



## Ewood Barn

36 Ewood Lane, Todmorden, OL14 7DF

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Characterful four-bedroom  
barn conversion with beautiful gardens  
and countryside views



## Charnock Bates

The Country, Period & Fine Home Specialist









Ewood Barn  
36 Ewood Lane  
Todmorden  
OL14 7DF

Offers in excess of: £595,000

### At a glance

- Detached four-bedroom barn conversion
- Generous 0.22-acre garden with lawn, vegetable beds, and patio
- Vaulted ceilings and exposed wooden beams throughout
- Spacious lounge with triple-aspect views and French doors to garden
- Central dining area with impressive barn window
- Country-style kitchen with Belfast sink and dual-aspect outlook
- Light-flooded landing with vaulted ceiling
- Ensuite to principal bedroom plus family bathroom
- Gravel driveway for two cars
- Idyllic setting with hillside views, close to Todmorden's amenities

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## Characterful four-bedroom barn conversion with beautiful gardens and countryside views

Set against the picturesque backdrop of Todmorden's rolling hills, Ewood Barn is a detached stone barn conversion offering four double bedrooms, versatile living spaces, and a charming 0.22-acre garden.

Carefully blending rustic character with modern convenience, the property is filled with natural light, exposed beams, and striking architectural features.

'We've loved living here, it's homely and convenient as we can walk straight through the park to the shops and the station.'

Current homeowner





## Ground floor

### Entrance vestibule

A charming little space with exposed beams, perfect for keeping coats and boots.

### Dining room/Central vestibule

Currently used as a dining room, this impressive central hub features a striking barn window and door framed by exposed stone, opening to the garden. A staircase rises to the first floor.

### Kitchen

A charming cream-coloured kitchen fitted with wall and base units, Belfast sink, Zanussi oven, extractor hood, and integrated dishwasher. Its dual-aspect design fills the room with light.

### Utility room

Practical and well planned with base and wall cabinets, airing cupboard with Worcester boiler, sink and draining.

### Lounge

A warm and inviting triple-aspect reception room with French doors to the garden, gas fire set in a stone surround, and far-reaching hillside views.

### Cloakroom/WC

Fitted with sink and toilet.



















## First floor

The landing is bathed in light from a skylight and features a vaulted ceiling with exposed beams.

### Bedroom one (Principal)

A spacious double with high ceilings, exposed beams, hillside views, and with ensuite.

### Ensuite

Featuring vaulted ceiling, skylight, porthole window, exposed beams, toilet, bowl sink on floating vanity, heated towel rail, and shower with recessed nook.

### Bedroom two

Painted in a warm terracotta shade, with exposed beams and leafy outlook.

### Bedroom three

Double bedroom with garden outlook, skylight, and exposed beams.

### Bedroom four

Currently used as a dressing room/home office, fitted with bespoke wardrobes and underfloor storage, skylight, and garden views.

### Family bathroom

Vaulted ceiling with beams and skylight, window overlooking the garden, fitted with bath, toilet, floating vanity sink, and heated towel rail.

















## Gardens and grounds

### Front

A charming stone façade with barn-style arched doorway, flowerbeds, and wonderful hillside views.

### Side

A gated gravel driveway providing parking for approximately two cars.

### Rear garden

A well-established outdoor space including a flagged patio, lawn bordered by trees, vegetable beds, and a shed.







## 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.

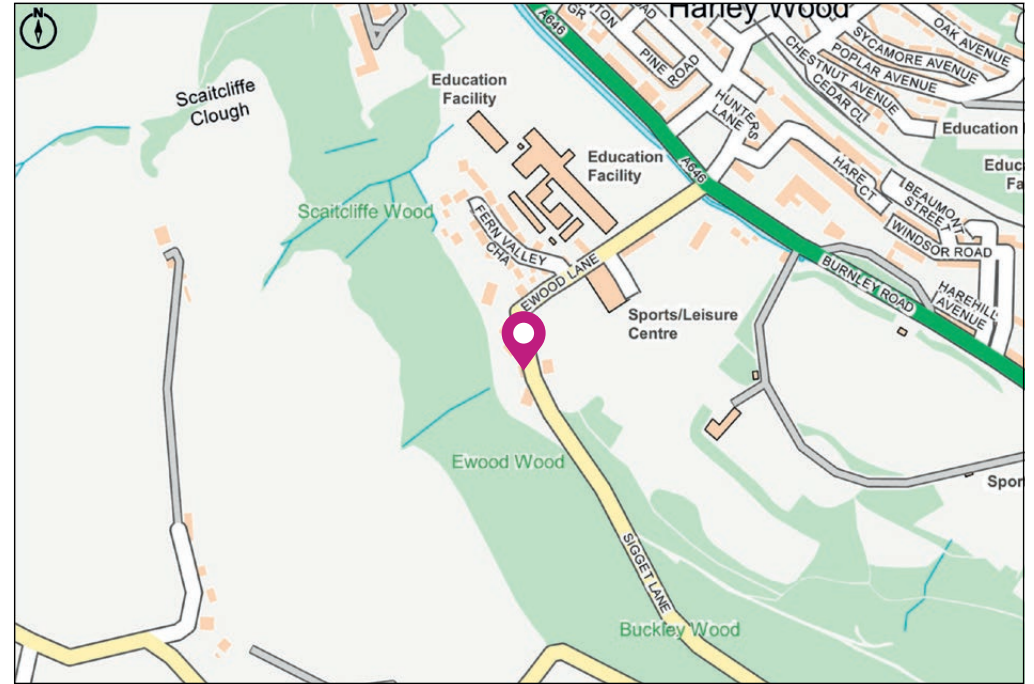
TENURE	Freehold
CONSTRUCTION	Stone-built, with stone roof tiles
PROPERTY TYPE	Detached
PARKING	Driveway for approximately two cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT, fibre
MOBILE SIGNAL	Good coverage



## Location

Ewood Barn enjoys a peaceful setting on the edge of Todmorden, with hillside views and footpaths leading directly into town. Todmorden offers a lively market, independent shops, cafés, and restaurants, along with excellent schools and leisure facilities. For commuters, Todmorden station provides direct links to Manchester, Leeds, and Halifax, while the surrounding Pennine countryside offers endless opportunities for walking and cycling.

