



High Grange House  
Ingham Lane, Halifax, HX2 9PE

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Spacious period farmhouse conversion  
with expansive garden, far-reaching  
views, and exceptional potential



Charnock Bates

The Country, Period & Fine Home Specialist





High Grange House  
Ingham Lane  
Halifax  
HX2 9PE

Price: £560,000

### At a glance

- Characterful semi-detached period farmhouse conversion within a small former dairy farm hamlet
- Four double bedrooms across three floors, including a spacious principal suite with dressing room and ensuite
- Stunning garden-facing orangery with skylights, French doors, and rural views
- Generous lounge with log-burning stove and dual-aspect light
- Large dining kitchen with Rangemaster and adjoining utility connecting to double garage
- Expansive rear garden with decking, patio, lawn, chicken run, and open field outlooks
- Substantial double garage with conversion potential to annexe, studio, or workspace (STC)
- Peaceful semi-rural lane setting near Ogden Water, countryside walks, and Halifax amenities
- Scope to create additional ensuite and further enhance or reconfigure accommodation (STC)
- Driveway parking plus future EV charging provision following de-looping works

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## Spacious period farmhouse conversion with expansive garden, far-reaching views, and exceptional potential

Set along a lane with open fields and hillsides stretching beyond, High Grange House is a characterful semi-detached farmhouse conversion offering remarkable space, versatility, and lifestyle appeal. The four homes in this hamlet were originally part of a dairy farm.

Behind its historic stone façade lies a home of surprising scale – thoughtfully improved with rewiring, replumbing, partial roof replacement, and the addition of a beautiful garden-facing orangery – yet still rich with opportunity to adapt and evolve.

Generous gardens, sweeping views, and a substantial garage create an enviable setting for family life, multigenerational living, or home working – all within easy reach of Halifax and surrounding countryside.



## Ground floor

The kitchen enjoys a bright dual-aspect outlook, including views over the garden, and centres around a Rangemaster cooker with five-ring gas hob. White cabinetry and contrasting worktops create a practical, welcoming space.

Adjoining, the dining room is both spacious and intimate, with timber flooring and dual-aspect light, flowing through glazed doors into the orangery – a standout space.

The spacious, contemporary orangery is wonderfully uplifting: wraparound glazing and five roof skylights draw the garden and sky indoors, while French doors open onto decking and a further glazed door leads to the patio. It's a space made for gatherings, relaxed mornings, and long summer evenings overlooking greenery and rolling fields.

The lounge balances character and comfort, centred on a brick fireplace with log-burning stove and enjoying dual-aspect light, including a feature internal window into the orangery.

Practicality is equally well considered. A large utility room with modern boiler and laundry provision connects internally to the double garage, while a ground floor WC and useful cellar add further convenience.











## First floor

Upstairs, a generous landing with a feature window enhances the sense of light and scale.

The principal suite is a calm and spacious retreat with dual-aspect rural views, a dedicated walk-in wardrobe, and ensuite shower room.

A further double bedroom overlooks fields and a nearby horse paddock, while the family bathroom combines traditional styling with bath and a shower overhead.







## Second floor

Two additional double bedrooms occupy the upper level, both enjoying elevated hillside views through large picture windows. One includes a substantial adjoining space with clear potential to create an additional ensuite (subject to any necessary consents), offering exciting scope for future enhancement.





## Gardens and outside

The rear garden is a defining feature – generous, open and wonderfully connected to its rural surroundings. Decking, patio, and lawn areas provide distinct places to dine, relax, and play, all while overlooking neighbouring fields.

A chicken run and outbuildings enhance the home's semi-rural lifestyle charm, while the setting comes alive through the seasons with colour, wildlife, and long summer evenings outdoors.

To the side, a substantial double garage with electric sectional door offers excellent storage or clear potential for conversion into an annexe, studio, or workspace (subject to any necessary consents). The driveway provides parking for two cars, and a patch of land outside the living room could be converted into a third parking space (subject to any necessary consents).

The property is due to be 'de-looped' from the three surrounding properties, which will allow for an EV charge point. This is a free service from Northern Power.



## 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	Semi-detached farmhouse conversion
PARKING	Double garage, plus driveway for two cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC	D
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Mains
HEATING	Gas central heating and wood burner in lounge Combi Baxi boiler installed Jan 2022
BROADBAND	FTTC (fibre) from EE, 68 mbps
MOBILE SIGNAL	Good outdoor and in-home on most networks

The property is accessed via a shared driveway, which is owned by a neighbouring property. The current owners contribute towards maintenance as and when required.

