



# Sawter House Barn

Mill Bank Road, Mill Bank, Sowerby Bridge, HX6 3DY

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Equestrian retreat with stunning views  
and cottage annexe



Charnock Bates

The Country, Period & Fine Home Specialist





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For Sale

SAWTERHOUSE  
BARN





## Sawter House Barn

Mill Bank Road  
Mill Bank  
Sowerby Bridge  
HX6 3DY

Offers over: £1,200,000

### At a glance

- Approx. 11.16 acres of private grazing land
- Detached four-bedroom barn-style residence rebuilt from original footprint
- Three-bedroom cottage annexe with separate entrance
- Elevated south-facing gardens and Yorkshire-stone terraces
- Detached garage and gated parking for approximately six cars
- Tiered lawns, pond, and sunroom with countryside outlook
- Ideal for equestrian use, extended family, or income potential (subject to necessary consents)
- Located in the award-winning conservation village of Mill Bank

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## Equestrian retreat with stunning views and cottage annexe

Commanding an outstanding hillside position in sought-after Mill Bank, Sawter House Barn is a remarkable Grade II listed home rebuilt in 1989 to mirror the original barn's profile – combining heritage with modern comfort.

Set in approximately 11.16 acres of enclosed grazing land, the property includes a beautifully-presented four-bedroom main house and a fully independent three-bedroom cottage, ideal for multi-generational living or guest accommodation.

With far-reaching among the best in Yorkshire, and beautifully landscaped gardens designed for year-round enjoyment, this is a home that truly celebrates outdoor living.





## Characterful main house

Entered via a welcoming vestibule, the main house opens into a series of elegant yet homely spaces. The sitting room features an open fire and French doors in the original barn opening, while the spacious lounge enjoys dual-aspect views over the garden and valley below, with a multi-fuel stove set in a sandstone surround.

‘When the fire is lit, the surrounding sandstone warms up too – it radiates so much heat. It’s so cosy in the colder months, and the views of the wooded hillside in autumn are spectacular.’

Current homeowner

The kitchen/diner is well-equipped with bespoke Ash units, German-engineered flooring, and doors out to the terrace – perfect for summer dining with a view. A separate utility room, study, and cloakroom complete the ground floor.

Upstairs, the principal bedroom benefits from its own dressing room and breathtaking views, with three further bedrooms and two bathrooms across the split-level first floor. A versatile attic room offers further flexible space with expansive countryside outlooks.

‘I built a home, not just a house.’

