



11 High Court

Slack Top, Heptonstall, Hebden Bridge, HX7 7HA

A hillside haven with breathtaking views



Charnock Bates

The Country, Period & Fine Home Specialist





11 High Court
Slack Top
Heptonstall
Hebden Bridge
HX7 7HA

Guide price: £750,000

At a glance

- Five bedrooms, three bathrooms, and three reception rooms
- Large conservatory with vaulted ceiling and panoramic views
- Shaker-style kitchen with Silestone worktops and quality appliances
- Principal bedroom with ensuite and exceptional views
- Landscaped garden with patio, rockery, and lawned areas
- Fenced wildlife area in garden
- Direct access from garden to beautiful surrounding countryside with good footpath network
- Driveway parking for at least four cars, plus single garage and EV charge point
- 12 solar panels which generate around £1,500 p/a
- Stunning hillside location near Heptonstall and Hebden Bridge

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A hillside haven with breathtaking views

Occupying an elevated position in the sought-after hamlet of Slack Top, 11 High Court is a substantial five-bedroom detached home that captures the essence of peaceful, countryside living – yet remains just minutes from the creative buzz of Hebden Bridge.

With beautifully maintained interiors, expansive gardens, and panoramic views across the Colden Clough Valley and towards Stoodley Pike Monument, this is a home that invites you to pause, breathe, and connect with nature.





Ground floor

A welcoming porch with skylight and built-in storage opens into the entrance hall, where a striking double-height picture window over the staircase floods the space with natural light. The lounge is a tranquil space with cornicing, a living flame effect gas fire with stone surround, and dual-aspect views – French doors open onto the patio, making it easy to step outside and soak up the scenery.

The snug is ideal for quiet evenings or reading by the window, or could alternatively be used as a dining room or an additional bedroom for an elderly relative. A ground floor bathroom offers a convenient shower, toilet, and sink.

The kitchen features Shaker-style units, Silestone worktops, and high-quality appliances including a De Dietrich induction hob, BOSCH oven, integrated fridge and dishwasher. A breakfast bar comfortably seats four, and the mullion windows perfectly frame the rolling hills beyond.

Off the kitchen, the utility room provides space for laundry, pantry and direct access to the garage.

Completing the ground floor is a stunning conservatory that offers both dining and sitting areas – a peaceful retreat with vaulted ceiling, exposed stone wall, and a door opening to the patio. The views from here are truly breathtaking.















First floor

The landing leads to five well-proportioned double bedrooms and a family bathroom.

The principal bedroom features cornicing, mullion windows, and an ensuite with shower, toilet, and sink – all perfectly placed to take in the surrounding landscape.

There are three further double bedrooms, all with views and charming period features. A fifth room currently serves as a study, but could also be used as a guest bedroom or dressing room.

The family bathroom is beautifully appointed with a Vernon Tutbury sink, bath with shower, heated towel rail, and tasteful stonework-effect detailing – plus a window perfectly framing the valley beyond.











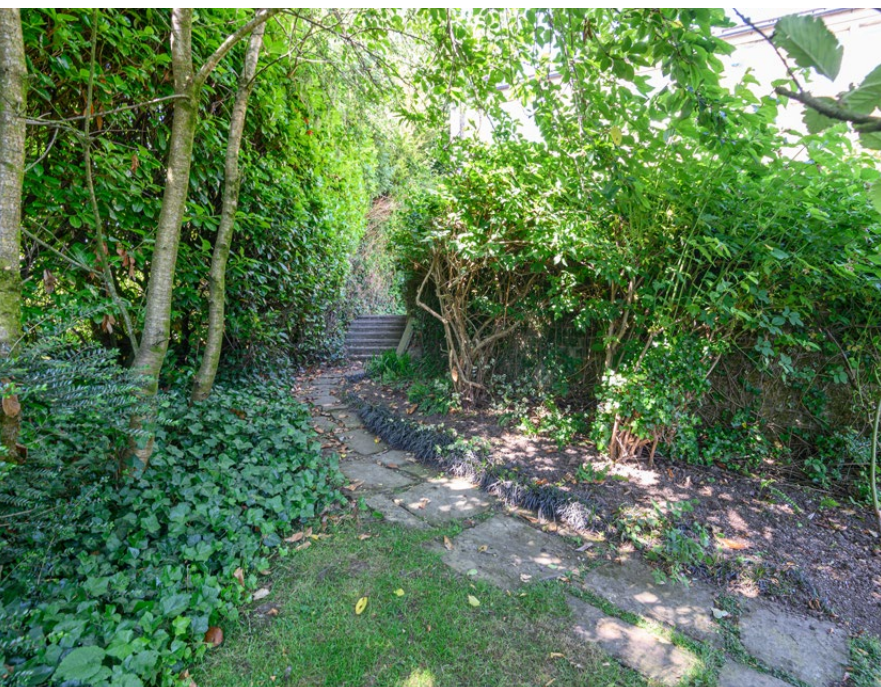
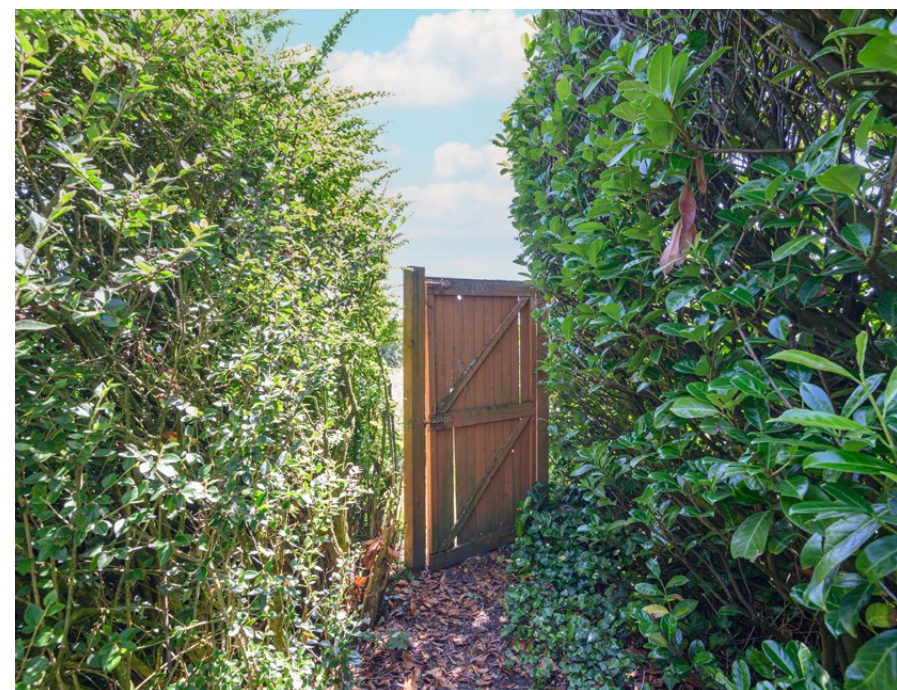
Gardens and grounds

