



# Upper Lumb Farm

Deep Lane, Triangle, Sowerby Bridge, HX6 3EX

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A historic farmstead with land, views,  
and opportunity



Charnock Bates

The Country, Period & Fine Home Specialist









## Upper Lumb Farm

Deep Lane  
Triangle  
Sowerby Bridge  
HX6 3EX

Offers over: £1,500,000

### At a glance

- Historic Grade II listed farmhouse dating back to 1627
- Set within approximately 31.81 acres of prime south-facing grazing land
- Enjoys breathtaking panoramic views across the Cottonstones hills
- Includes a substantial stone barn with exciting conversion potential (STP)
- Four-bedroom farmhouse with beams, fireplaces, and original period features
- Spacious dual-aspect kitchen diner with Hunter multi-fuel stove
- Stunning countryside views from most windows, and rustic interiors
- Idyllic rural setting offering exceptional equestrian or agricultural potential
- Includes single garage, driveway parking, and numerous outbuildings
- Peaceful yet accessible location near Sowerby Bridge, Halifax, and the M62

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## A historic farmstead with land, views, and opportunity



Dating back to 1627, Upper Lumb Farm is a remarkable Grade II listed semi-detached farmhouse set within approximately 31.81 acres of prime grazing land.

South-facing, steeped in history, and enjoying panoramic views across the rolling hills of Cottonstones, the estate comprises the main cottage, a substantial stone barn with exciting conversion potential (subject to necessary planning consents), and a collection of fields and grounds that together create a rare lifestyle opportunity.

'You can imagine what it was like growing up here... it gave us the most idyllic childhood. We were always playing out in the fields with our friends, and our parents thrived on the community feel. It's so peaceful and picturesque, with so much wildlife and incredible views. There really is nowhere quite like it.'

Scott Crabtree





## The Farmhouse

A four-bedroom character home, the farmhouse offers period charm in abundance. Deep-set windows frame sweeping views, exposed beams nod to the property's heritage, and feature fireplaces add warmth and character.

### Ground floor

- **Porch and hallway**  
A welcoming entrance with space for coats and boots, leading through to a hallway with countryside views.
- **Kitchen diner**  
Dual aspect with spectacular views. The kitchen features a Whirlpool oven, four-ring gas hob, and extractor. In the dining area, there's an original Hunter multi-fuel fire, and exposed beams add rustic charm.
- **Lounge**  
A beautiful reception room featuring a log burner set into an exposed stone wall, beams, plush carpets, and peacock-motif wallpaper reflecting the estate's resident birds.

















## First floor

- **Principal bedroom**  
A spacious double with window seating, extensive fitted wardrobes, and stunning views.
- **Double bedroom**  
Vaulted ceiling, exposed beams.
- **Single/small double bedroom**  
Fitted wardrobes.
- **Double bedroom**  
Dual aspect with hillside views, fitted storage.
- **Bathroom**  
Wet-room style with shower, sink, toilet, heated towel rail, and storage cupboard.

Additional features: roof replaced last year, electric heating.









## The Barn

A large stone barn set over split levels, currently housing stalls and pens, with scope to convert into one, two, or three dwellings (subject to necessary planning consents). Generous open spaces, original features, and large barn doors to both ends make this a versatile outbuilding ready for transformation.











## Land and externals

- 31.81 acres of south-facing grazing land, divided into fields with excellent drainage
- A historic disused quarry, from which stone was once used to build the local church
- Driveway access
- Breathtaking open countryside views from every angle
- Single garage with storeroom to the rear

The land offers superb equestrian, agricultural, or lifestyle potential, with endless opportunities for those seeking space and self-sufficiency.



