



Sunny Bank

Scotland, Midgley, Luddendenfoot, Halifax, HX2 6UW

A private haven immersed in nature,
where panoramic views and expansive
outdoor living define every day



Charnock Bates

The Country, Period & Fine Home Specialist





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Scotland, Midgley,
Luddendenfoot,
Halifax, HX2 6UW

Guide price: £750,000

At a glance

- Elevated position with uninterrupted panoramic views across fields and rolling hillsides
- Expansive gardens including lawn, kitchen garden, and private woodland area
- Beautiful orangery with glass roof and French doors opening onto the terrace
- Light-filled lounge with sliding doors for seamless indoor-outdoor living
- Dual-aspect multi-fuel stove serving both lounge and dining room
- Generous kitchen with granite worktops, range cooker, and countryside outlook
- Five double bedrooms, including versatile ground floor accommodation
- Attic bedroom retreat with leafy outlook and additional WC
- Extensive driveway with parking for approximately 10 cars, plus a single garage
- Peaceful, nature-rich setting with birdsong, mature planting, and seasonal interest

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A private haven immersed in nature, where panoramic views and expansive outdoor living define every day

Positioned in an elevated setting above the Luddenden Valley, Sunny Bank is a home in a 0.39-acre plot that invites you to slow down and step outside.

Surrounded by rolling fields, mature woodland and far-reaching countryside views, this is a place where the landscape becomes part of daily life – whether you're dining on the terrace, tending to the kitchen garden, or simply listening to birdsong from the lawn.



A home designed to connect inside and out

From the moment you arrive, the sense of space and tranquillity is unmistakable. A welcoming porch, perfectly suited for country living, offers a practical transition into the home, with space for coats and boots after long walks in the surrounding countryside.

Inside, the hallway sets a warm tone with its timber floorboards, leading through to the heart of the home – a beautifully appointed kitchen. Dual-aspect windows frame uninterrupted views, while granite worktops and classic wooden cabinetry create a space that is both functional and timeless. A Stoves range cooker anchors the room, making it ideal for relaxed family cooking or entertaining.

Flowing seamlessly from the kitchen, the living spaces are designed for both comfort and connection. The lounge is flooded with natural light, with sliding doors opening directly onto the terrace – perfect for summer evenings and effortless indoor-outdoor living. A dual-aspect stove creates a cosy focal point, shared with the adjoining dining room, where gatherings can extend into the orangery beyond.

The orangery is a standout feature – bathed in light beneath a glass roof and opening out through French doors to the terrace. It's a space that truly brings the outside in, offering year-round enjoyment of the surrounding landscape.











Versatile and light-filled accommodation

The ground floor offers a flexible layout, including a double bedroom currently used as a hobby room, complete with fitted storage and its own ensuite shower room.

Three further double bedrooms on this level each enjoy their own character, with fitted furniture and, in one case, a striking orangery-style extension that fills the room with natural light and enhances the connection to the gardens.

The family bathroom features a multi-function shower with jets, steam, and rainfall settings, alongside a corner bath for more relaxed moments.

To the attic floor, an additional double bedroom offers a peaceful hideaway, with views towards the trees and a sense of privacy, complemented by its own WC.







Grounds that truly set this home apart

The outdoor space at Sunny Bank is nothing short of exceptional, with a total plot size of approximately 0.39 acres. Designed for those who value fresh air, self-sufficiency, and natural beauty, the grounds unfold in layers – each offering something unique.

A generous lawn is framed by mature trees and shrubs, creating a private, sheltered setting. Beyond this, a well-established kitchen garden features raised beds and a greenhouse, ideal for growing your own produce.

Stone steps lead up to a magical area of woodland, where seasonal bluebells carpet the ground and a variety of fruit trees and bushes – including apple, gooseberry, blackcurrant, blueberry, and goji – offer a true garden-to-table lifestyle. An owl nesting box adds to the sense of living in harmony with nature.

From every vantage point, the views are breathtaking – wide, uninterrupted panoramas stretching across open fields and rolling hillsides.

