

Charnock Bates

The Country, Period & Fine Home Specialist



Lower Birks Barn  
Grey Stone Lane, Todmorden, OL14 8RN





# Lower Birks Barn

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Todmorden  
OL14 8RN



**STONE-BUILT BARN CONVERSION, FULLY RENOVATED THROUGHOUT**



**THREE DOUBLE BEDROOMS ALL WITH ENSUITES**



**SECURE PARKING FOR EIGHT PLUS CARS**



**APPROX 2.74 ACRES OF LAND WITH EQUESTRIAN FACILITIES AND FAR REACHING COUNTRYSIDE VIEWS**

Offers over: £800,000

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## Summary

Surrounded by breathtaking, far-reaching countryside views, Lower Birks Barn offers a charming and enviable family home. A Grade II listed barn conversion, fully renovated in 2016, this characterful property sits within approximately 2.74 acres of land, including two secure grazing paddocks – ideal for keeping livestock or horses.

Blending original and modern features throughout, this home combines contemporary luxury with traditional charm, showcasing exposed stone walls, original beamed ceilings, modern underfloor heating, and bespoke finished rooms. Nestled on the edge of West Yorkshire and meticulously renovated throughout, this property must be viewed to be truly appreciated.

Internally, the property briefly comprises an entrance vestibule, utility room, boot room, ground floor cloakroom, spacious kitchen/diner, and formal lounge on the ground floor. The first floor boasts a principal bedroom with a separate dressing room and a four-piece bathroom. The dressing room could easily be converted into a fourth bedroom, subject to ascertaining the necessary building control regulations. There are also two additional double bedrooms, each with its own ensuite shower rooms.

Externally, the property occupies approximately 2.74 acres of land, including two secure paddocks spanning around 2 acres – perfect for keeping livestock or horses. The tarmacked driveway offers parking for eight or more cars, with several outbuildings, an 'L-shaped' stable block that can house up to four horses, and a timber-built shed that was previously used as an office. All outbuildings are equipped with power, lighting, and water, providing a wealth of versatile spaces. To the side of the property, you'll find a large, well-maintained pond and a small brook that runs along the boundary, enhancing the peaceful, tranquil atmosphere of the home.





## Location

The property is situated within a rural location with Todmorden being a short drive away. Todmorden is a small market town with a big industrial history which is built on the area's success in the cotton trade. Located in the heart of The Pennines and with the Rochdale Canal running through it, Todmorden boasts stunning scenery, magnificent architecture, a diverse range of shops and a railway station which provides access to Leeds (1hr), Manchester (25mins) and Halifax (15mins) which itself has a direct line to London. It has a thriving Art community, a renown Orchestra and Choral Society, an Operatic and Drama Society and is the home of the now global movement of Incredible Edible. At the meeting point of three steep valleys, Todmorden is also an ideal base for walking, mountain biking, bird watching, horse riding and much more. There are a wide variety of amenities within Todmorden which include a Theatre, bars, restaurants, a sports centre, health centre, library, supermarkets, hairdressers, dentist, chemist and several churches and schools. It is also a short drive to the tourist hub of Hebden Bridge.



## General Information

Accessed through a solid timber door, the entrance vestibule features a charming window that frames expansive views of the surrounding countryside. The ceramic tiled flooring, warmed by underfloor heating, and the exposed wood skirting boards add both comfort and character to the space.

Directly opposite the external door, is the utility room, offering a range of solid timber high and low-level storage cabinets with contrasting work surfaces and a fitted with a porcelain sink and drainer, complete with a mixer tap and handheld attachment. Beneath, there is space and plumbing for both an automatic washing machine and dryer. Dual aspect windows allow natural light to flood the room.

Another door leads to the boot room, often considered the heart of the property, housing the underfloor heating system, hot water cylinder, and the water filtration system.

Returning to the entrance vestibule, another door leads to the downstairs cloakroom, featuring a low flush WC and a wall-mounted sink unit with a mixer tap.

