



YORKSHIRE'S
FINEST
HOMES COLLECTION

Old Riding Farm, Luddenden, Halifax

Offers In The Region Of

£900,000

- Grade II listed detached farmhouse dating back to the early 17th century
- Set within approximately 2.5 acres of gardens and adjoining land
- Stunning elevated position with panoramic views across Luddenden Valley
- Five well-proportioned bedrooms, including a luxurious principal suite with en-suite
- Beautiful architectural details including exposed beams, stone mullioned windows and Yorkshire stone flooring
- Summer house with decking (currently used as a gym) and additional "secret garden" with vegetable plot

A Distinguished Grade II Listed Residence with
Approximately 2.5 Acres and Panoramic Valley
Views

Tucked away within the rolling countryside of the highly desirable Luddenden Valley, Old Riding Farm is a truly exceptional Grade II listed detached residence, dating back to the early 17th century. Thoughtfully and sympathetically updated, the home effortlessly marries historic character with refined modern living.



A Distinguished Grade II Listed Residence with Approximately 2.5 Acres and Panoramic Valley Views

Extending to five bedrooms, three reception rooms and set within approximately 2.5 acres, this remarkable property offers a rare opportunity to enjoy an idyllic rural lifestyle without compromise.

Ground Floor

A charming entrance porch provides a warm welcome, showcasing Yorkshire stone flooring, exposed beams and an original stone seating area—perfectly setting the tone for the character found throughout the home.

This leads into an impressive entrance hall, rich in period features including original stone flooring and exposed timbers, with an elegant oak staircase rising to the first floor. A rear door—once the original main entrance—opens directly onto the gardens, creating a seamless connection to the outdoors.

The principal living room is both elegant and inviting, featuring stone mullioned windows, exposed beams and far-reaching views across the valley. A feature fireplace with wood-burning stove forms a cosy focal point.

A separate study/snug offers a versatile space ideal for home working or quiet relaxation, complete with dual-aspect windows and charming 17th-century detailing.

Kitchen, Dining & Family Living

The heart of the home is the impressive open-plan kitchen dining room, designed with both everyday living and entertaining in mind. Beautifully appointed with handcrafted cabinetry, granite worktops and a central island, the space is enhanced by stone flagged flooring and exposed beams.

A bespoke window seat provides a delightful vantage point to take in the surrounding countryside, while the dining area comfortably accommodates a large table for gatherings and family meals.

Flowing naturally from the kitchen, the adjoining family room





creates an additional relaxed living space, enjoying garden and valley views alongside a gas stove and original character features.

Practical Spaces

The ground floor is further complemented by a well-appointed shower room, a highly functional second kitchen/utility room, and a boot room with direct external access—ideal for muddy boots and country living.

First Floor

Upstairs, characterful split-level landings lead to five well-proportioned bedrooms, each enjoying its own unique charm and outlook.

The principal suite offers a luxurious retreat, featuring dual-aspect views, exposed beams, fitted wardrobes and an open-plan en-suite with both bath and walk-in shower.

The remaining bedrooms are generous doubles with picturesque views, while the fifth bedroom provides flexibility as a single room, nursery or home office.

A beautifully styled house bathroom completes the accommodation, fitted with a freestanding roll-top bath and elegant traditional fixtures.

External & Grounds

Set within approximately 2.5 acres, the grounds are a defining feature of Old Riding Farm.

To the front, a cobbled driveway provides ample off-road parking, with additional areas and outbuildings offering further potential, subject to the necessary consents.

The rear gardens are thoughtfully landscaped and tiered, comprising expansive lawns, mature planting and a stone flagged terrace ideal for outdoor entertaining. A summer house with decking (currently utilised as a gym), a charming “secret garden” with vegetable plot, and direct access to an adjoining field all combine to create a truly special outdoor setting.

Summary

Old Riding Farm represents a rare and exciting opportunity to acquire a substantial period home of significant character, set within one of West Yorkshire's most picturesque locations.

Offering a seamless blend of history, space and modern comfort, this outstanding home is perfectly suited to those seeking a refined countryside lifestyle.

Viewing is essential to fully appreciate the setting, scale and quality of accommodation on offer

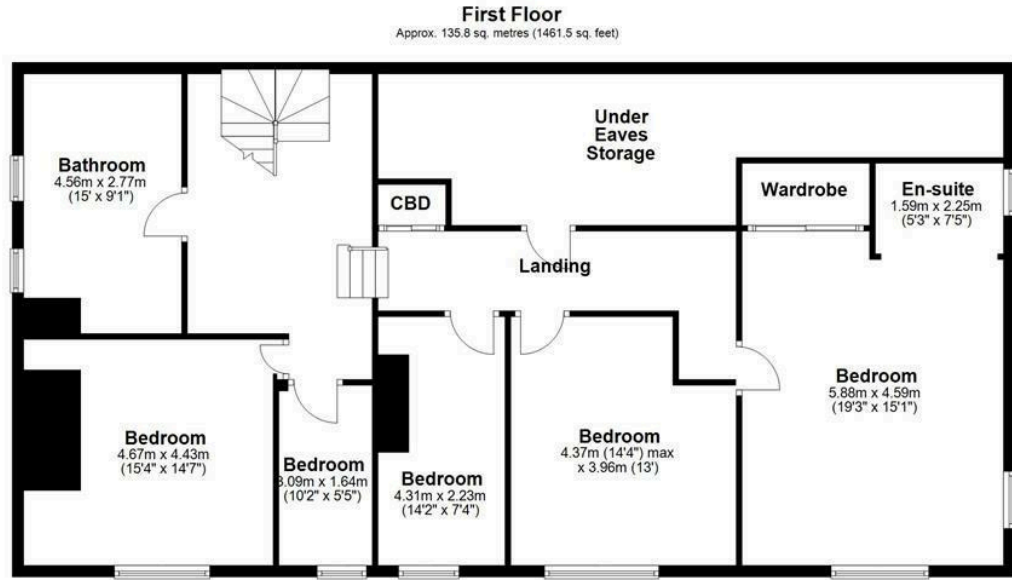
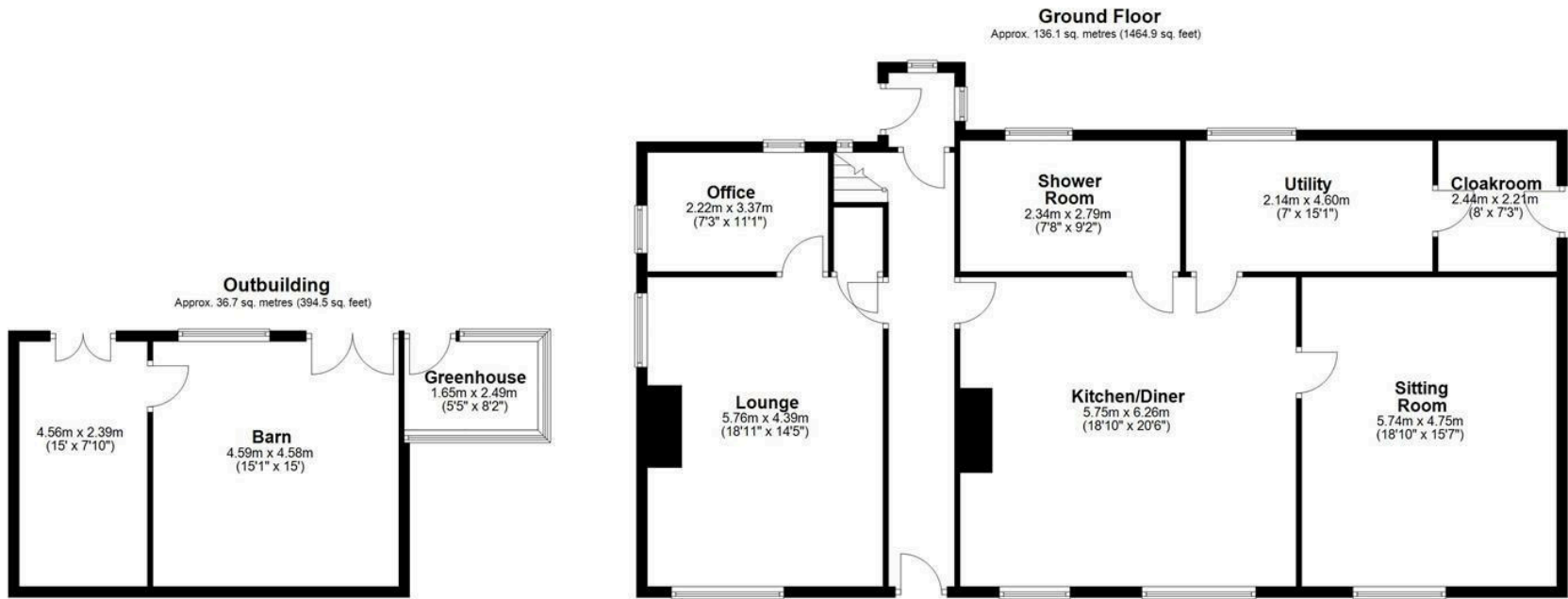












Total area: approx. 308.5 sq. metres (3320.9 sq. feet)



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