Current homeowner











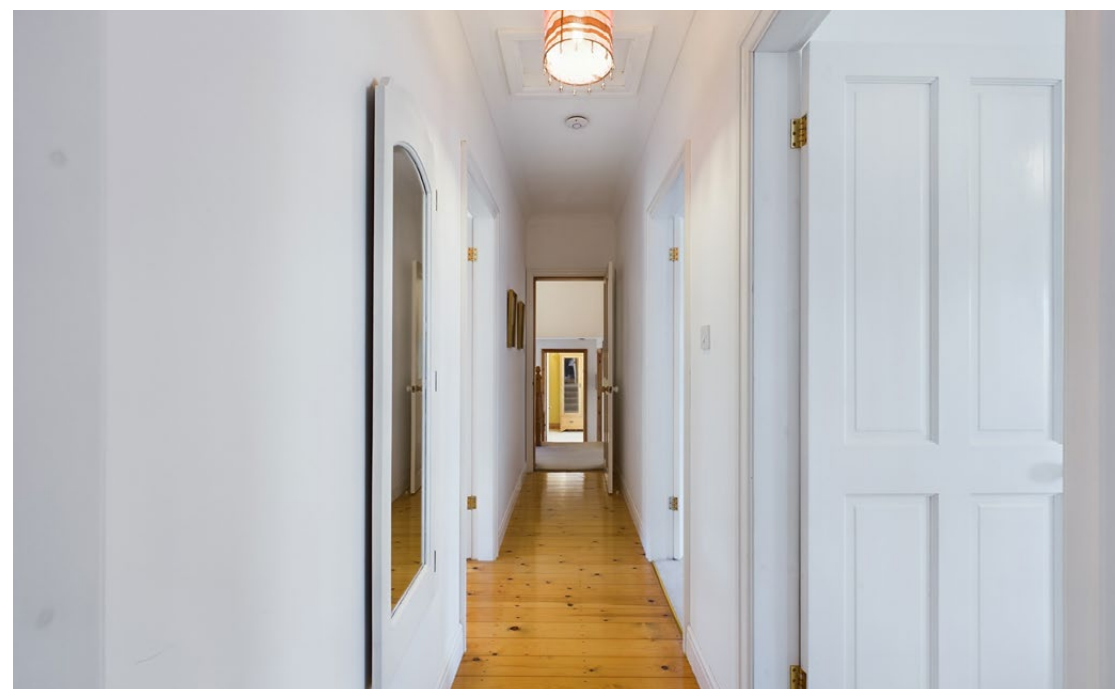












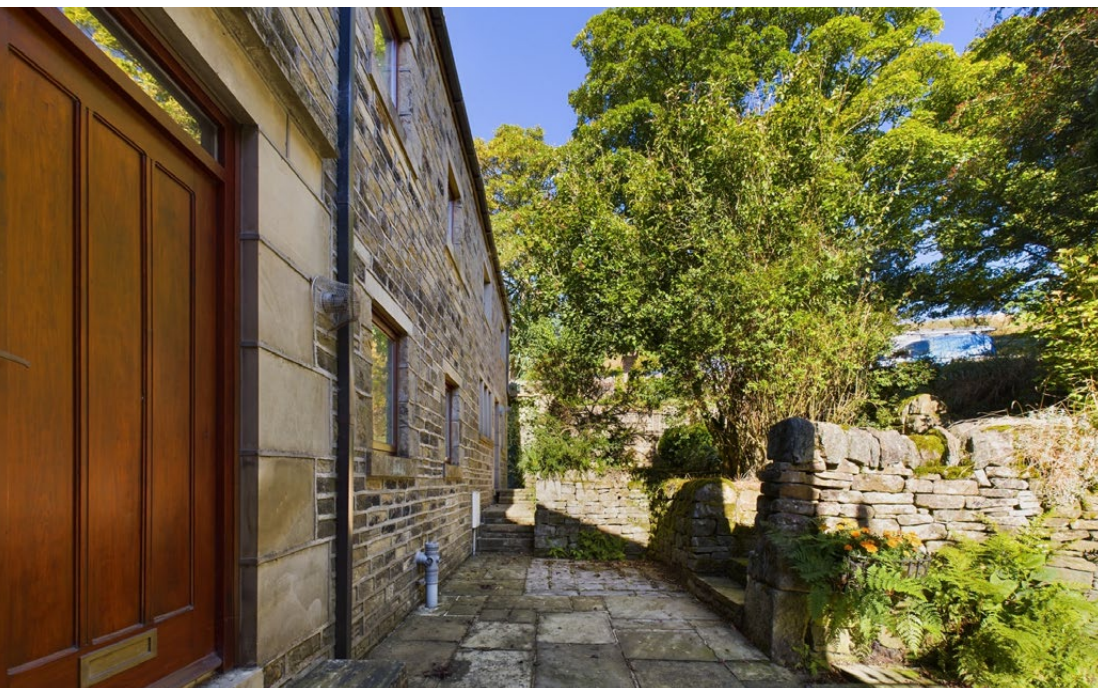












## Self-contained cottage

With its own entrance and charming landscaped garden, the cottage annexe offers a full kitchen/diner, cloakroom, and cosy lounge with gas fire. Upstairs, three well-proportioned bedrooms are served by a four-piece bathroom – ideal for guests or multi-generational living.















## Outdoor living

Sawter House Barn's south-east facing terraces, lawned gardens, and tiered planting areas have been designed for beauty and ease. A sunroom with log burner creates a year-round retreat, while steps lead to a peaceful fishpond, stone seating areas, and an enclosed lawn with panoramic views.

The 11.16-acres across five fields, bordered by trees and fed by natural springwater, is ideal for equestrian or smallholding use, with both vehicular and foot access.

'Moving to Yorkshire wasn't even on my radar. I just helped a friend from London move over here one weekend and as soon as I saw the views, it felt like paradise. I knew I had to move here.'

