



Lower Benns Farm Luddenden Halifax HX2 6SP



UNIQUE GRADE II LISTED DETACHED BARN  
 THREE RECEPTION ROOMS  
 FARMHOUSE KITCHEN  
 FOUR DOUBLE BEDROOMS & STUDY  
 FOUR BATHROOMS  
 LARGE GARDENS  
 STABLE BLOCK & APPROX. 5 ACRES LAND  
 EXTENSIVE PARKING AREA  
 DESIRABLE RURAL LOCATION WITH STUNNING VIEWS  
 NO UPWARD CHAIN

A unique and characterful oak timber-framed detached barn, Grade II Listed and dating from the 16th Century, standing in a large garden abutting approximately five acres of grazing and woodland in the picturesque Luddenden valley. The property has been a much loved family home, offering attractively presented accommodation of generous proportions with the advantage of four double bedrooms and a study, and four bathrooms, three of which are en-suite. There are three reception rooms, including a splendid lounge with full-height ceiling and exposed beams, a spacious dining room and sitting room with french doors out to the garden. The large farmhouse style kitchen, complete with Aga stove, is perfect for family dining. This lovely home is wonderfully atmospheric with an abundance of exposed oak beams, stone, and other splendid features including the main entrance hall which features a galleried landing and original barn door openings.

The barn fronts a stone paved terrace, with fabulous far-reaching views across the Luddenden valley. There is ample hardstanding for the parking of several vehicles, a stable block of three stables with electric light, power and water. The garden abuts approximately five acres of grazing land sloping down to woodland and a stream. An idyllic location for children and pets. A property of excessive charm and character; viewing essential and highly recommended.

Although the property enjoys an idyllic rural location, the local amenities of Luddenden are close by. There are regular trains to Leeds and Manchester from two local stations and the M62 motorway is within 20 minutes drive.



#### Directions

From Halifax town centre take the A646 Burnley Road towards Hebden Bridge. Continue for approximately 4 miles. On reaching Luddendenfoot turn right into Luddenden Lane and proceed for approximately 3/4 of a mile. Turn right at the fork down into High Street and follow the road through Luddenden village. Proceed up Stocks Lane and just at the sharp right hand bend, turn left into Benns Lane. Proceed downhill and Lower Benns Farm is on the left hand side.

#### Accommodation (all sizes approximate)

##### Entrance Hall : 33' 0" x 7' 8" (10.05m x 2.34m)

A large entrance hall with exposed stonework to the walls, exposed beams to the ceiling, a stone flagged floor, floor to ceiling windows to the rear elevation and an open timber staircase leading to the first floor galleried landing.

##### Lounge : 17' 10" x 16' 2" (5.43m x 4.92m)

An impressive reception room, open to roof height, with exposed beams and trusses, minstrels gallery, exposed stonework to one wall with a window to the front elevation, multi-fuel stove set on a stone hearth and a Velux window.

##### Dining Room : 21' 5" x 11' 0" (6.52m x 3.35m)

With feature stone fireplace with open fire grate, a window to the front elevation, exposed stonework to walls, oak panelling and exposed beams and framework.



*Farmhouse Kitchen*



**Farmhouse Kitchen : 18' 4" x 12' 10" (5.58m x 3.91m) Maximum**

Fitted with a range of wall and base units with timber worktops and tiled splashbacks, Belfast sink, four oven gas Aga, integrated fridge and dishwasher. There are windows to two elevations, one with a window seat below, and a stable door leading to the garden. Beams to ceiling and quarry tiled floor.

**Sitting Room : 13' 1" x 12' 9" (3.98m x 3.88m)**

With a window and glazed French doors opening into the garden with views over the land and countryside beyond. There is exposed stonework to two walls and the chimneybreast which houses a multi-fuel stove.



*Sitting Room*

**Utility Room : 10' 2" x 10' 0" (3.10m x 3.05m)**

A good-sized utility room housing a range of hand built units with timber worktops and Belfast sink. Window to the rear elevation, exposed stonework and beams, stone flagged floor and recessed stone shelving. Plumbed for washing machine.

**Bedroom 4 : 16' 4" x 15' 2" (4.97m x 4.62m)**

A double bedroom with window to the rear elevation, exposed beams and exposed stonework to wall, and corner bath.



**Bedroom 4 En-Suite**

Housing a two-piece suite comprising WC and pedestal wash hand basin. Window to the rear elevation.

**First Floor**

**Landing**

Galleried over the entrance hall with a door leading to the minstrels gallery.

**Bedroom 1 : 17' 11" x 15' 8" (5.46m x 4.77m) Maximum**

Having exposed beams, trusses and framework, two Velux windows and stripped floorboards.



**Bedroom 1 En-Suite**

Housing a three-piece suite comprising WC, basin set on a vanity unit and a double ended bath with mains-fed shower over and shower screen.

**Study : 10' 6" x 6' 5" (3.20m x 1.95m) Restricted Head Height**

With exposed beam, exposed stone to one wall and polished wood floorboards.

**Bedroom 2 : 23' 7" x 11' 2" (7.18m x 3.40m) Overall**

A spacious double bedroom with exposed beams, two Velux windows and en-suite area. Door giving access to eaves storage cupboard.

**Bedroom 2 En-Suite Area**

Housing a three-piece suite comprising WC, pedestal wash hand basin and shower cubicle.

**Second Landing**

Staircase leading down to the kitchen.