Continuing into the kitchen diner, the heart of the home. The ceramic tiled flooring with underfloor heating continues and exposed stone feature walls add character, while dual aspect windows flood the space with natural light. An open solid timber staircase with glazed balustrade rise to the first-floor landing and accommodation. The bar features a granite work surface, complemented by an under-counter wine fridge and ample drawer and cupboard storage. A set of timber French doors open to the Indian stone terrace, providing the perfect space for alfresco dining and entertaining guests.

The bespoke handmade kitchen features a range of solid timber wall, drawer, and base units, with a central breakfast island that houses a stainless-steel one-and-a-half bowl sink with a drainer and mixer tap. The freestanding electric "Everhot" stove serves as the focal point of the room, enhancing the rural charm. Above, a mirrored splashback and integrated extractor fan complete the look. Integrated appliances include a dishwasher and microwave, with space allocated for a freestanding American-style fridge. The contrasting granite work surfaces complement the overall design beautifully. Finishing the space is a solid oak door giving access to the walk-in pantry, ideal for storing dry goods.

Steps rise to the formal lounge, a peaceful space featuring ceramic wood-effect tiled flooring and dual-aspect stone and timber framed mullion windows, which flood the room with natural light. Original exposed beams add further character, while a pair of French timber doors open to a raised terrace, offering sweeping countryside views – an ideal setting for entertaining guests or enjoying alfresco

dining. The freestanding log burner is the centrepiece of the room, set on a solid stone hearth and surround, adding a welcoming warmth and charm to the space.

Returning to the kitchen/diner, stairs ascend to the first-floor landing. This charming space features exposed ceiling beams forming a truss, with stone walls and timber framed glazing that capture the scenic outlook. The landing also includes a convenient storage/airing cupboard.

The principal bedroom is located at the end of the landing and benefits from underfloor heating. Dual-aspect feature windows with stone surrounds offer breathtaking, far-reaching countryside views.

Continuing into the dressing room, this charming space has the potential to be converted into a fourth bedroom, subject to ascertaining the relevant building regulations. The room maintains the timber-effect ceramic flooring and is enhanced by automatic inset spotlights and original beams to the ceiling.

A further door leads to the master ensuite, which has the potential to serve as a family bathroom featuring a four-piece suite, including a contemporary freestanding bath with mixer tap and courtesy shower attachment, wall-mounted vanity sink unit with drawer storage and heated light-up vanity mirror above, a glazed screen walk-in shower unit equipped with a rainfall shower head and low flush WC. The room also includes a Velux window, and an original keystone arch, once part of the original barn doors. Finishing the room is the exposed stone corner wall, enhanced with backlighting that offers a contemporary feel while beautifully showcasing the original features.

On the opposite side of the landing is bedroom two, featuring an exposed beamed ceiling and dual-aspect stone mullion and timber-framed windows, offering expansive countryside views. The ensuite is equipped with a freestanding porcelain sink with a mixer tap, a vanity mirror with backlighting and a heated screen, as well as a corner quadrant shower cubicle with a sliding glazed door, mains-powered shower, and a low flush WC.

Completing the first-floor accommodation is the third bedroom, a comfortable double that also boasts characterful stone and timber windows and benefits from underfloor heating. The three-piece ensuite features a low flush WC, wall-mounted vanity sink with drawer storage and a glazed screen mains powered shower. A heated backlit vanity mirror adds a modern touch, while the glazed shower cubicle with a sliding door and mains-powered shower is complemented by a Velux window.















## Externals

Boasting two secure grazing paddocks, approximately two acres in size, Lower Birks Barn offers ample outdoor space and an ideal opportunity for equestrian facilities. The paddocks sit at the front of the dwelling, overlooking beautiful countryside views – creating the perfect spot to observe the livestock and enjoy the scenery

A private concreted shared access road leads to the property, with a manual horse gate providing entry to the driveway and property. A tarmacked drive and secure parking for eight or more cars whilst a formal lawn lies at the front of the dwelling, complemented by a range of mature trees to the right.

