

The Coach House  
Boston Hill, Hebden Bridge, HX7 8SS

---

A stunning coach house conversion with  
panoramic views



Charnock Bates

The Country, Period & Fine Home Specialist





## The Coach House

Boston Hill  
Hebden Bridge  
HX7 8SS

Offers over: £720,000

### At a glance

- **Rarely available coach house conversion in an elevated, private setting**
- **Secure gated entrance with characterful cobbled driveway**
- **Striking central living space with vaulted ceiling, original beams and herringbone flooring**
- **Underfloor heating and exceptional natural light throughout the heart of the home**
- **Seamless indoor-outdoor living via sliding doors to the decked terrace**
- **High-quality kitchen with quartz worktops, breakfast bar, and premium appliances**
- **Four generous double bedrooms, including a luxurious principal suite**
- **Flexible layout with lounge, cinema room, and multiple reception spaces**
- **Landscaped gardens with lawn, raised decking, hot tub, and seating areas**
- **Panoramic countryside views towards Stoodley Pike and surrounding moorland**

Charnock Bates





## A stunning coach house conversion with panoramic views

Set behind secure gates and approached via a characterful cobbled driveway, The Coach House is an outstanding conversion that has been passed down through generations, and which balances original architectural features with contemporary comfort.

Elevated yet discreetly positioned, the property enjoys sweeping views over rolling fields and woodland, and across to Stoodley Pike and the surrounding moors, while remaining remarkably peaceful and private.

The landscaped garden is bordered by mature trees and shrubs, creating a sheltered retreat with a lawn, a hot tub for evening relaxation, and a raised decked terrace – perfectly placed to enjoy the morning sun with a coffee. Sliding glass doors connect the outside seamlessly with the heart of the home.



## First floor

### Central room

A breathtaking central living space with a vaulted ceiling, exposed wooden beams (two of which are original), and elegant archways. Several skylights and windows flood the room with natural light, drawing attention to the spectacular outlook across the valley. Herringbone flooring and underfloor heating sit beautifully alongside the property's original features, creating a space that feels both refined and welcoming. Sliding glass doors open directly onto the decked terrace, extending the living space outdoors.

### Kitchen

Featuring a dual-aspect outlook, high-end finishes, and warm touches, the kitchen is stylish, practical, and homely. A wood-topped breakfast bar comfortably seats two people, while quartz worktops add a luxurious feel. Integrated appliances include a dishwasher, fridge freezer, BOSCH induction hob with extractor, NEFF ovens (including a combi microwave), wine fridge, and dedicated wine storage.

### Lounge

A cosy retreat with breathtaking panoramic views, the lounge features plush carpeting and a multi-fuel stove set within the fireplace. A picture window and glazed door lead onto a glass-fronted balcony, offering an ideal spot to unwind while taking in the scenic landscape.

