



The Woodlands

Ripley Terrace, Luddendenfoot, Halifax, HX2 6AN

A substantial Victorian home set within
approximately 1.26 acres of private grounds,
surrounded by mature woodland and enjoying
a truly peaceful setting



Charnock Bates

The Country, Period & Fine Home Specialist





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Ripley Terrace
Luddendenfoot
Halifax
HX2 6AN

Guide price: £795,000

At a glance

- Victorian detached home set within approximately 1.26 acres of private grounds
- Beautiful woodland setting with exceptional privacy
- Set along a private road with extensive driveway parking
- Long driveway with potential for further development, subject to any necessary consents
- Spacious reception rooms with high ceilings and large sash windows
- Five versatile rooms suitable for bedrooms, studies, or hobbies
- Character features including a wood-burning stove and traditional sash windows
- Large rear lawn surrounded by mature woodland
- Peaceful setting surrounded by mature woodland and the nearby weir
- Excellent opportunity to create a truly exceptional family home

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A substantial Victorian home set within approximately 1.26 acres of private grounds, surrounded by mature woodland and enjoying a truly peaceful setting

Tucked away at the end of a private road in the sought-after Calder Valley village of Luddendenfoot, The Woodlands is a characterful Victorian home set within exceptional private grounds surrounded by mature woodland.

It offers an increasingly rare combination of privacy, generous outdoor space, exciting future potential and the added benefit of being offered with no onward chain.

Inside, the home retains many of the qualities that define its Victorian heritage. High ceilings, large sash windows, and well-proportioned rooms create an immediate sense of space, while almost every window frames beautiful woodland views, strengthening the connection between the house and its remarkable surroundings.

Whether enjoying peaceful family life, entertaining on a larger scale, or simply seeking a home immersed in nature, The Woodlands presents a unique opportunity in an outstanding setting.



Ground floor

The entrance opens into a welcoming hallway, benefiting from electric underfloor heating in addition to a radiator, where the staircase rises to the first floor. Useful understairs storage and space for coats and shoes ensure a practical arrival, while a hatch provides access to the cellar below.

LOUNGE

The lounge is particularly impressive in scale. Dual-aspect windows and French doors opening directly onto the garden create a wonderfully light atmosphere, while a wood-burning stove provides an attractive focal point during the cooler months. With woodland visible from every angle, it is a room that feels closely connected to its surroundings throughout the seasons.

KITCHEN

The kitchen has been thoughtfully arranged with an extensive range of wood-effect wall, drawer and base units that complement the natural setting beyond. A large sash window perfectly frames the mature trees outside, creating an ever-changing backdrop while preparing meals. Integrated appliances include two Bosch ovens with a warming drawer, a Bosch five-ring gas hob beneath an extractor hood, together with a sink and drainer. The kitchen also benefits from electric underfloor heating alongside a radiator. There is also space and plumbing for laundry appliances beneath the worktops, while a door provides direct access to the garden.

DINING ROOM

The dining room enjoys a dual-aspect outlook, allowing natural light to pour in throughout the day. Plush carpeting and generous proportions make it equally suited to formal entertaining or more relaxed everyday use.











First floor

The first-floor landing provides access to a large, part-boarded loft via a hatch.

PRINCIPAL BEDROOM

The principal bedroom occupies a particularly peaceful position, enjoying dual-aspect woodland views. Open the windows and the gentle sound of the nearby weir provides a wonderfully calming backdrop – an idyllic setting in which to begin and end each day.

FAMILY BATHROOM

The family bathroom has been tastefully renovated by the current owners and features both a bath with shower attachment and a separate shower enclosure, alongside a wash basin, WC, and heated towel rail.

TWO DOUBLE BEDROOMS

Two well-proportioned double bedrooms each enjoy large sash windows overlooking the surrounding gardens and woodland, with one currently serving as a study.

RECEPTION ROOM

A further substantial room is presently used as a double bedroom, although it is best suited as a sitting room, dressing room, games room, or additional reception space due to its position providing access to another room.