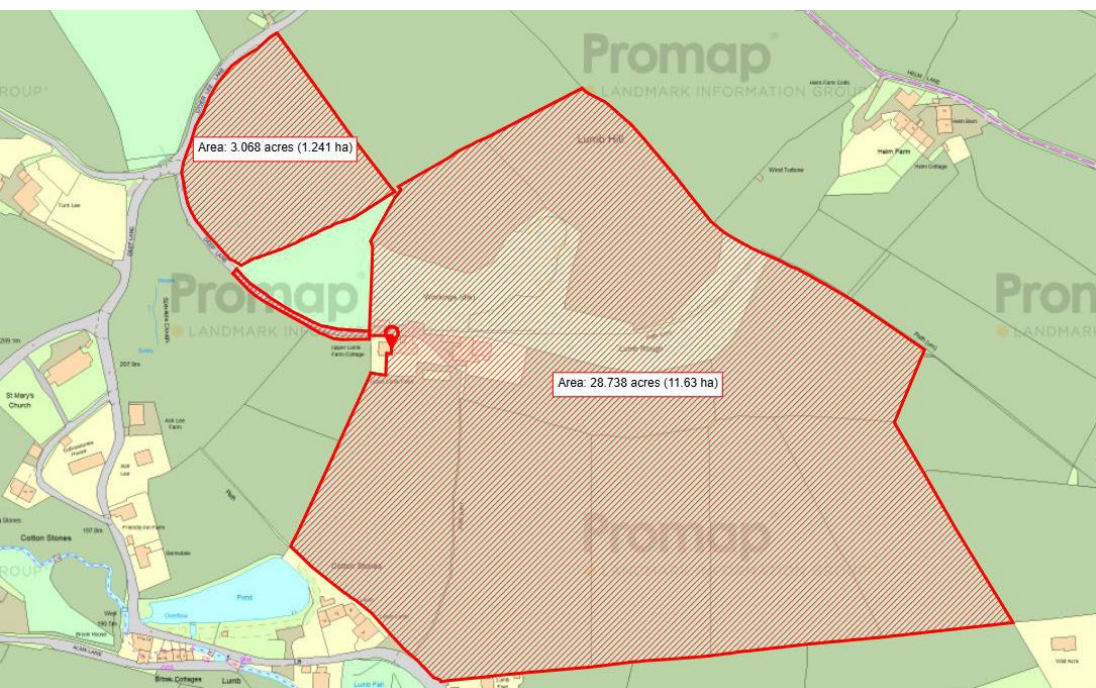












## Key information

- **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
PARKING	Single garage for one car, plus private driveway for approximately three cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	No gas supply
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Electric heaters and multifuel burners
BROADBAND	Connected
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Mobile Checker)



## Location

Set amidst the peaceful hills of Cottonstones, Upper Lumb Farm balances rural tranquillity with excellent accessibility. The property sits within easy reach of Sowerby Bridge with its supermarkets, cafés, restaurants, and train station offering direct services to Leeds and Manchester. The market town of Halifax provides further shopping, cultural attractions, and well-regarded schooling.

Outdoor enthusiasts will appreciate immediate access to moorland walks, bridleways, and the Calder Valley countryside, with the Pennine Way close at hand. Excellent road links via the M62 motorway ensure that regional business hubs and airports remain highly accessible.

Viewing is essential to fully appreciate the unique nature and lifestyle opportunities Upper Lumb Farm has to offer.



Please contact Charnock Bates to arrange your private tour.