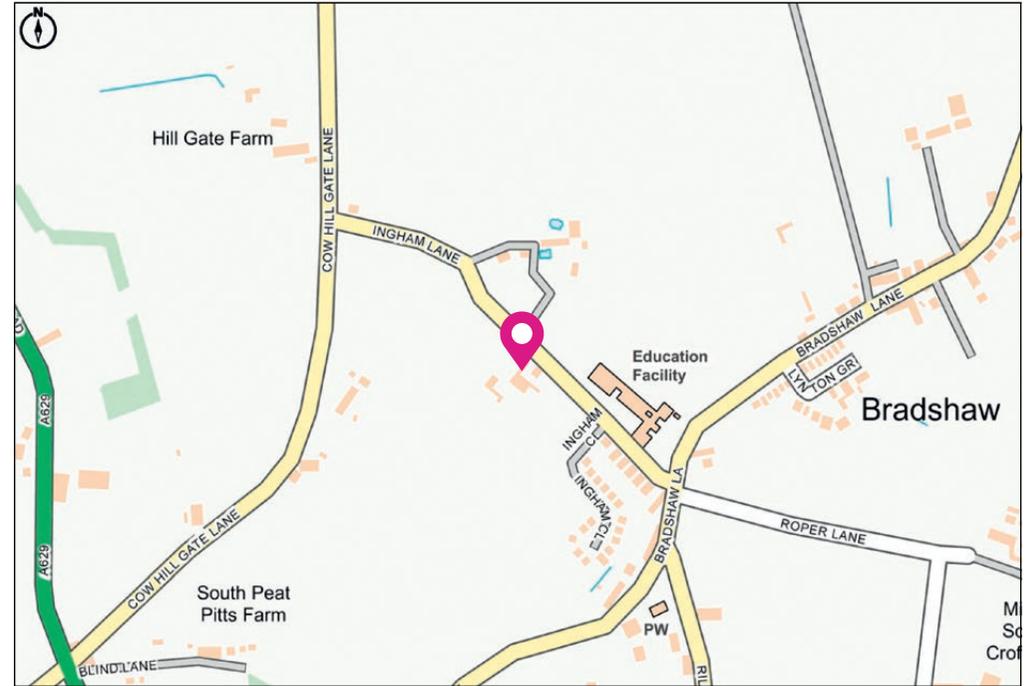
A culvert runs beneath the driveway. The current owners advise that previous surface water accumulation has been resolved.

## Location

Positioned along Ingham Lane, the property enjoys a peaceful semi-rural setting while remaining conveniently placed for local schools, everyday amenities, and Halifax town centre.

Surrounding countryside and walking routes begin almost immediately from the doorstep, with Ogden Water just a short walk away. This creates a lifestyle that blends privacy, nature, and accessibility – ideal for families, outdoor enthusiasts, or those seeking space without isolation.

A distinctive country home offering space, scenery and outstanding potential in a peaceful yet connected Calderdale setting.



Get in touch to arrange your private tour today.

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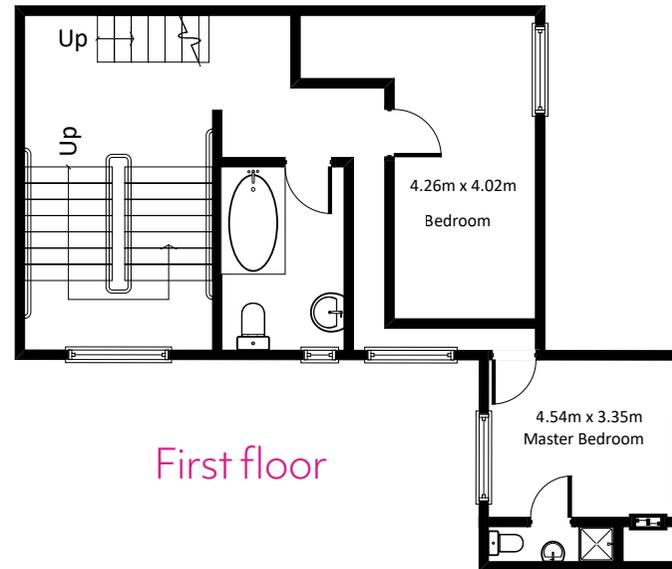
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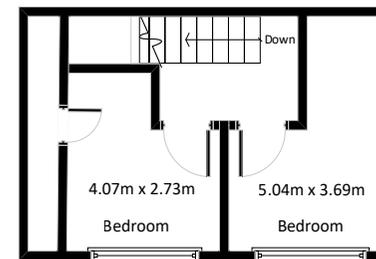
# Floor plans



Ground floor



First floor



Second floor

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Total approximate floor area:  
**2,971.66 sqft (267.06m<sup>2</sup>)**  
(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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