STUDY/DOUBLE BEDROOM

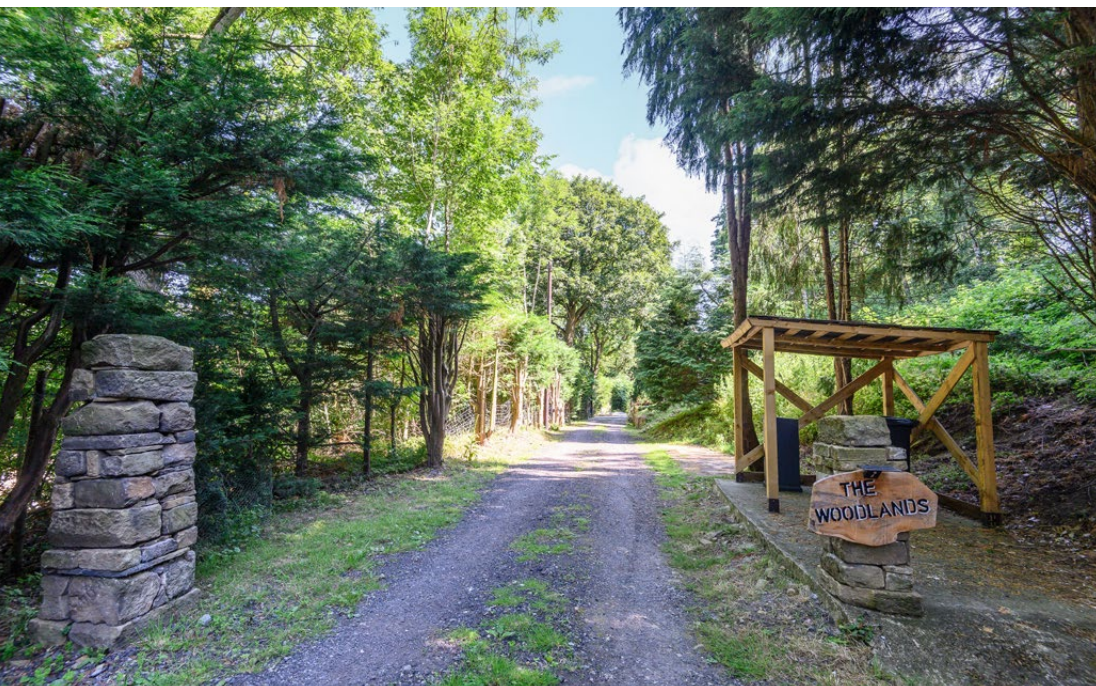
Beyond this lies another spacious room, currently arranged as a study with fitted storage along one wall. This room could equally serve as a double bedroom and also offers potential to create an ensuite, subject to any necessary consents.

SHOWER ROOM

An additional shower room provides further convenience, fitted with a double-width shower, wash basin, WC, heated towel rail, and a high-level window looking directly into the surrounding trees.







Gardens and grounds

The grounds are undoubtedly one of The Woodlands' defining features.

Extending to around 1.26 acres, the grounds offer a level of outdoor space that is increasingly difficult to find. A long private driveway leads to the house, providing parking for at least fifteen cars and creating an impressive sense of arrival. Historically, outbuildings occupied sections alongside the drive, presenting potential for future development or reinstatement, subject to any necessary consents. In particular, the open section of ground adjacent to the raised area planted with fruit trees offers potential for a large garage, with mains electricity, water and sewerage all running along the drive to make the addition of such amenities especially convenient, subject to any necessary consents.

To one side of the house, a gravelled seating area with a decorative bird bath provides an attractive spot for outdoor dining, surrounded by mature planting and complete privacy.

Beyond, the expansive rear lawn stretches towards the surrounding woodland, creating a wonderful space for children to explore, family gatherings, or simply enjoying the tranquillity of the setting. Three garden sheds across the grounds provide useful storage, while outdoor taps at both the front and rear of the property add everyday practicality.

Few properties combine such generous grounds with this degree of seclusion. Mature woodland forms a natural backdrop in every direction, creating an exceptional environment that feels peaceful, private, and immersed in nature.



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	Local sandstone with slate roof
PROPERTY TYPE	Detached
PARKING	Extensive private driveway for many cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band A
EPC RATING	D
ELECTRICITY SUPPLY	Connected to mains (E.ON)
GAS SUPPLY	Connected to mains (E.ON)
WATER SUPPLY	Connected to mains (Yorkshire Water)
SEWERAGE	Connected to mains (Yorkshire Water)
HEATING	Gas central heating (E.ON), wood-burning stove, electric underfloor heating to kitchen and hallway
BROADBAND	Vodafone (partial fibre to cabinet, 60 Mbps)
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Mobile Coverage Checker)

Location

The Woodlands enjoys a wonderfully secluded position in Luddendenfoot, where woodland walks, riverside scenery and open countryside are all on the doorstep. Despite its peaceful setting, the property remains well connected, with local amenities available in Luddendenfoot itself and the neighbouring villages of Luddenden and Mytholmroyd, while Halifax and Hebden Bridge are both within easy reach.

The surrounding Calder Valley is renowned for its beautiful landscapes, independent shops, cafés and welcoming village communities, making it a particularly desirable place to call home. Excellent road and rail connections also provide convenient access to Leeds, Manchester, and beyond, making The Woodlands well suited to those seeking a rural lifestyle without sacrificing connectivity.

