

Upper Saltonstall
Luddenden Dene, Wainstalls, HX2 7TR

Grade II listed farmhouse with land,
in the heart of Luddenden Dene



Charnock Bates

The Country, Period & Fine Home Specialist





Upper Saltonstall
Luddenden Dene
Wainstalls
HX2 7TR

Guide price: £895,000

At a glance

- **Grade II listed stone-built family home dating to 1604**
- **Five double bedrooms and three bathrooms**
- **Two generous reception rooms**
- **Bespoke kitchen with AGA**
- **Character features throughout, including mullion windows and exposed beams**
- **South-facing wraparound gardens with valley views**
- **Total plot size of 5.54 acres, including approx. 5.2 acres of adjoining grazing land**
- **Large outbuilding with conversion potential (subject to necessary consents)**
- **Double garage and parking for up to five vehicles**
- **Idyllic rural setting with excellent access to Halifax and Hebden Bridge**

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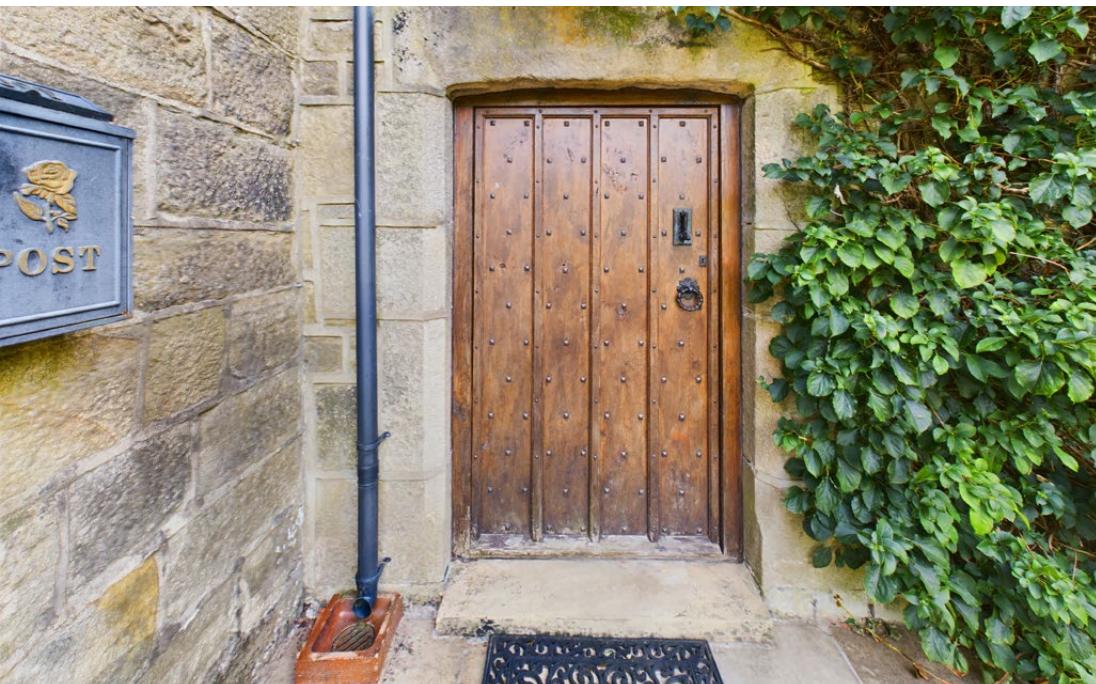


Grade II listed farmhouse with land, in the heart of Luddenden Dene

Dating back to 1604, Upper Saltonstall is a beautifully-preserved Grade II listed stone-built family home, tucked away within the highly sought-after Luddenden Dene Valley.

Surrounded by open countryside and enjoying far-reaching views across the valley, this substantial home blends authentic period character with thoughtful modern comforts, creating a wonderful family residence.

Offering five double bedrooms, generous reception space, and beautifully-proportioned gardens, the property also benefits from a total plot size of 5.54 acres, including approximately 5.2 acres of adjoining grazing land, a substantial outbuilding with future potential (subject to planning), and ample private parking.



Inside the home

Accessed via a handsome timber door from the driveway, the entrance vestibule sets an immediate tone for the quality and heritage found throughout the home. High stone mullion windows flood the space with light, while Yorkshire stone flooring, exposed beams, and a striking bespoke oak staircase rising to a minstrels' gallery create a memorable first impression. Built-in storage sits neatly beneath the stairs, with access to a vaulted cellar beyond.