Outside, the generous south-facing patio is the perfect spot for entertaining or relaxing with a book and a glass of wine. A water fountain adds a touch of calm, while stone steps meander through a rockery to the expansive and sheltered, south-facing private lawn bordered by mature trees and hedges.

To the rear is a fenced-off wild area – intentionally left untouched to attract birds, butterflies and other wildlife. At the garden's end, a gate opens onto a footpath bordering a meadow belonging to a neighbouring property, offering unobstructed views of the surrounding woods and moorland. From here, an extensive footpath network leads directly into woodland, perfect for peaceful walks or weekend exploring.

The front of the house features an additional private lawn, also bordered by mature trees.

Additional features include a new garden shed, storage box, and off-road parking for five cars (one in the garage, four on the driveway).







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.

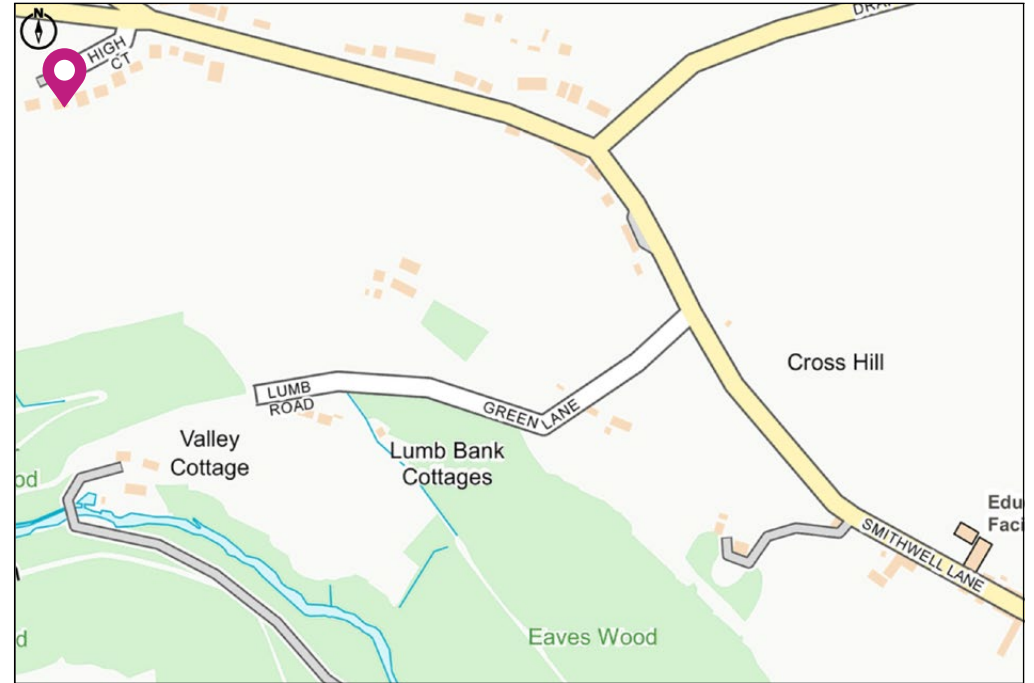
TENURE	Freehold
CONSTRUCTION	Stone exterior walls, timber joists, tiled roof
PROPERTY TYPE	Detached
PARKING	Single garage for one car, plus parking for at least four additional cars on driveway. EV charge point on garage exterior wall.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus Energy (mains), plus 12 solar panels which generate around £1,500 p/a
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, plus living flame effect gas fire in living room
BROADBAND	Fibre (70mbps)
MOBILE SIGNAL	Good for most networks

Location

Set on a quiet private road, 11 High Court is nestled in the scenic hillside community of Slack Top, just above the historic village of Heptonstall. From the sound of church bells at Heptonstall Church to the open expanse of Popples Common and the nearby National Trust woodland of Hardcastle Crag, this is a place steeped in heritage and natural beauty.

