



YORKSHIRE'S
FINEST
HOMES COLLECTION



Claytons Farm, Wadsworth, Hebden

Offers In The Region Of
£1,100,000

- Exceptional Farmhouse
- Approx. six acres of private grounds with stunning panoramic countryside views
- Character features throughout including exposed beams, Yorkshire stone and feature fireplaces
- Versatile second-floor loft room with excellent potential (STPP)
- Outstanding equestrian facilities including three stables, feedroom, paddocks and outbuildings
 - Hot tub with stunning views
- Landscaped gardens with pergola, patio, pond and entertaining areas
- Spectacular views towards Hebden Bridge, Heptonstall, Stoodley Pike and the surrounding countryside

Set within approximately six acres of beautifully maintained grounds, Claytons Farm is an exceptional four-bedroom detached farmhouse that perfectly blends traditional farmhouse charm with contemporary living. Rebuilt in 2002, this stunning home offers spacious and versatile accommodation, a bespoke country-style kitchen, multiple reception rooms, and breathtaking panoramic views across the surrounding countryside. Complete with landscaped gardens, equestrian facilities including stables and outbuildings, and a private sweeping driveway, this is a rare opportunity to enjoy an idyllic rural lifestyle just a short drive from the vibrant market town of Hebden Bridge.



Claytons Farm is an exceptional detached farmhouse, beautifully combining traditional farmhouse character with modern-day luxury living. Rebuilt and thoughtfully renovated in 2002, retaining a wealth of original features alongside contemporary comforts. This impressive home offers a rare opportunity to enjoy a private countryside lifestyle, surrounded by approximately six acres of grounds, breathtaking views and outstanding equestrian facilities.

Approached via a private sweeping driveway, the property enjoys a wonderful sense of seclusion while remaining within easy reach of local amenities and the highly sought-after market town of Hebden Bridge.

With a wealth of character features including exposed beams, Yorkshire stone, wooden flooring and feature fireplaces, Claytons Farm effortlessly blends period charm with contemporary comfort.

Entrance Hall

A welcoming entrance hall sets the tone for this beautiful home, featuring stylish panelled walls, useful cloak storage and access to the ground floor accommodation. Doors lead through to the kitchen breakfast room and downstairs WC.

Downstairs WC

Beautifully presented with wooden flooring, panelled half walls and a traditional country style finish. The room features a low-level flush WC, wash basin with vanity storage, radiator with decorative cover and a window overlooking the surrounding fields.

Utility Room

A practical and well-appointed utility room providing space and plumbing for a washing machine and dryer, along with additional storage. The room also houses the central heating boiler and benefits from strip lighting.

Kitchen Breakfast Room

Undoubtedly the heart of the home, this exceptional kitchen breakfast room has been thoughtfully designed to combine timeless country styling with modern practicality. Fitted with an extensive range of bespoke shaker-style wall and base units, the space is complemented by granite work surfaces, a traditional double Belfast sink and classic metro-tiled splashbacks, creating a beautifully appointed setting for both everyday family life and entertaining.

A superb electric Aga forms an impressive focal point, alongside a Bosch built-in oven, Smeg hob with integrated extractor, an American-style fridge freezer and an integrated fridge, ensuring the kitchen is as functional as it is stylish.

At the centre of the room, a generous island with breakfast seating provides a natural gathering place for family and friends, perfect for informal dining, socialising and entertaining. Three UPVC windows flood the room with natural light, while LED lighting and two contemporary designer vertical radiators enhance both the ambience and comfort, completing this bright, welcoming and highly functional space.

Dining Room

A beautifully presented dining room offering an elegant setting for family meals and entertaining. With ample space for a large dining table, exposed beams and attractive wooden flooring, the room is full of farmhouse character.

Five UPVC windows overlook the rear gardens, filling the room with natural light, while contemporary ceiling spotlights and a door to the side of the property add practicality. Double doors open into the living room, creating a wonderful flow between the two reception spaces.

Living Room

A warm and inviting reception room centred around an impressive open fireplace with a Yorkshire stone surround, substantial wooden mantel and wood-burning stove, creating the perfect setting for cosy evenings.

Exposed beams, wooden flooring and windows overlooking the gardens combine to create a comfortable and characterful space, ideal for relaxing with family or entertaining guests.

Family Room

A wonderfully spacious and versatile reception room, the family room offers an inviting setting for both everyday living and entertaining. Boasting impressive proportions, high ceilings and an abundance of natural light, this elegant space effortlessly combines comfort with character.

Exposed beams and attractive wooden flooring enhance the room's warm, welcoming atmosphere, while seven windows frame delightful views across the landscaped gardens, sweeping driveway and stables beyond. A dedicated office area is thoughtfully incorporated into the room, providing an ideal space for home working or study without compromising the generous living accommodation.