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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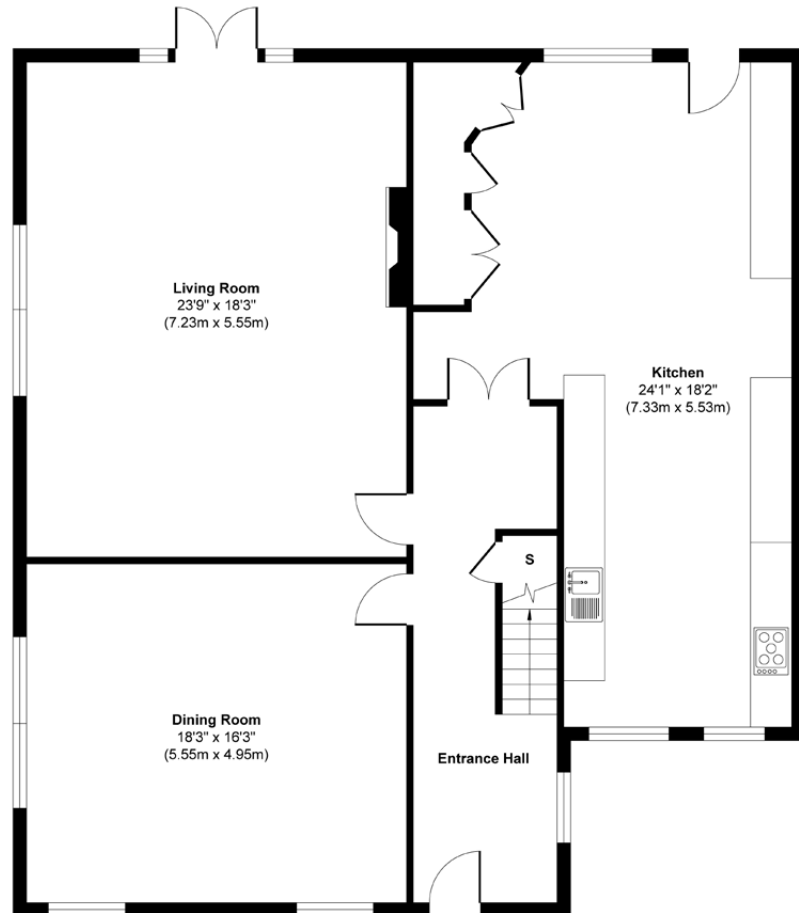
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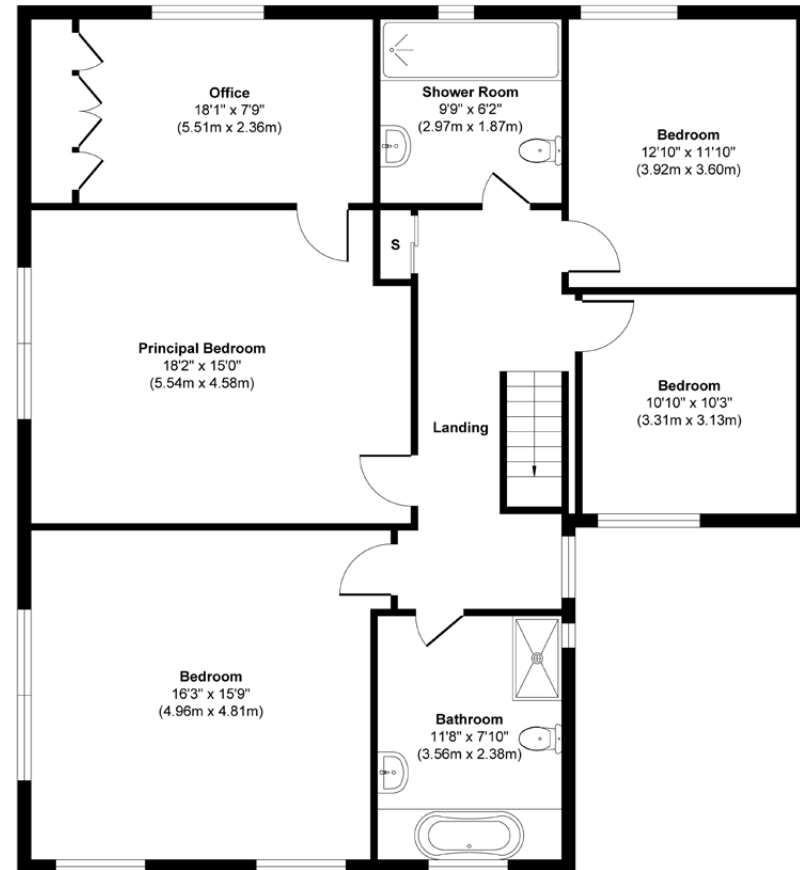


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,673 sqft (248.43m²)

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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