and style

Laurel Bank Barn is a rare opportunity to acquire a beautifully finished barn conversion where historic architecture meets modern comfort. With generous living spaces, impressive craftsmanship and landscaped gardens designed for entertaining, it is a home perfectly suited to contemporary family life.



Get in touch to book your private tour.

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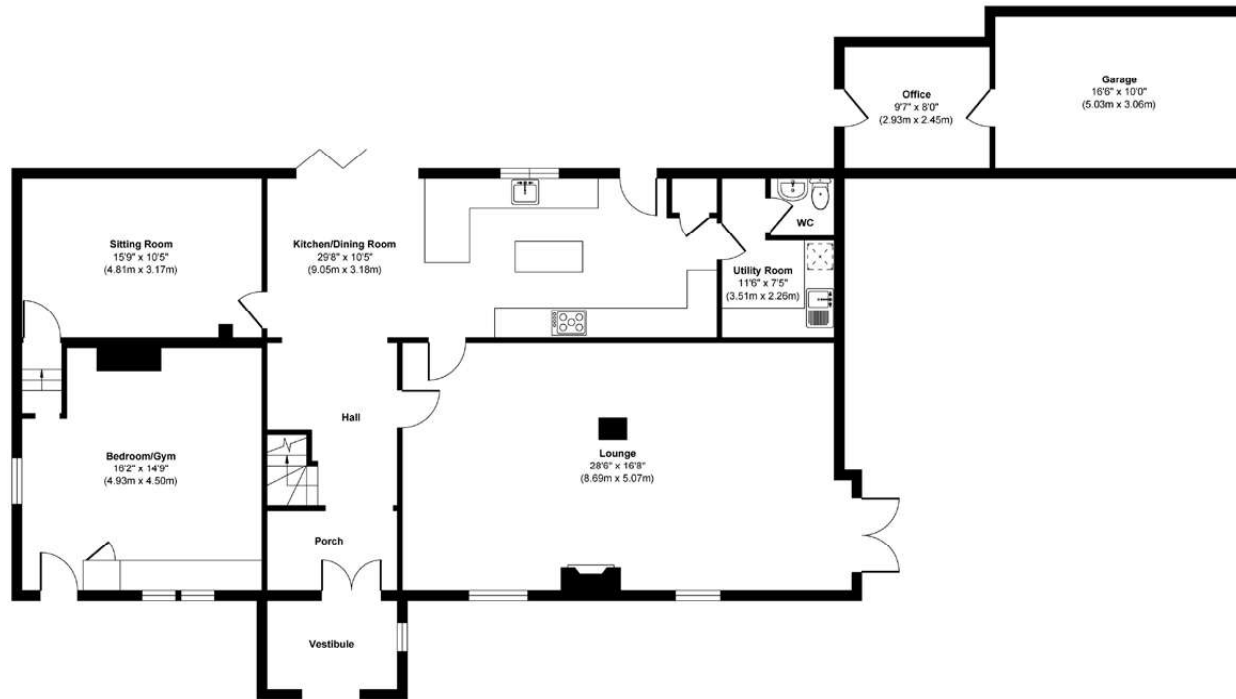
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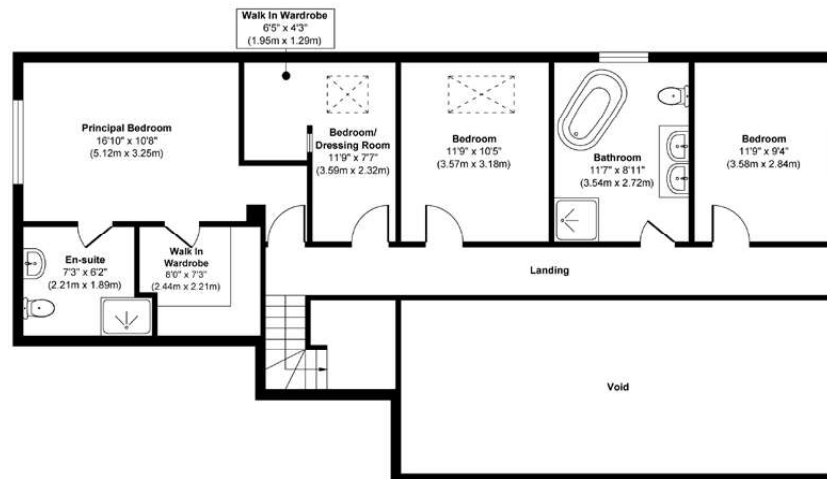


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,611 sqft (242.64m²)
 (inc Garage, excl Void)

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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