The kitchen is the heart of the home; a warm, welcoming space centred around a cream-coloured AGA, housed within a brick fireplace that provides both a practical and visual focal point. Stone mullion windows overlook the gardens, while bespoke oak cabinetry, beech worktops, a double Belfast sink and antique-style mixer tap combine timeless style with everyday practicality.

A step up from the kitchen leads to the utility room and rear entrance, providing easy access to the gardens. This well-planned space offers additional storage, plumbing for laundry appliances, and a stainless-steel sink.

Adjacent sits a beautifully finished ground-floor wet room, fully lined in travertine tiles and complete with rainfall shower, floating sink, WC and underfloor heating – ideal after muddy countryside walks. From here, internal access leads into the substantial double garage, fitted with an electric up-and-over door.

Returning through the kitchen, the main sitting room offers a wonderfully atmospheric retreat. Exposed beams, stone alcoves, built-in bookshelves and mullion windows overlooking the gardens frame a multi-fuel stove set within a stone chimney breast – perfect for winter evenings and entertaining alike.









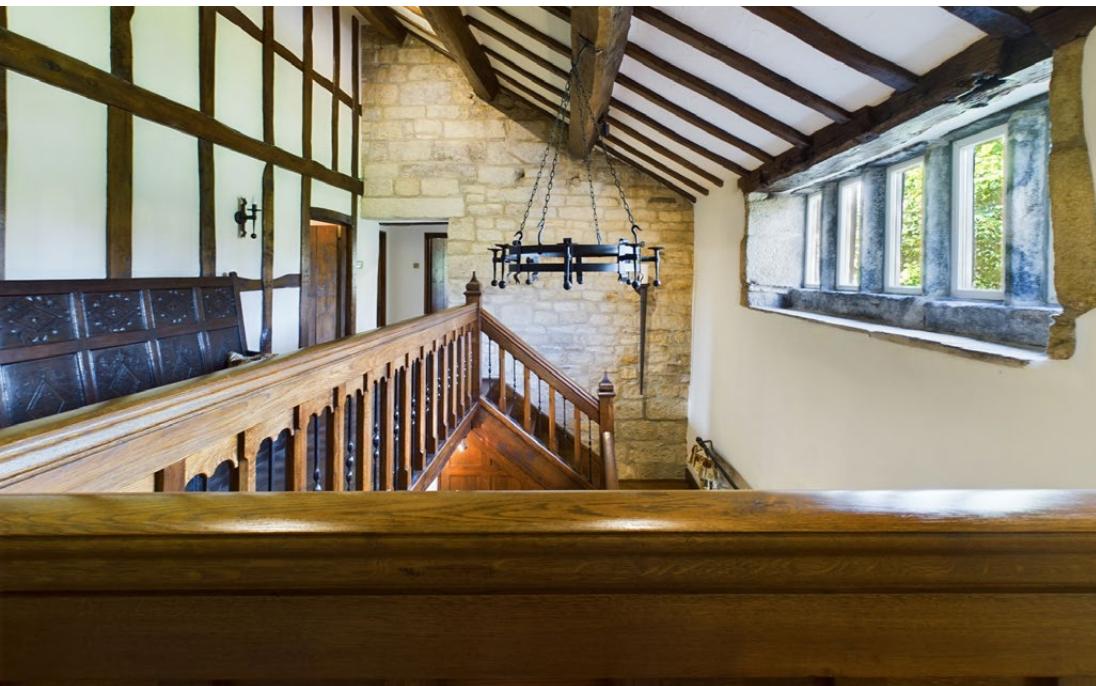
First floor

The first floor is arranged across east and west wings, connected by a striking oak-floored, half-timbered hallway that overlooks the entrance vestibule below.

The west wing is home to the principal bedroom suite – a light-filled room with elevated valley views, high ceilings, and exposed beams. A walk-in wardrobe and ensuite shower room sit discreetly to the rear, the latter featuring a walk-in shower, pedestal basin, WC, and a built-in linen cupboard.

Two further generous double bedrooms complete this wing, each enjoying peaceful outlooks over the surrounding countryside.

