



, Sowerby Bridge, HX6 4RG  
Per Month £3,500 Per Month

**E&H** Edkins Holmes  
ESTATE AGENTS

A rare opportunity to rent an exquisite farmhouse on the picturesque outskirts of Rishworth. Set within 4.5 acres of breathtaking countryside with sweeping views over Calderdale, this luxurious property is ideal for equestrian enthusiasts or those seeking rural living.

This beautifully presented home offers: A bespoke kitchen with high-end appliances, spacious reception rooms, a large master suite with four additional double bedrooms. Versatile attic rooms providing further accommodation or workspace

Equestrian Facilities (Optional)

For those with equestrian interests, the property includes a well-equipped stable block with four stables, a tack room, and paddocks. These facilities and the surrounding land can be included within the let as required.

Available furnished or unfurnished

Can be let as a complete equestrian property or as a standalone cottage without land/stables, depending on your needs

Conveniently located near highly regarded state and private schools and benefitting from excellent transport links to both Manchester and Leeds, this unique rental offers luxury, space, and flexibility in one of Calderdale's most sought-after rural settings.

Enquire now to arrange a viewing or discuss tailored letting options.

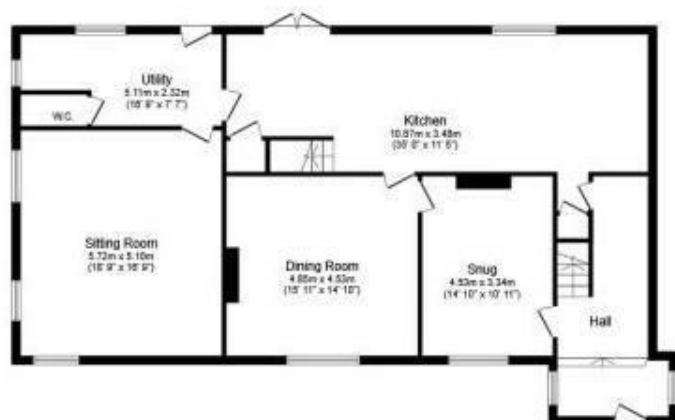


| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |                                                                                   |
|------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                            | Current                    | Potential                                                                         |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                         |                            |                                                                                   |
| (81-91) <b>B</b>                                           |                            |                                                                                   |
| (69-80) <b>C</b>                                           |                            |                                                                                   |
| (55-68) <b>D</b>                                           |                            |                                                                                   |
| (39-54) <b>E</b>                                           |                            |                                                                                   |
| (21-38) <b>F</b>                                           |                            |                                                                                   |
| (1-20) <b>G</b>                                            |                            |                                                                                   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |



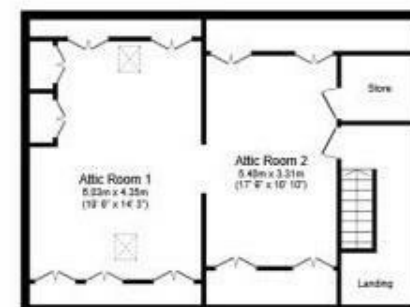




**Ground Floor**



**First Floor**



**Second Floor**