Current homeowner











## 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.

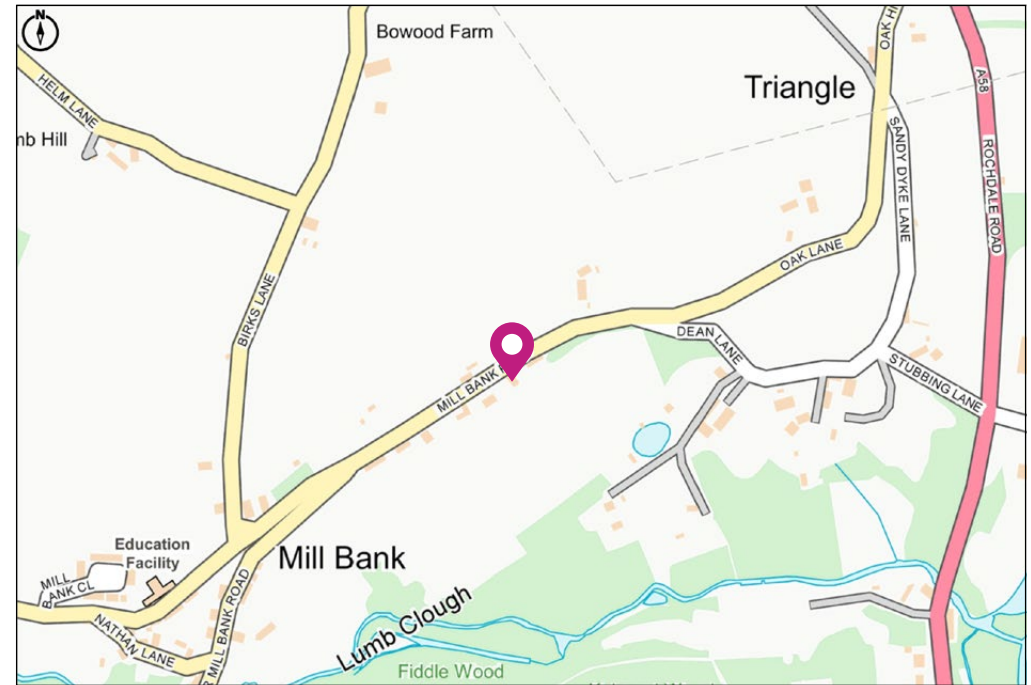
TENURE	Freehold
CONSTRUCTION	Stone walls and stone slate roof
PROPERTY TYPE	Detached
PARKING	Detached garage and gated parking for approximately six cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Octopus (main house), E.ON (cottage)
GAS SUPPLY	Octopus (main house), British Gas (cottage)
WATER SUPPLY	Yorkshire Water
SEWERAGE	Drainage to public sewer
HEATING	Gas central heating in main house, combi boiler in main area of cottage, two gas fires, and multifuel fire in main lounge.
BROADBAND	Via telephone line, currently around 10Mbps but could get speeds of up to 80Mbps. Fibre optics currently in process of being extended to the village.
MOBILE SIGNAL	Good coverage



## Location

Mill Bank is an idyllic conservation village with a strong community, outstanding primary school (St Mary's C of E, approx. 0.3 miles), and quick access to Ripponden and Sowerby Bridge for shops, cafes, and rail links to Leeds and Manchester. The M62 is easily reached for commuting, yet this location feels beautifully remote and tranquil.

A breathtaking rural lifestyle with room to grow – Sawter House Barn offers space, privacy, and a view you'll never forget.



Contact Charnock Bates to arrange your private viewing.

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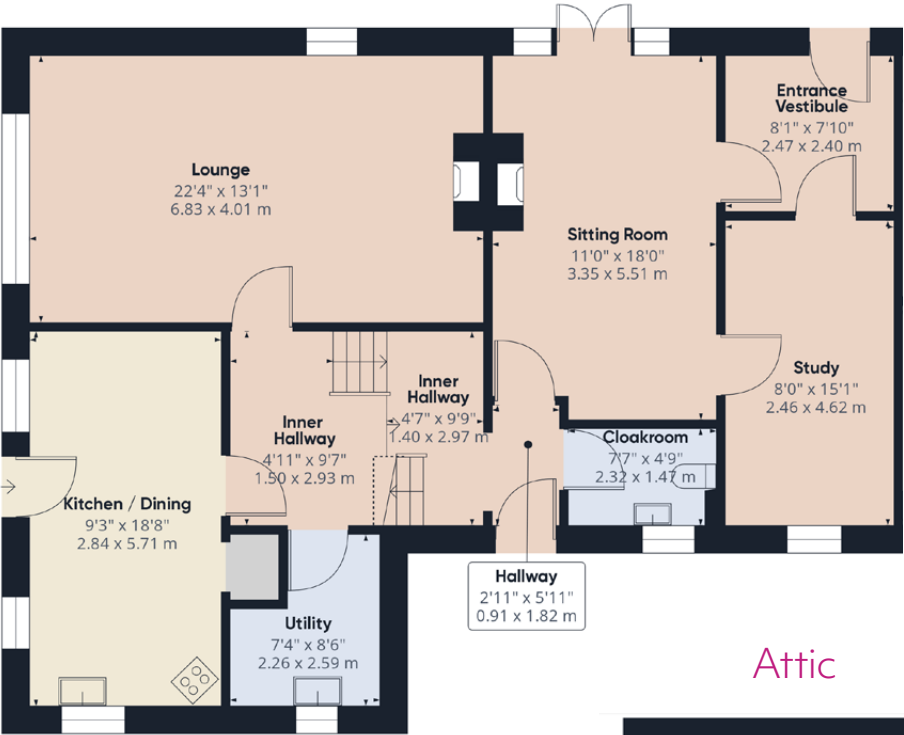
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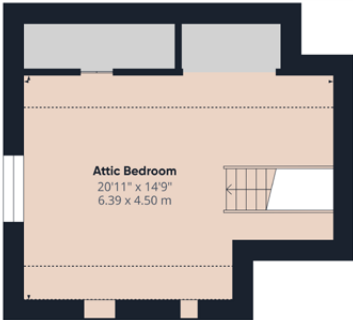