Behind the study is the 'L-shaped' double stable block, once used to house the owner's horses, making it an ideal equestrian facility. A timber sliding door provides access to the main stable block, which is currently used as a large shed/workshop but has the capacity to house two horses. The block is equipped with solid timber stable doors, automatic water feeding facilities, power, lighting as well as space to store hay and horse feed.

The other wing of the stable block offers the potential to house an additional two horses, both benefiting from power, lighting, and water. Currently, it is being used as a workshop.

To the rear of the stables and ascending the timber stairs gives access to the properties pond, a tranquil space with a small waterfall and brook running down the boundary of the property as well as a range of mature trees.

Beyond the pond is a further formal lawn with a path leading to a timber constructed shed, once used as the study, this outbuilding also benefits from power, lighting and heating.

Heading towards the property leads to the formal flagged terrace the ideal place for alfresco dining and entertaining guests.





## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

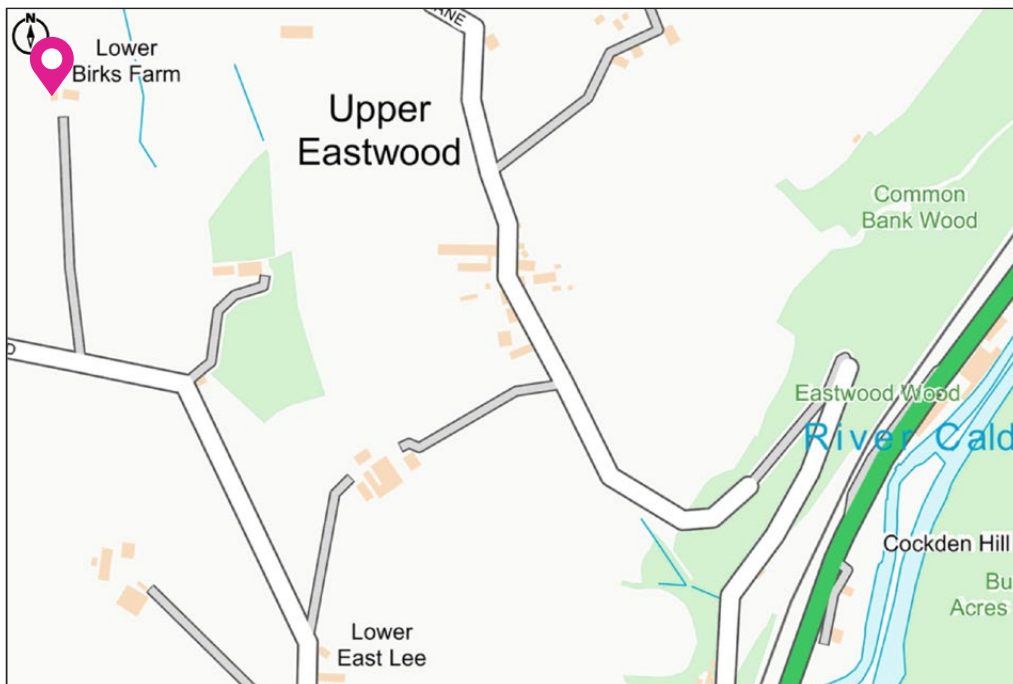
## Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from electric underfloor heating, electric immersion heater and a septic tank and Spring water. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





## Directions

To get to Lower Birks Barn on Grey Stone Lane, Todmorden, OL14 8RN from the Bull Green Roundabout in Halifax, start by heading south on the A629 towards Todmorden. Continue on this road for about 7 miles, passing through Sowerby Bridge and Hebden Bridge. In Hebden Bridge, turn left onto Burnley Road (A646), and continue for another 2 miles, passing through Lumbutts. Then, turn right onto Grey Stone Lane, and follow it to the end, where Lower Birks Barn will be on your left. Be cautious as Grey Stone Lane is narrow and can be tricky for oncoming traffic.