### Principal bedroom suite

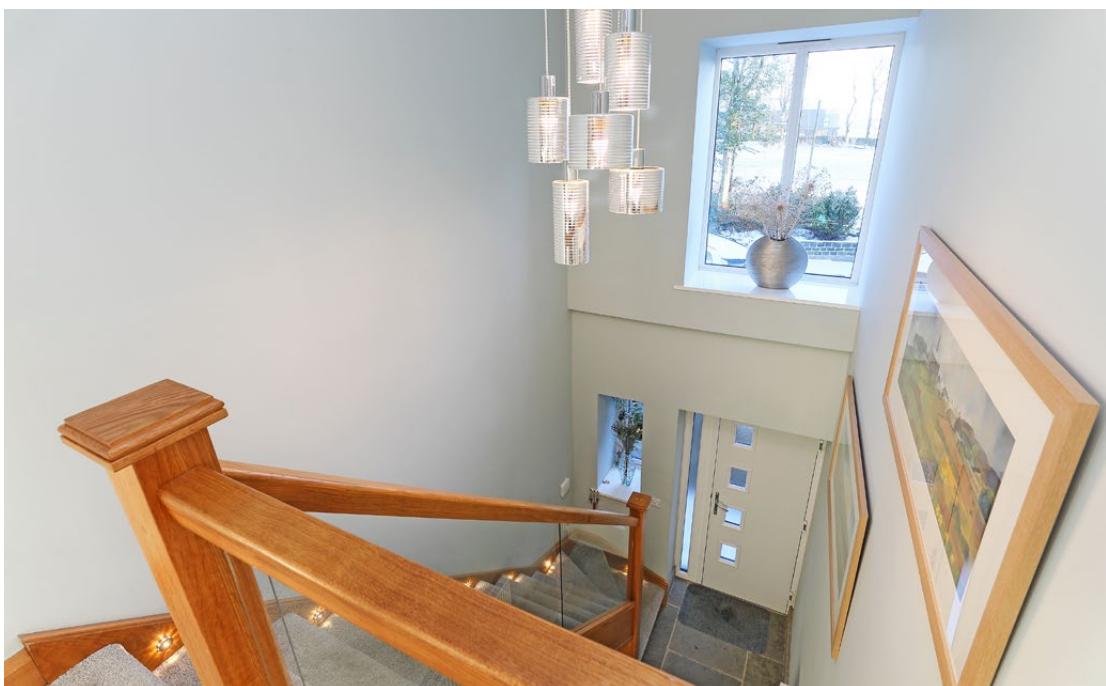
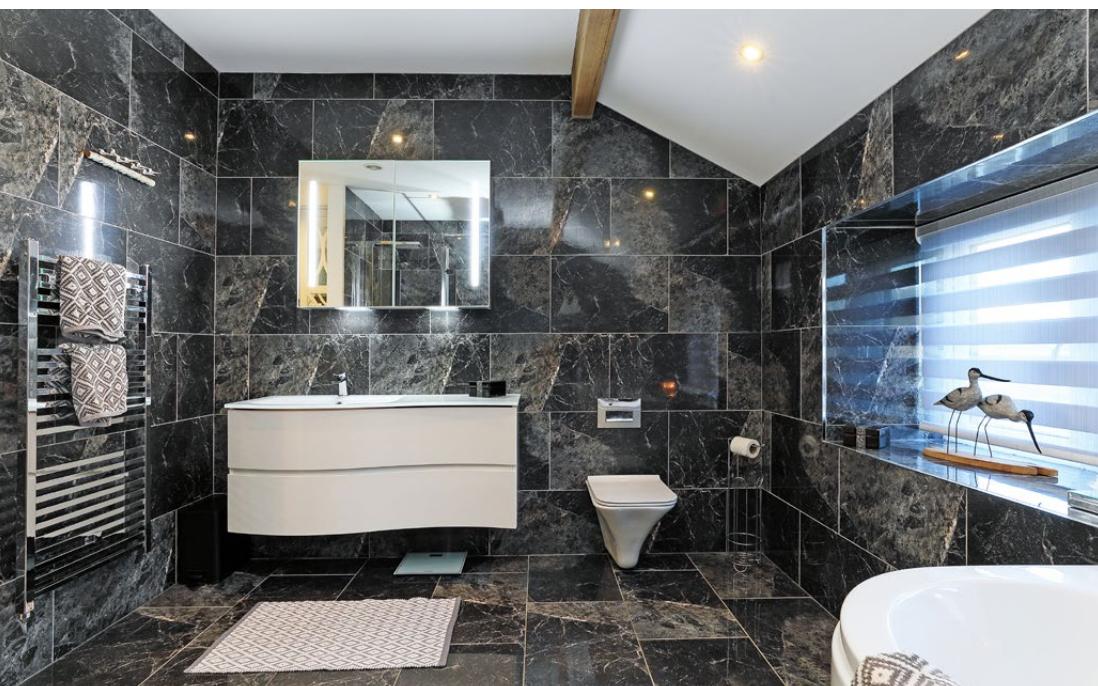
The principal bedroom enjoys a glass Juliette balcony framing the landscape beyond, fitted bedside drawers, a vanity desk and an exposed beam. A walk-in wardrobe with mirrored, floor-to-ceiling fitted wardrobes leads through to a luxurious ensuite bathroom with bath, walk-in rainfall shower, floating vanity unit, sensor-lit mirrored cabinet, heated towel rail, exposed beam, and underfloor heating.