# Floor plans: Main house



Ground floor



Attic



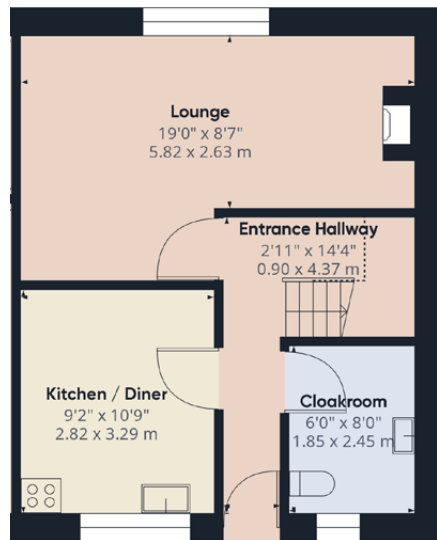
First floor



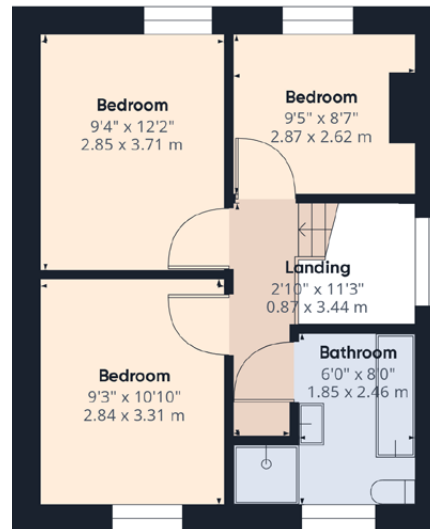


# Floor plans: The cottage/external

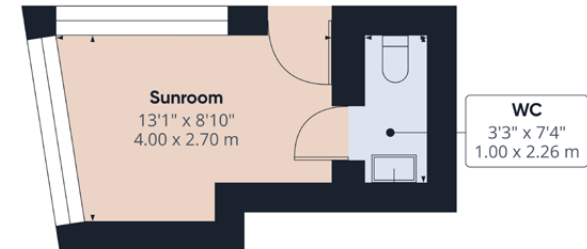
## Ground Floor



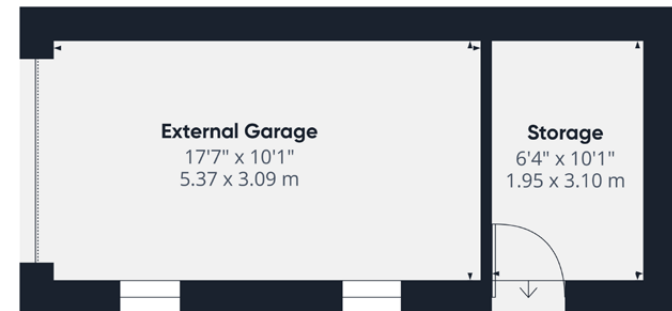
## First Floor



## Sunroom



## Garage



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Total approximate floor area:  
**3,640.68 sqft (338.23m<sup>2</sup>)**  
(inc Garage, Cottage and Sunroom)

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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