



HOB LANE BARN
— NORLAND



HOB LANE BARN

NORLAND

A MODERN NEW BUILD

Hob Lane Barn is anything but a bungalow, it's a modern new build architectural statement. It's crafted for those who value space, simplicity and seamless connection to the landscape. With four bedrooms, three bathrooms and a beautiful open plan living kitchen diner, the home feels both contemporary and grounded. It is a home built to last and shaped for living across generations offering comfort and clarity at every stage of life.





WELCOME TO COUNTRYSIDE CALM

Through private electric gates a long driveway sweeps towards the stone and black timber clad bungalow. Sleek, modern black framed windows with matching rooflines create a subtle contrast against the soft tones of stone. The double garage sits ahead with a boarded loft above offering practical storage without disturbing the clean architectural form. From this elevated position Calderdale's open fields stretch out in quiet rolling layers giving the home a sense of calm that settles the moment you arrive.





A PICTURE PERFECT ENTRANCE

Step inside to a long welcoming corridor where the eye is drawn straight to a large picture window of uninterrupted countryside and beyond. Natural light pours in from skylights above turning the hallway into a bright welcoming space. Underfloor heating runs throughout the home, creating warmth underfoot enhancing the calm atmosphere. It sets the tone for a home ahead, which is shaped around openness, calm and connection to its surroundings.



HEART OF THE HOME

Through a generous opening the open plan kitchen living dining space unfolds in one harmonious sweep. The kitchen balances warm oak cabinetry with cool granite worktops. The extended island includes an oak bar seating area that invites slow breakfasts and evening conversations while NEFF induction hob, oven and microwave oven appliances sit neatly within the kitchen. An integrated dishwasher and fridge freezer keep the lines clean and uninterrupted while the Quooker tap offers instant filtered boiling or cold water making daily living feel effortlessly refined. Sliding doors open onto the patio and frame the wide views that shift with the seasons. Two additional windows with picture perfect views to Wainhouse Tower brighten the space so the room feels alive throughout the day. This is a room shaped for gatherings, quiet moments and everything in between.





HIDDEN FUNCTIONALITY

Tucked discreetly behind the kitchen, the utility room offers thoughtful functionality. There is room for a washing machine and dryer along with generous cupboard space, a sink and a secondary door that leads outside. It makes outdoor living effortless and keeps the flow of daily life smooth and uncluttered.





A SANCTUARY FRAMED HORIZON

The principal bedroom offers a private sanctuary. Large windows mirror the dramatic views enjoyed from the main living area and doors guide you onto the stone patio and the lawn beyond. The walk-in wardrobe provides space for even the most impressive shoe collection whilst the en-suite complete with shower, wash basin and WC offers a calming space to prepare for the day ahead. This is a room shaped for rest, renewal and quiet appreciation of the landscape.





ROOMS READY FOR ANY CHAPTER

The spacious second bedroom enjoys views of greenery that make it feel both private and uplifting. This room benefits from its own en-suite with shower, basin and WC. This room offers space for growing children or the perfect guest suite.

Two further double bedrooms both softly lit by natural light offer comfort and flexibility to be used for any requirement. The beautifully finished family bathroom serves these rooms with a large bath, hand basin and WC.



CONTEMPORARY LIVING ROOTED IN YORKSHIRE LANDSCAPE

Wrapping around the home a wide stone patio provides an elegant threshold between inside and out. Its warm natural tones sit beautifully against the dark window frames and Yorkshire stone creating a calm place to pause with a coffee or open the French doors for summer dining. Beyond the patio the garden unfolds into a beautifully lawned sweep of green that stretches towards the valley. The uninterrupted views become a welcome part of daily life.

The home offers not only sleek architecture but also modern conveniences to make daily life easy. An air source heat pump powers the home and the modern conveniences of CCTV, electric gates, EV charging and Starlink broadband that make everyday living smooth and easy.





FINER DETAILS

- Striking new-build bungalow
- 4 double bedrooms
- 3 bathrooms (2 en-suites)
- Large open-plan kitchen living diner
- Stunning uninterrupted Pennine views
- Lawned garden with opportunity for further land
- Electric gated driveway with parking for several cars
- Double integral garage & EV charger
- Services: air source heat pump; electric underfloor heating throughout; septic tank; Starlink broadband
- No onward chain



Approx. Gross Internal Floor Area 2107 sq. ft / 195.76 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco Superstore
(20 min walk)



CHEMIST:
Pharmacy+Health, Sowerby
Bridge (15 min walk)



WALK:
Just on the doorstep Norland Moor
has stunning views



GYM:
Sowerby Bridge Pool & Fitness
Centre (18 min walk)



PUB:
The Fleece Countryside Inn
(5 min drive)



PLACES TO EAT:
Engie Social Dining
(20 min walk)



TAKEAWAYS:
Dario's Pizza



POI:
The Piece Hall, Dean Clough
& Shibden Park in Halifax



PUBLIC TRANSPORT:
Bus: services run regularly into Sowerby
Bridge, Halifax & Huddersfield (15 min
walk); Train: from Sowerby Bridge station to
Leeds, Manchester & York (20 min walk)



LOCAL SCHOOLS:
Norland C of E Junior & Infant School (Good),
Ryburn Valley High School (Good)



HOB LANE BARN
— NORLAND

Hob Lane Barn, 102 Hob Lane,
Norland, Halifax HX6 3QL

presented by



/// WHAT3WORDS:
pinks.woof.horns

To view Hob Lane Barn
Call: 0113 460 1827
WhatsApp: 07398 748511
Email: hello@mrandmrchild.com