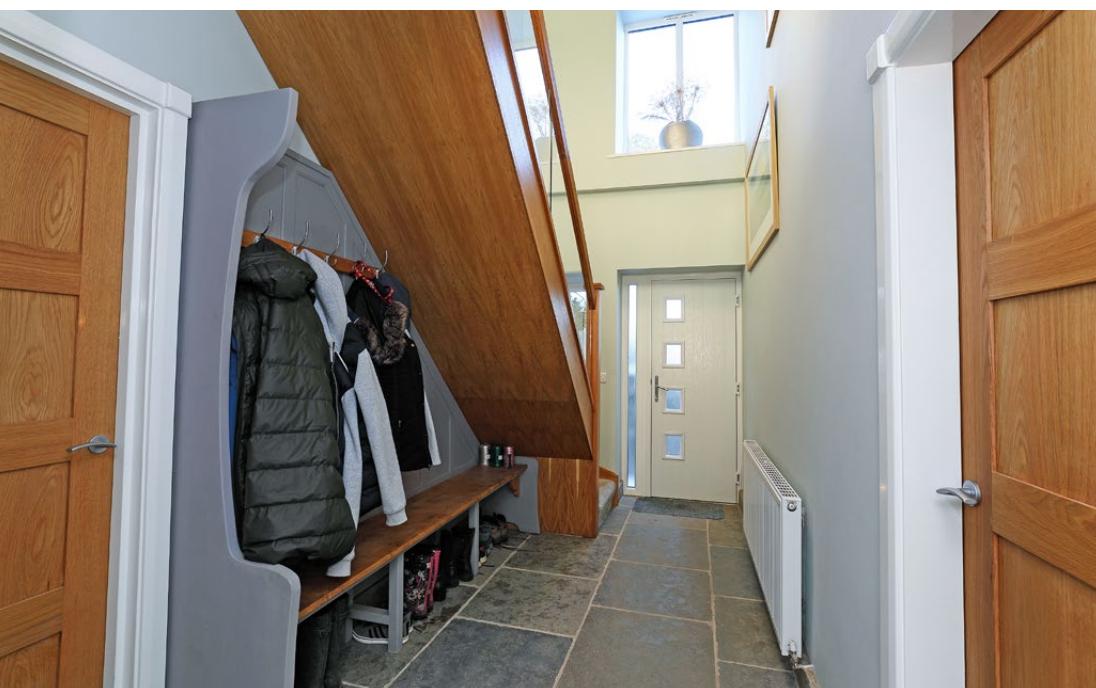












## Ground floor

### Entrance hall

A welcoming entrance hall with a high ceiling, flagstone flooring, and steps rising to the first floor. An open cloak area beneath the stairs provides bench seating and practical storage.

### Vestibule/sitting area

Beyond the hall is a charming entrance vestibule, ideal as a quiet sitting room. Flagstone flooring steps down to original cobblestones, and an arched, glazed barn door opens onto the external cobbled path.

### Cinema room

A spacious room is currently used as a cinema room, and creates the perfect setting for film nights or relaxed evenings in. It could also be used as a playroom, office, or double bedroom.

### Bedrooms and bathrooms

Three double bedrooms are located on the ground floor, two of which enjoy superb open views. One benefits from a contemporary ensuite with rainfall shower, while the remaining bedrooms are served by a house bathroom with bath and rainfall shower over. One bedroom also offers fitted sliding wardrobes and a glazed door leading outside.

### Utility room

Fitted with wall and base units, sink and drainer, and space and plumbing for both washing machine and dryer.

### WC

With toilet, sink, and heated towel rail.





