



Mill House Barn

8 Ringstone, Barkisland, Halifax, HX4 0EU

Character, space and style in the heart
of Barkisland



Charnock Bates

The Country, Period & Fine Home Specialist





Mill House Barn
8 Ringstone
Halifax
HX3 0EU

Guide price: £995,000

At a glance

- **Exceptional barn-style new build, made with original mill materials**
- **Spectacular entrance and oak-floored reception hall**
- **Dual-aspect lounge with gas fire and mullion windows**
- **Country-style kitchen with Falcon range and French doors**
- **Three double bedrooms, plus two singles and a study**
- **Contemporary family bathroom and stylish ensuite**
- **Double garage and generous driveway**
- **Mature gardens with flagged terrace and lawn**
- **Gated paddock offering outstanding outdoor versatility**
- **Sought-after Barkisland location**

Charnock Bates





Character, space and style in the heart of Barkisland

Step through one of the most striking entrances in Barkisland into a home brimming with charm, warmth and heritage.

Mill House Barn is a truly special home, where original materials from the former mill have been thoughtfully reused to create a characterful family home with a contemporary edge.

Beautifully positioned within this sought-after village, the property occupies a generous plot of approximately 1.25 acres, including expansive gardens and a versatile 0.8 acre paddock – ideal for outdoor entertaining, family events, or simply letting children roam freely in nature. Internally, the layout is generous and sociable, with flexible living spaces and exquisite detailing throughout.



Ground floor

Entrance hall/dining area

The bold, bespoke entrance door opens into a light-filled reception with oak floorboards and French doors that invite the garden in. This stylish space is currently used for dining – a sociable heart of the home – with a cloakroom nearby and a custom radiator cover adding to the thoughtful finish.

Lounge

A cosy yet elegant space with dual-aspect mullion windows, a gas fire for comfort and charm, and subtle radiator covers that complement the aesthetic.

Kitchen

Full of rustic warmth, the kitchen is fitted with shaker-style cream cabinetry, contrasting worktops and a Belfast sink. Flagstone flooring adds authenticity, while French doors lead out to the rear garden. A Falcon range cooker completes this homely, high-quality kitchen.

Downstairs WC

Neatly presented with a toilet and basin.













First floor

Landing

This generous landing is large enough for use as a living space. With oak flooring and breathtaking double-height arched barn windows on both sides, it's a truly atmospheric spot.

Principal bedroom suite

This stylish retreat includes fitted wardrobes, peaceful views over the paddock and a sleek, modern ensuite with a walk-in shower and floating vanity unit.

Three further bedrooms

A double and two singles – all featuring mullion windows and garden views – provide flexible accommodation for family and guests.

Study/bedroom five

A characterful space with a charming round window, ideal as a study or additional single bedroom.

Family bathroom

Stone-effect tiles, a bath, separate shower, and a sleek vanity unit make this bathroom both stylish and practical.









Gardens, grounds, and paddock

To the rear, a large flagged terrace provides an inviting setting for alfresco dining, while lawns sweep around three sides of the home. Mature trees and shrubbery create a private, leafy outlook. A gate leads into the paddock – perfect for hosting family parties, playing sports, or even creating a hobby space such as a wildflower meadow or vegetable garden.

A double garage and ample driveway parking complete the external offering.







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:**

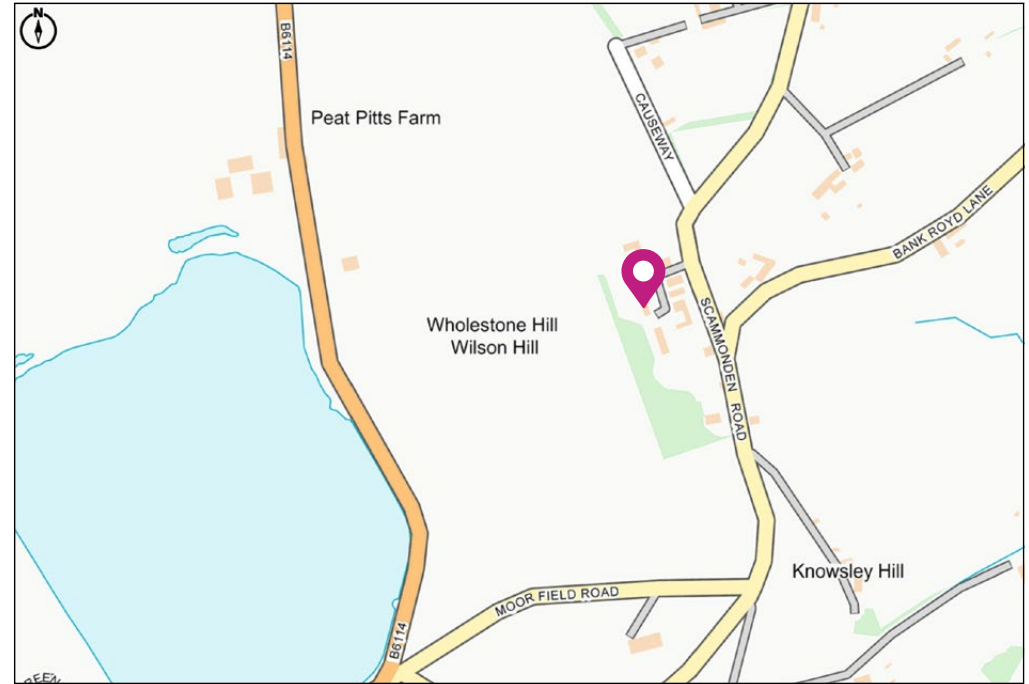
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone build, with stone slate roof
PROPERTY TYPE	Detached
PARKING	Double garage, plus driveway for four cars and communal turning circle
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	So Energy
GAS SUPPLY	So Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

Location

Set in the heart of Barkisland, Mill House Barn offers both tranquillity and convenience. The village is known for its beautiful countryside walks, strong community feel, and excellent access to Halifax, Ripponden and the M62 network – ideal for commuters to Leeds or Manchester. Highly regarded primary, secondary, and grammar schools are also within easy reach.