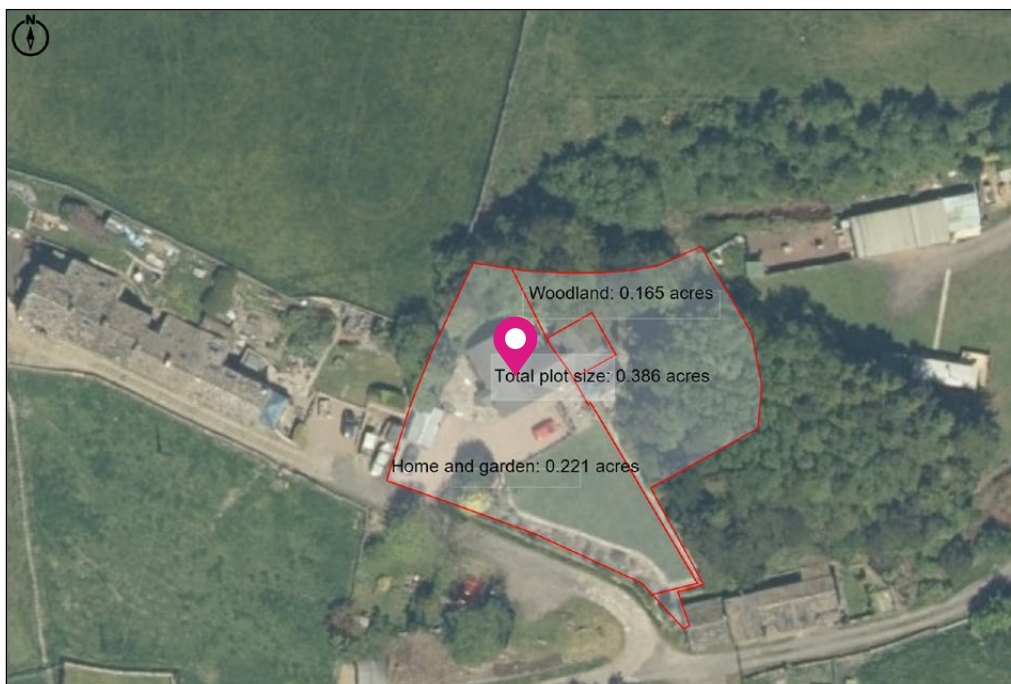
To the front, a large driveway provides ample parking for multiple cars alongside a single garage, while a stone-built BBQ and terrace create the perfect setting for outdoor dining and entertaining against a stunning rural backdrop.

A word from the owner

‘We’ve just loved it here. We’re outdoor people, and it’s the perfect place for enjoying nature.

It’s stunning in every season – everything in bloom in spring and summer, all the colours changing in autumn, and seeing the landscape covered in snow in winter.’





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	Stone
PROPERTY TYPE	Detached
PARKING	Extensive driveway with parking for approximately 10 cars, plus a single garage
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	D
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Private, spring water – tank in field above property
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus wood burner
BROADBAND	BT
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

Location

Positioned within the scenic Luddenden Valley, Sunny Bank enjoys a setting that feels quietly rural yet remains exceptionally well connected. The sought-after village of Midgley offers a strong sense of community, with everyday amenities including a local shop, traditional pubs and a well-regarded primary school, all within easy reach.

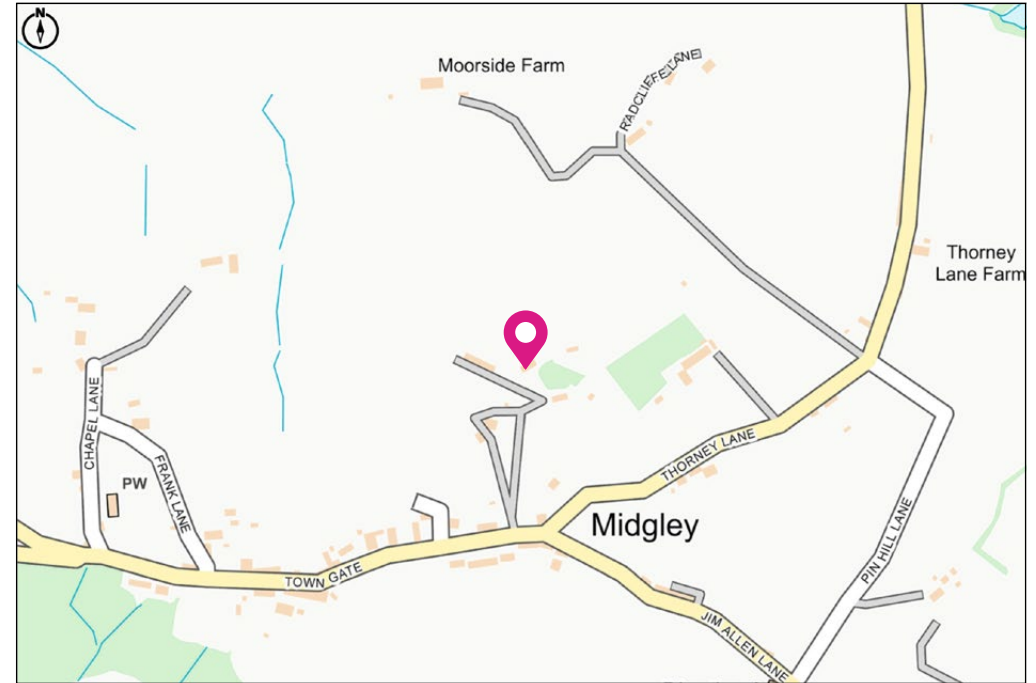
The surrounding countryside is a defining feature of the area, with rolling hills, woodland walks and canal-side paths providing endless opportunities for outdoor pursuits, while the nearby market town of Hebden Bridge is just a short drive away, renowned for its independent shops, cafés and vibrant cultural scene.