For satellite navigation: **OL14 8RN**

## Local Information

NEAREST STATIONS	Todmorden	approx 1.8 miles
	Hebden Bridge	approx 2.3 miles
NEAREST SCHOOLS	Castle Hill Primary School	1.1 miles
	Todmorden High School	1.5 miles
MOTORWAY NETWORK	Junction 21, M62	approx 10 miles

## Property Information

TENURE	Freehold	
CONSTRUCTION	Stone	
EPC RATING	TBC	
LOCAL AUTHORITY	Calderdale MBC	
COUNCIL TAX	Band A	
ELECTRICITY SUPPLY	Octopus	
GAS SUPPLY	N/A	
WATER SUPPLY	Spring Water	
HEATING	Oil	
BROADBAND	No	
MOBILE SIGNAL	Good coverage	

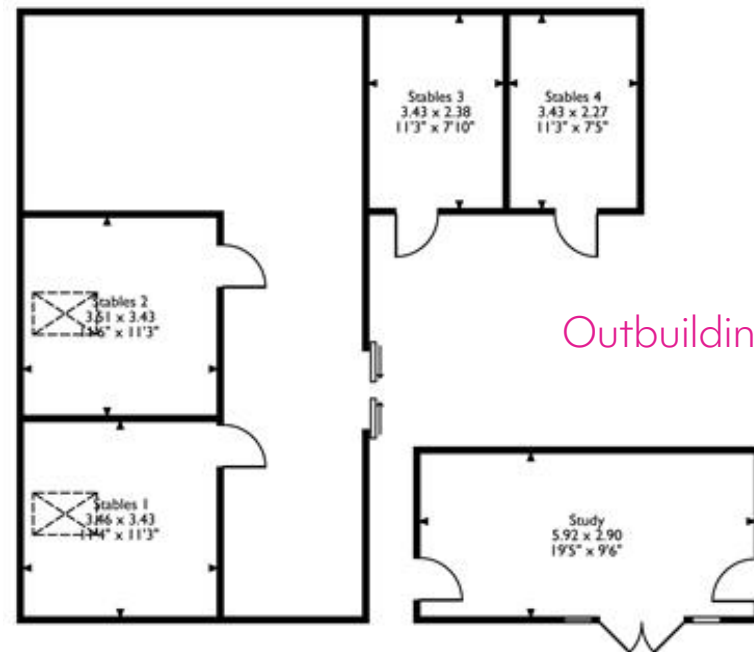
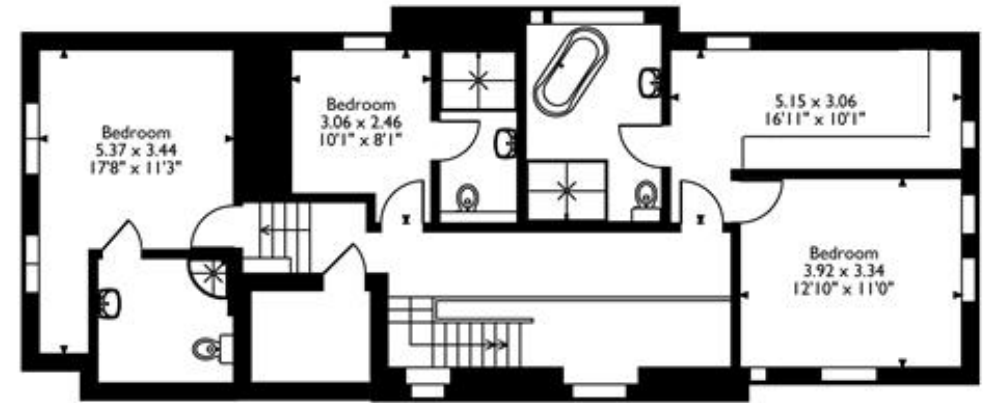


# Floor Plans

Ground Floor



First Floor



Outbuilding

Total approximate floor area:  
**3,175.00 sqft (295.00m<sup>2</sup>)**  
(inc Outbuildings)



# Charnock Bates

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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

[charnockbates.co.uk](http://charnockbates.co.uk) • [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk) • [rightmove.co.uk](http://rightmove.co.uk)



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