For those seeking a characterful home with space to grow, entertain and unwind, Mill House Barn is a rare opportunity.



To arrange a viewing, contact Charnock Bates today.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

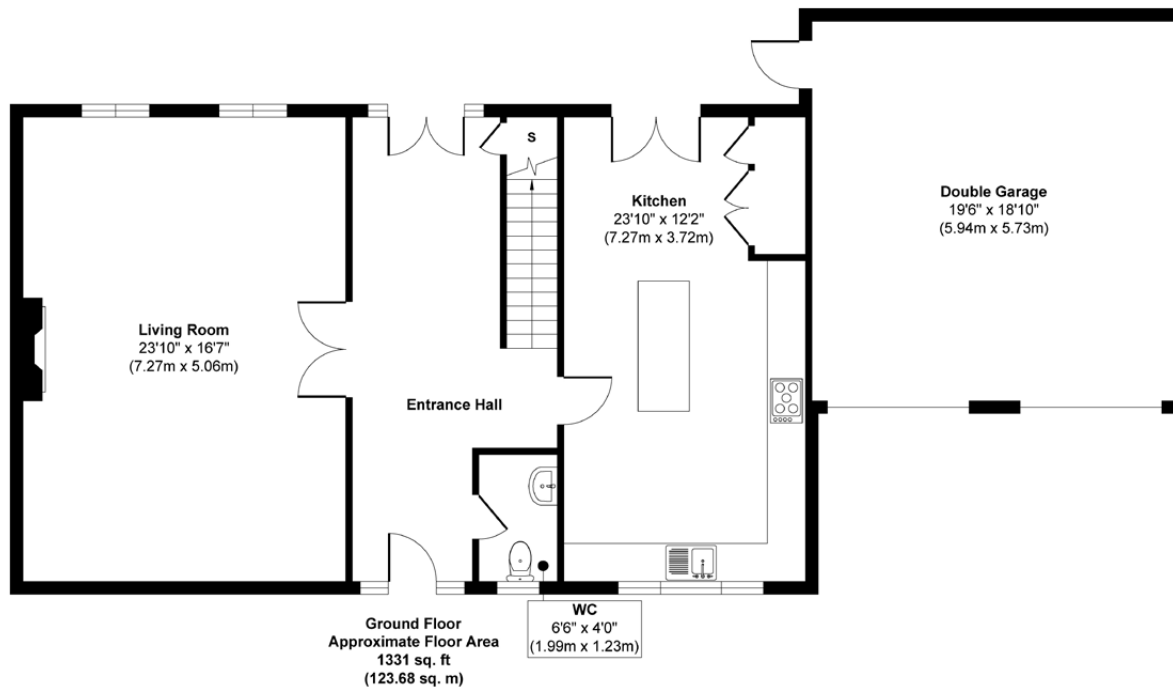
250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk
homes@charnockbates.co.uk

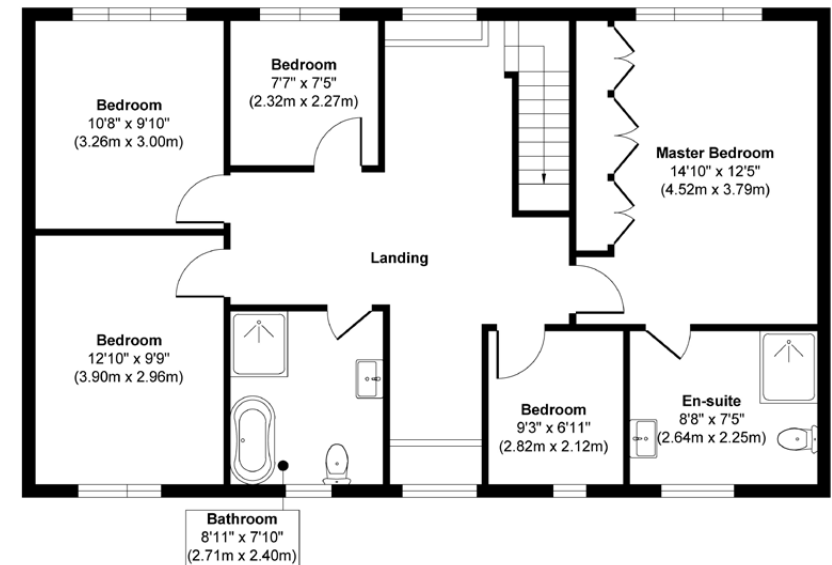


Floor plans

Ground floor



First floor



Charnock Bates



Total approximate floor area:
2,289 sqft (212.76m²)
(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.



Charnock Bates

The Country, Period & Fine Home Specialist

Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk