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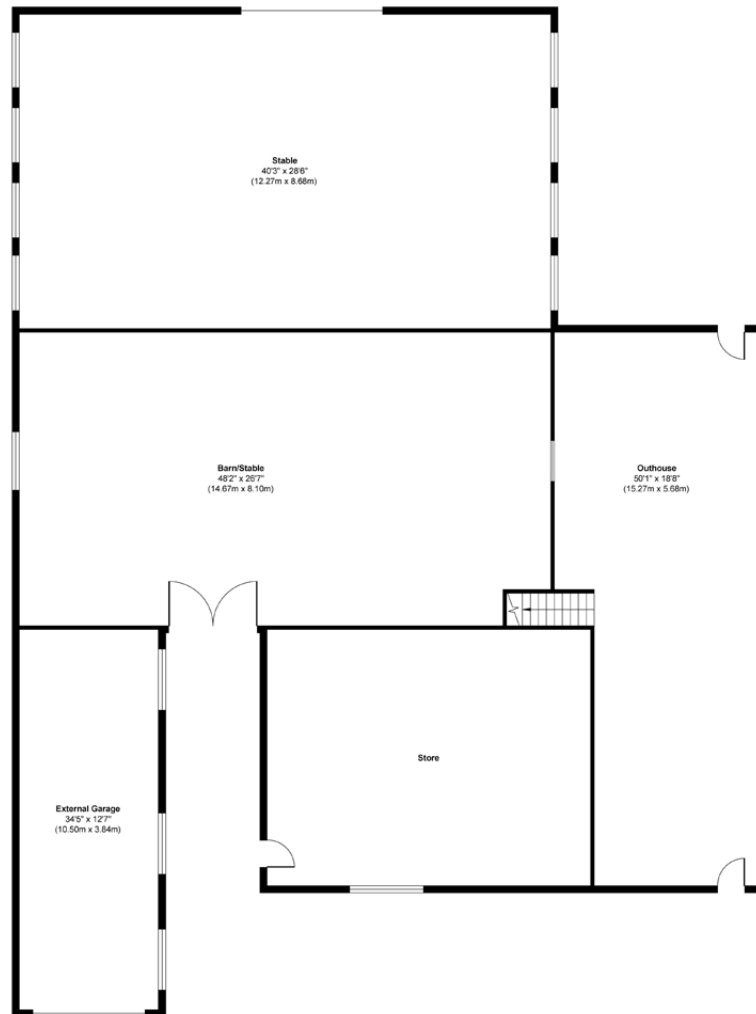
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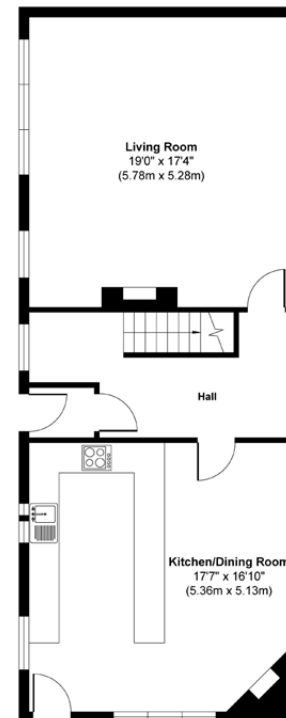


# Floor plans

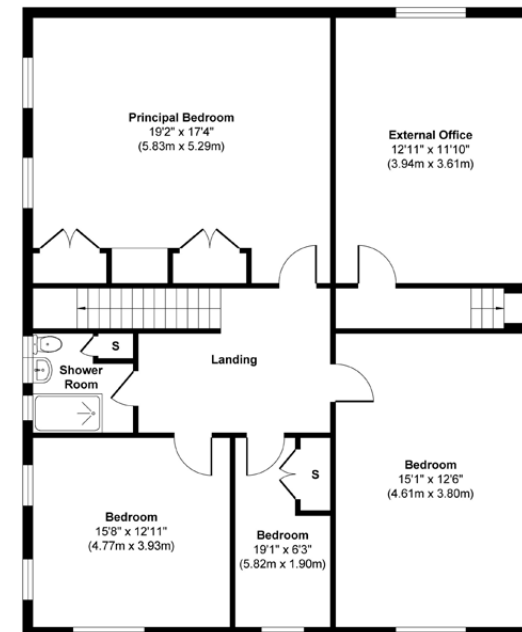
Outbuilding



Ground floor



First floor



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Total approximate floor area:  
**6,727 sqft (625.13m<sup>2</sup>)**  
(inc Outbuilding)

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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