For commuters, the location is highly practical. Railway stations in Mytholmroyd and Hebden Bridge provide regular services to Leeds and Manchester, while the M62 motorway network is easily accessible, offering convenient links across the region. Despite this connectivity, Sunny Bank retains a peaceful, tucked-away atmosphere – ideal for those seeking a balance between countryside living and modern convenience.

A rare opportunity

Sunny Bank offers a lifestyle that is peaceful, private, and deeply connected to the natural world, yet within reach of local amenities and transport links.

For those seeking space, serenity and spectacular views, this is a home that delivers on every level.



Get in touch to book your private viewing.

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Lister Lane
Halifax HX1 5AS
01422 380100

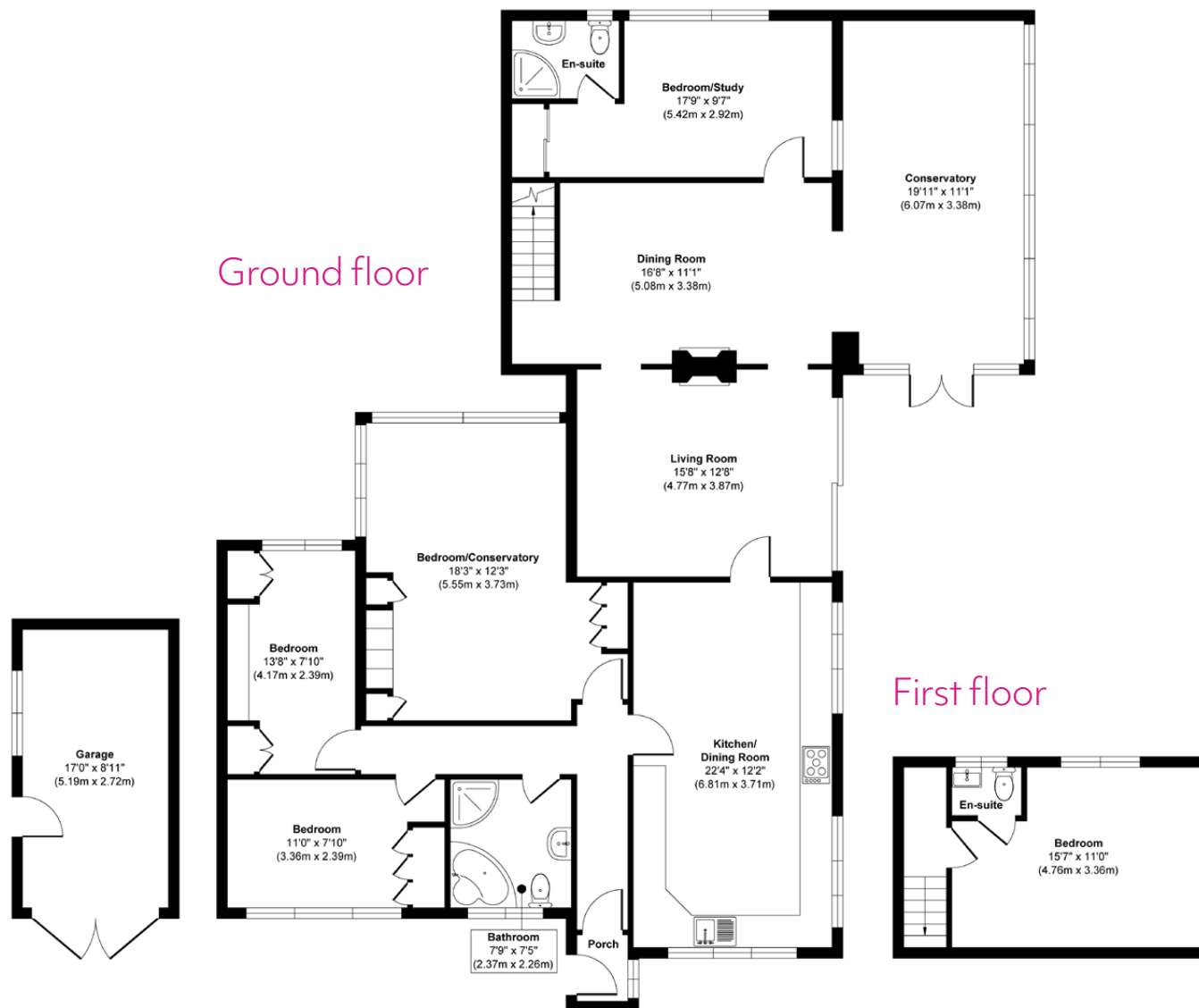
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Floor plans



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Total approximate floor area:
2,150 sqft (199.93m²)
(inc Garage)

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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