There are frequent bus services to nearby Hebden Bridge which offers a vibrant lifestyle, with independent shops, art venues, cosy cafés, and excellent rail links to Leeds and Manchester – making this location as well-connected as it is serene. The property is also situated between two well-regarded primary schools and is close to the local secondary school bus route.

Let 11 High Court inspire your next chapter.
To arrange a viewing, contact Charnock Bates today.



Charnock Bates



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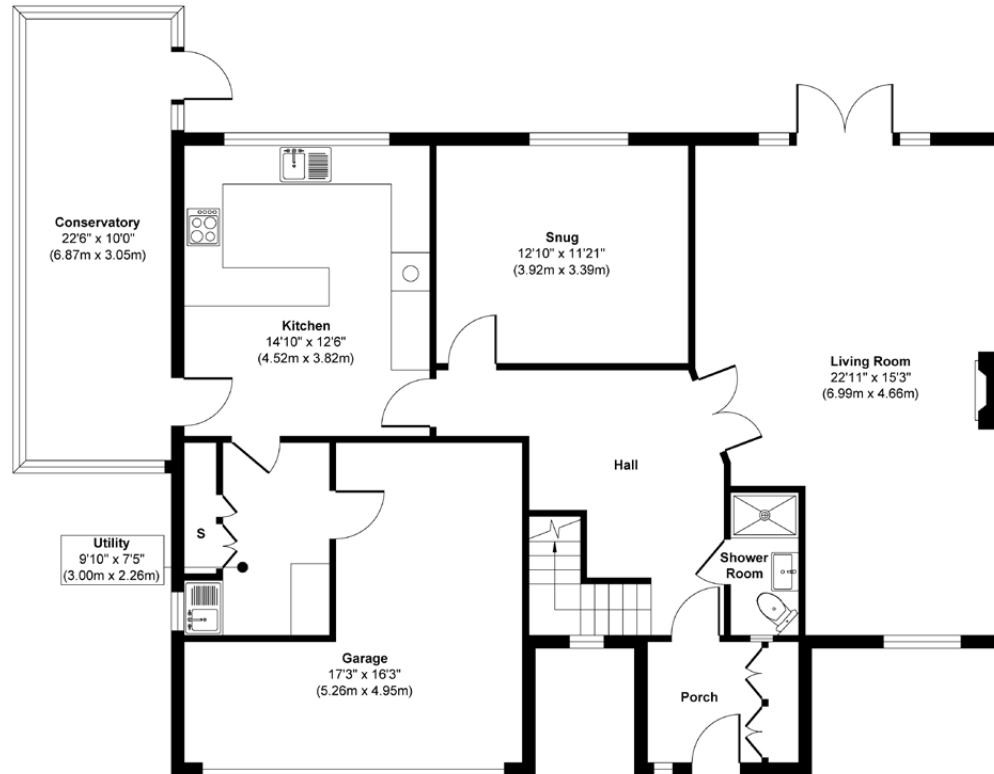
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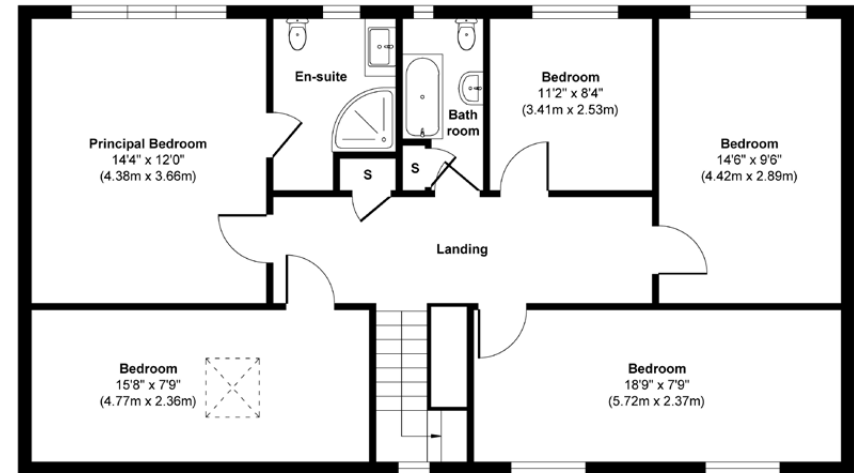


Floor plans

Ground floor



First floor



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Total approximate floor area:
2,370 sqft (220.25m²)
 (inc Garage)

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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