To the east wing, a spacious open landing – previously used as a snug and play area – creates a flexible additional living space with access outside. Two further double bedrooms, both with built-in storage, are served by the beautifully-styled family bathroom, finished with a freestanding bath, pedestal basin, WC, oak flooring, and elegant wood panelling.





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Gardens, grounds and land

Upper Saltonstall is surrounded by glorious wraparound gardens that make the most of its south-facing position. Mature trees, established planting, and multiple seating areas provide a variety of spaces for relaxing, entertaining, and enjoying uninterrupted views across the valley. Whether hosting summer barbecues or quiet mornings with birdsong, the gardens offer a true sense of escape.

Beyond the formal gardens lie approximately 5.2 acres of adjoining land, currently used for grazing. A tractor and trailer can gain access to the field via Saltonstall Lane. An outbuilding sits within the grounds, offering exciting potential for conversion into an annexe or holiday accommodation, subject to the necessary planning consents.

A private driveway to the front of the property provides ample parking, complemented by the integral double garage.







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	Double garage for two cars, plus driveway parking for up to five cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	Outfox Energy
GAS SUPPLY	Outfox Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Septic tank
HEATING	Gas central heating
BROADBAND	Plusnet
MOBILE SIGNAL	Good outdoor and in-home (on EE, according to Ofcom Mobile Checker)

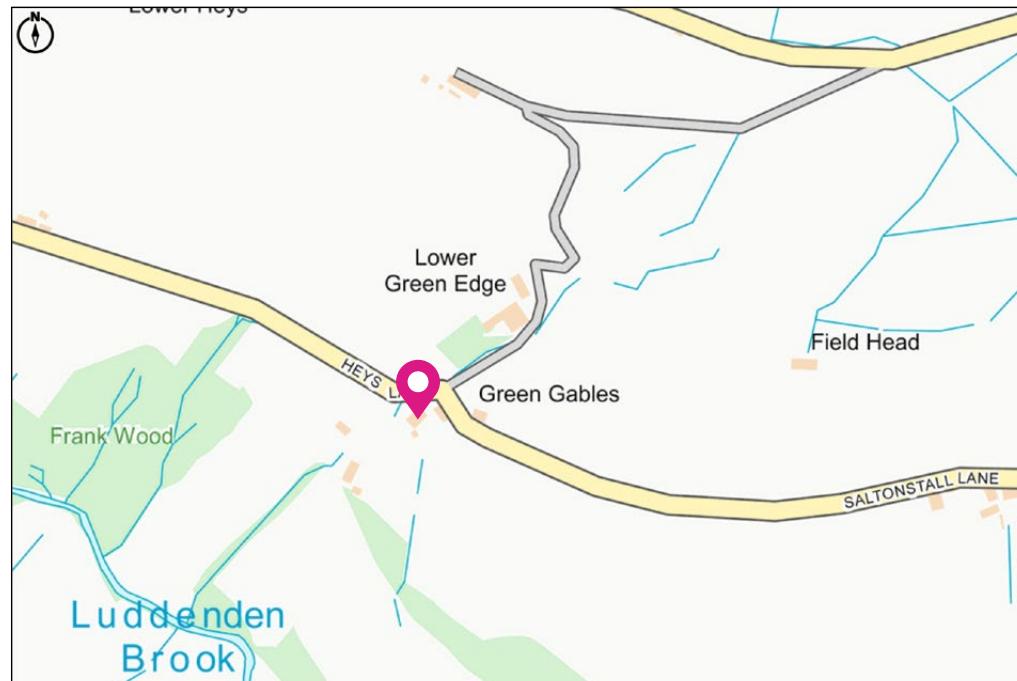
Location and directions

Luddenden Dene is one of Calderdale's most picturesque and sought-after valleys, surrounded by woodland, moorland, and wildlife-rich countryside. The property enjoys immediate access to walking routes, including the nearby Jerusalem Farm Nature Reserve.

Despite its rural feel, Upper Saltonstall is exceptionally well placed. Halifax is approximately 15 minutes away, while the vibrant town of Hebden Bridge – renowned for its independent shops, cafés, bars, and restaurants – lies around 20 minutes to the west.

To get to the property, enter 'submerge.demanding.chart' on What3Words, or use HX2 7TR in satellite navigation. Follow directions to the Cat l' th Well public house on Saltonstall Lane and continue for approximately half a mile until the Charnock Bates For Sale board is visible.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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Floor plans

Ground floor



First floor





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