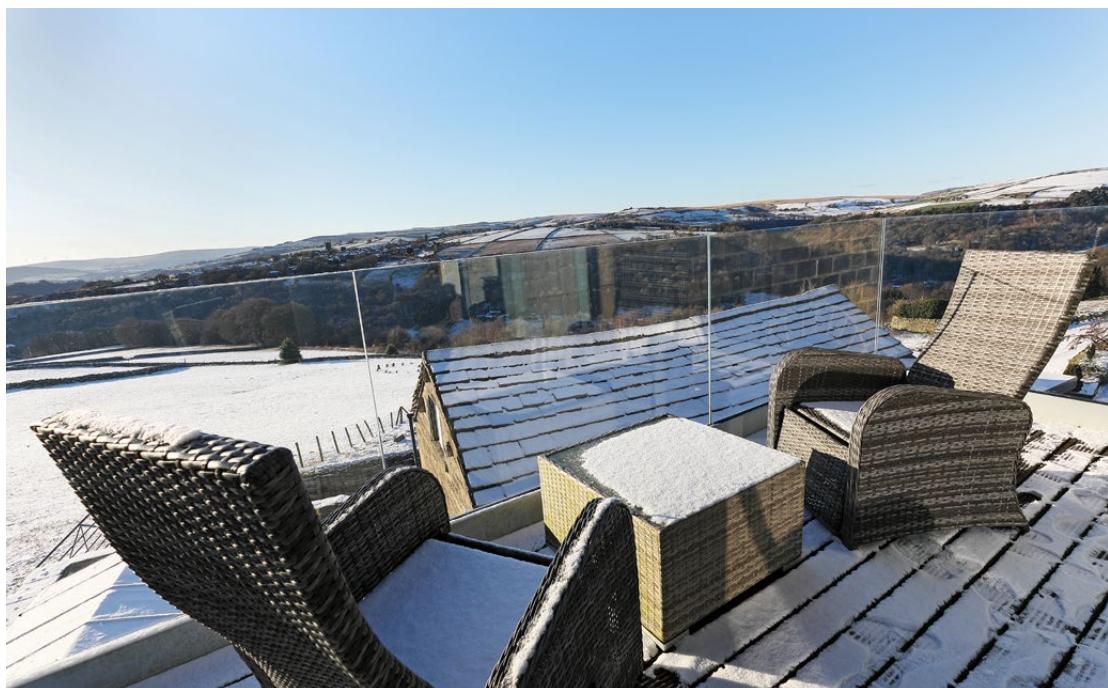


## Gardens and grounds

The gated approach ensures privacy, while the cobbled driveway sets a welcoming tone on arrival. Lawned gardens, mature planting, a hot tub, and raised decking create a series of outdoor spaces designed for both relaxation and entertaining, all with a wonderful sense of seclusion.

*'The best thing about living here has been the views and the quiet. We never hear anything, other than the far-off, distant sounds of a Hebden Bridge festival every now and then, when the wind is blowing in the right direction. The garden is so private, and people have often commented that they'd never have known the house was here.'*

Current homeowner





## 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
PARKING	Parking for approximately three cars. The driveway will become shared for maintenance at the point of sale.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Private springs, originating beyond the boundaries of the property. Not metered.
SEWERAGE	Yorkshire Water
HEATING	Gas central heating (British Gas), electric underfloor heating in first floor ensuite, gas/water underfloor heating in first floor central room.
BROADBAND	Fibre (Plusnet)
MOBILE SIGNAL	Good (Ofcom Mobile Coverage Checker)

## Location

Boston Hill sits above the vibrant centre of Hebden Bridge, offering the rare combination of peaceful seclusion and easy access to the town's independent shops, cafés, restaurants, and creative community. Scenic walks, canal paths, and open countryside are close at hand, while rail links provide access to Manchester, Leeds, and beyond.

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



Get in touch to arrange your private tour today.

Charnock Bates

Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

[charnockbates.co.uk](http://charnockbates.co.uk)  
[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

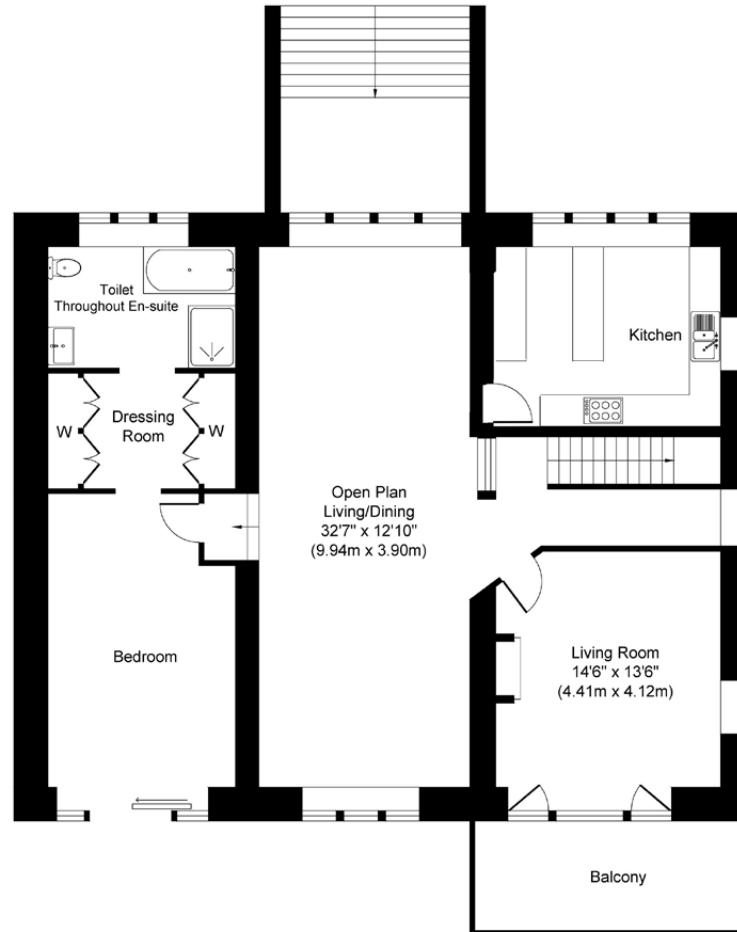


# Floor plans

Ground floor



First floor





# 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](http://charnockbates.co.uk)

[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)

[rightmove.co.uk](http://rightmove.co.uk)