Glass paneled doors provide direct access to the conservatory, creating a seamless connection between the indoor and outdoor living spaces and making this an exceptional room for relaxing with family, entertaining guests or working from home in a peaceful countryside setting.





Conservatory

A peaceful space designed to enjoy the incredible surroundings, the conservatory offers panoramic views across neighbouring fields and countryside.

With wooden flooring, an abundance of windows, radiators and French doors opening onto the rear garden and patio area, this is the perfect place to enjoy the changing seasons.

First Floor

Landing

A spacious landing area with carpet flooring and access to the bedrooms and family bathroom.

Principal Bedroom

A generous double bedroom featuring wooden flooring, bespoke fitted wardrobes and windows overlooking the gardens and rear aspect.

The room also benefits from plumbing already available, providing the potential to create a luxurious ensuite bathroom if required.

Bedroom Two

A well-proportioned double bedroom with carpet flooring and a window overlooking the garden.

Family Bathroom

A beautifully appointed family bathroom finished with Travertine flooring and ceramic wall tiling.

The suite comprises a Jacuzzi bath, separate walk-in shower cubicle with thermostatic mixer shower and handheld attachment, low-level flush WC and an impressive vanity unit with twin basins, chrome mixer taps and storage beneath.

Additional storage cupboards complete this luxurious bathroom.

Bedroom Three

A spacious double bedroom with carpet flooring, space for wardrobes and a window seat providing beautiful views over the garden.

This bedroom also benefits from a private ensuite shower room featuring a WC, vanity wash basin with storage, shower cubicle with electric shower, radiator, extractor fan and high-level window.

Bedroom Four

A further double bedroom with laminate flooring, space for wardrobes and breathtaking views across the valley, open fields and surrounding countryside.

Second Floor Landing

A further staircase leads to the second floor, where a bright landing area benefits from deluxe roof windows allowing plenty of natural light. Additional storage is available, with access to the loft-style room.

Second Floor Room

A versatile additional space currently used for storage but offering excellent potential. Subject to the necessary permissions, this area could be transformed into a children's playroom, home office or additional living space.

Outside & Grounds

Claytons Farm occupies an outstanding private position, set within approximately six acres of beautifully maintained grounds.

A sweeping private driveway leads to extensive hardstanding, providing ample parking for multiple vehicles, along with access to the property's impressive equestrian facilities.

The grounds are ideal for those seeking a countryside lifestyle, featuring:

- * Three purpose-built stables with an adjoining feed room
- * Large storage shed
- * Additional outbuilding suitable for livestock, horses or further storage
- * Extensive paddock areas
- * Beautiful pond with peaceful seating area
- * Private gardens with stunning panoramic views

The beautifully landscaped gardens have been thoughtfully designed for outdoor living and entertaining. A private luxury spa corner provides the perfect retreat, featuring a hot tub sheltered beneath a handsome wooden gazebo. Positioned on an elevated deck overlooking the spacious lawn, this impressive all-weather entertaining space offers the ideal place to relax and enjoy the peaceful surroundings.

A tranquil pond with seating area adds to the sense of calm, while the landscaped rear garden features a covered pergola, patio area, artificial lawn and beautifully designed seating spaces. The property enjoys uninterrupted countryside views from every angle, creating a truly spectacular rural setting.

The property's elevated position commands uninterrupted panoramic views in every direction, taking in the picturesque villages of Pecket Well and Heptonstall, the dramatic Pennine countryside and the iconic landmark of Stoodley Pike. Beyond, the views extend towards the vibrant market town of Hebden Bridge, just two miles away and approximately a five-minute drive, where an excellent selection of independent shops, cafés, restaurants and everyday amenities are complemented by a mainline railway station with direct services to Manchester and Leeds. With direct access from the property onto the renowned Calderdale Way, exceptional walking and outdoor pursuits begin quite literally on the doorstep. Combining breathtaking scenery with outstanding connectivity, this is a setting that offers the very best of rural living without compromising on convenience.

The property benefits from solar panels, which generate a useful additional income for the current owners as well as contributing towards lower energy bills

Summary

Claytons Farm is a truly unique countryside residence offering the perfect balance of character, modern living and outdoor lifestyle.

With four bedrooms, exceptional reception space, equestrian facilities and approximately six acres of private grounds, this outstanding farmhouse represents a rare opportunity to acquire a magnificent rural home in one of West Yorkshire's most desirable locations.

























TOTAL: 269 m²
 GROUND FLOOR: 156 m², FIRST FLOOR: 98 m², ATTIC: 15 m²
 EXCLUDED AREAS: LOW CEILING: 4 m², WALLS: 25 m²

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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To view Claytons Farm, Wadsworth, Hebden
Bridge
Call 01484 432 773