



**Stoney Springs House Stoney Spring, Brearley HalifaxHX2 6HP**

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## **Stoney Springs House Stoney Spring, Brearley Halifax**

Stoney Springs House is a rare opportunity to acquire a substantial historic home with significant ancillary accommodation, outstanding views, and excellent commuter connectivity – ideally suited to those seeking privacy, character and future potential in one of West Yorkshire's most scenic valleys.



Occupying a private, elevated position above the Rochdale Canal and River Calder, Stoney Springs House is a substantial pre-Georgian stone residence dating back to circa 1706, offering in excess of 2,500 sq ft of internal accommodation alongside exceptional future potential.

Originally four early-industrial weavers' cottages, the property was sympathetically unified in the late 1970s and now provides generous, character-rich family living. Period features include exposed beams, mullioned windows, stone fireplaces, oak joinery and a striking double-height vaulted lounge with full-height stone chimney breast.

Set within approximately 0.8 acres of south and south-west facing landscaped gardens, the property enjoys stunning views across the Calder Valley. Importantly, the grounds include a detached two-storey stone cottage with attached barn, for which listed building consent has previously been granted for conversion into additional living accommodation. This established planning precedent offers significant scope for annexe accommodation, multigenerational living or holiday-let use (subject to renewed consents).

Further benefits include a detached double garage with garden store beneath, gated off-road parking and tiered gardens descending towards the canal, which forms the lower boundary. Subject to permissions, there may also be potential for a private mooring.

Despite its peaceful setting, the property is ideally placed for commuters.

## Disclaimer



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## Stoney Springs House, Stoney Spring

- \*\*\* GUIDE PRICE £800,000 - £900,000 \*\*\*
- Substantial pre-Georgian Stone Built Residence
- Detached Two Storey Stone Cottage & Barn with potential for development (STPP)
- South Facing Tiered, Landscaped Gardens
- Outstanding Views over the Rochdale & Calder Valley

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

guide price

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SWB109337 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01422 833553**



[sowerbybridge@williamhbrown.co.uk](mailto:sowerbybridge@williamhbrown.co.uk)



14 Wharf Street, SOWERBY BRIDGE, West  
Yorkshire, HX6 2AE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**