**Bedroom 3 : 18' 5" x 13' 3" (5.61m x 4.04m)**

Another spacious double bedroom with exposed beams and two windows to the side elevation with outstanding countryside views.



Bedroom 2



Bedroom 3

### Bathroom

Enjoying countryside views and housing a three-piece suite comprising WC, pedestal wash hand basin and bath with shower mixer. There is tongue and groove panelling to one wall, painted stonework and exposed beams.



### Heating & Services

Gas central heating. Gas AGA. Mains gas, mains water, septic tank drainage.

### Outside

The property is approached via a private driveway leading around the property where there is generous parking at the rear. There is approximately 5 acres of grazing land, gardens and woodland, and a stable block for three horses.

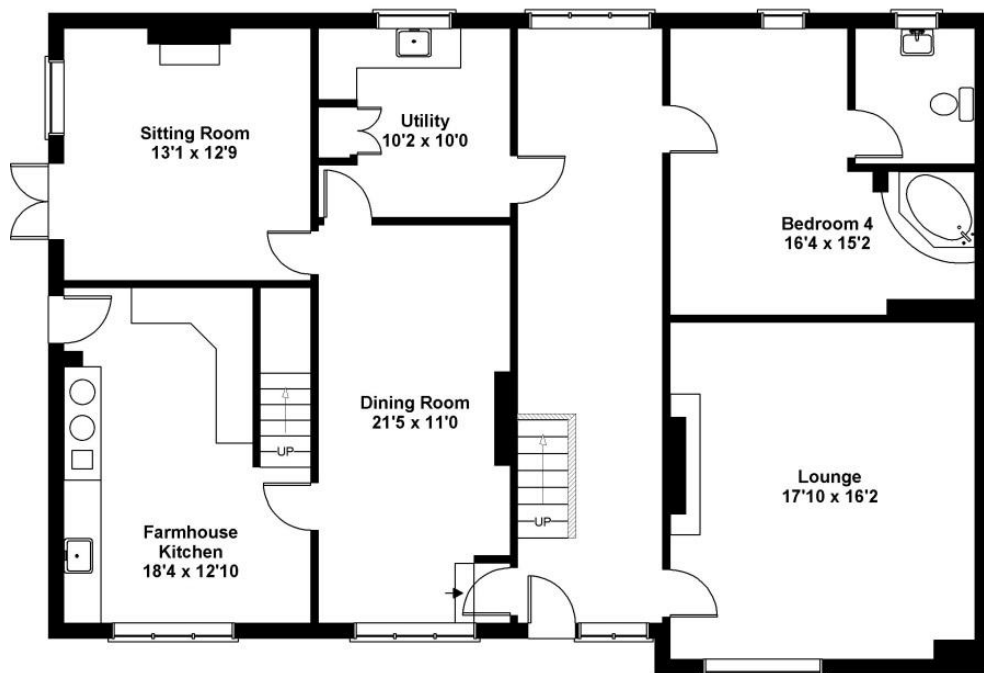
### Stable Block

With double stable, single stable and hay store.

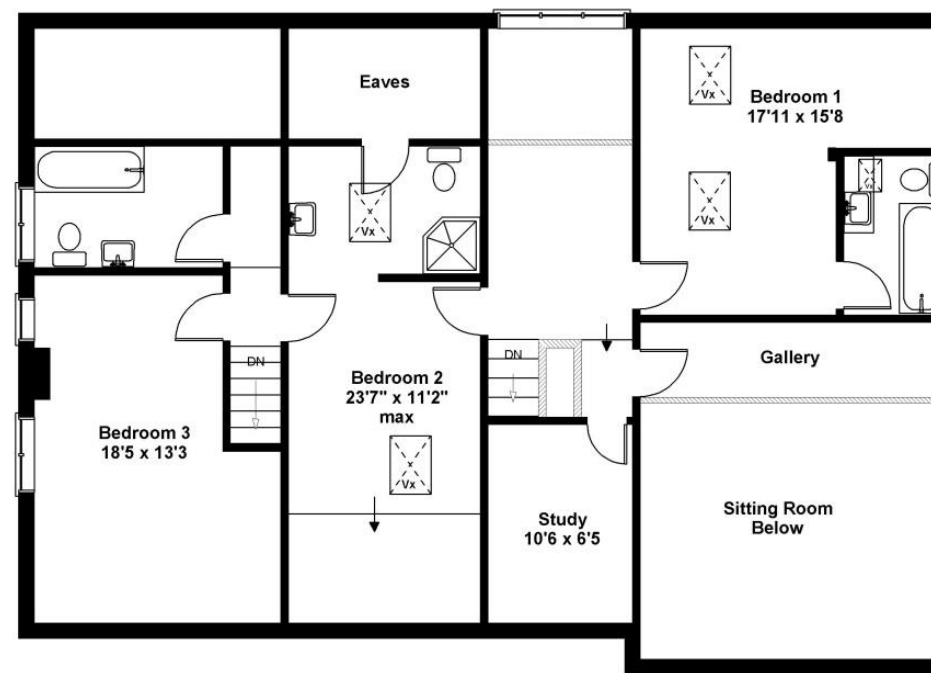
### Council Tax Band F

Money laundering regulations 2003: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approximate gross internal area 2696 sq ft



GROUND FLOOR



FIRST FLOOR

*Please Note* Sketch plan for illustrative purposes only, not to scale. All Measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property.

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