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



Get in touch to arrange your private tour today.

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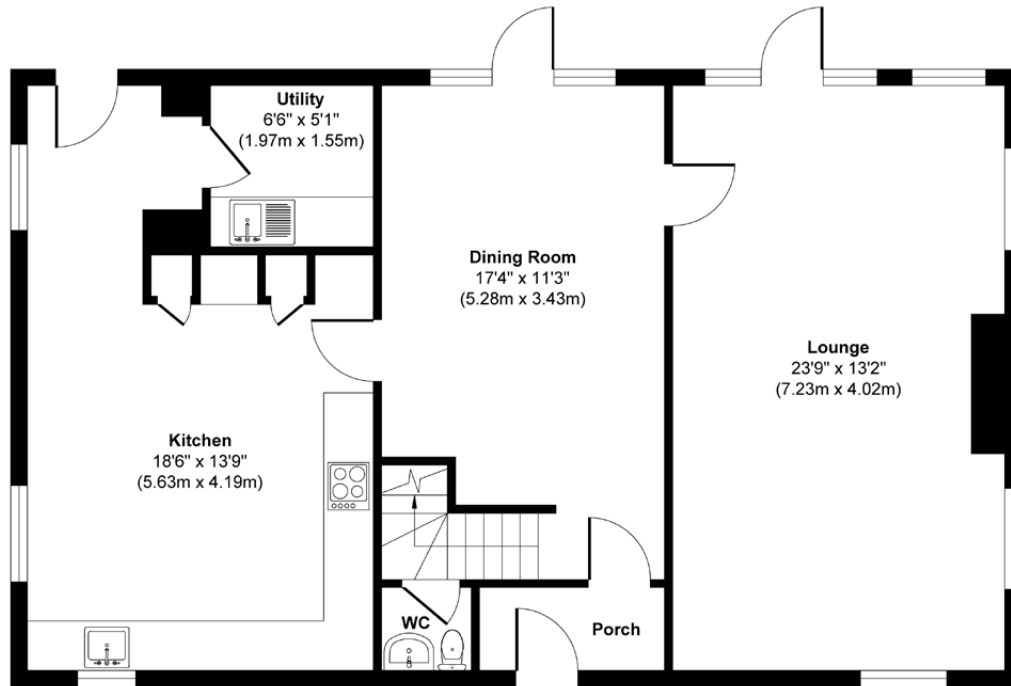
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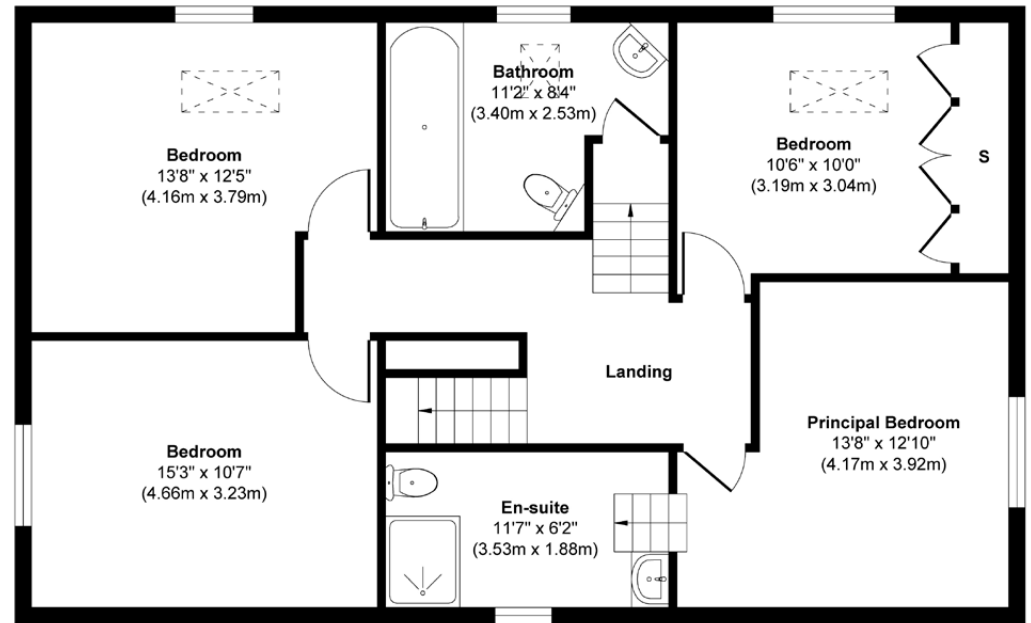


# Floor plans

Ground floor



First floor



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Total approximate floor area:  
**1,804 sqft (167.64m<sup>2</sup>)**

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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