



Burnside
Ogden, Halifax, HX2 8XL

A characterful stone family home
with 3.21 acres, grazing land,
and far-reaching views



Charnock Bates

The Country, Period & Fine Home Specialist





Burnside
Ogden
Halifax
HX2 8XL

Guide price: £750,000

At a glance

- **Detached stone-built family home**
- **Approx. 3.21 acres in total**
- **Around two acres of enclosed grazing land**
- **Four double bedrooms**
- **Four reception rooms**
- **Potential ground floor annexe accommodation**
- **Driveway parking for around ten cars**
- **Detached stone double garage with workshop**
- **Well-established private gardens**
- **Far-reaching rural views**

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A characterful stone family home with 3.21 acres, grazing land, and far-reaching views

Set along a private approach in the semi-rural hamlet of Ogden, Burnside occupies an impressive 3.21-acre plot, incorporating approximately two acres of enclosed grazing land.

Surrounded by open countryside and enjoying expansive views, this substantial stone-built home offers generous, flexible accommodation perfectly suited to family life.

With four double bedrooms, four reception rooms, and potential for self-contained ground-floor living, Burnside combines warmth, character, and versatility – all within a peaceful yet accessible setting.



Ground floor

There are two entrance porches at the front of the property. An entrance vestibule opens into a light-filled hallway, forming the heart of the home.

The formal lounge enjoys dual-aspect windows and sliding doors opening directly onto the rear garden, framing uninterrupted countryside views. A gas fire set within a mahogany Adam-style mantel creates a welcoming focal point – ideal for relaxed evenings.

Flowing from the lounge is a further sitting room, equally well-proportioned and enjoying garden access. Double doors connect to an additional reception room, also accessible from the inner hallway, offering excellent flexibility for entertaining, family gatherings, or home working.

The dining kitchen is a generous and practical space, fitted with solid timber cabinetry and complementary worksurfaces. A dual-fuel Rangemaster takes centre stage, while ample room remains for everyday dining. The kitchen has a side room that could make a convenient utility room.

A ground floor bathroom with a bath and overhead shower adds convenience, particularly for those considering multi-generational living.

To the rear, a separate reception room with adjoining kitchenette and drying room (housing the boiler) offers clear potential for an integral annexe. This section also includes a versatile front-facing room – currently a study, formerly a bedroom – allowing the layout to adapt as family needs evolve.









First floor

A galleried landing leads to four generous double bedrooms.

The principal bedroom is particularly spacious, enjoying dual-aspect windows with sweeping rural views and an extensive range of fitted wardrobes and drawers.

Two further rear-facing double bedrooms also capture the far-reaching outlook, one benefiting from built-in storage. The fourth bedroom overlooks the expansive front garden.

The house bathroom is fitted with a three-piece suite including a corner bath, vanity basin, and WC.









Gardens, grounds, and land

Burnside is approached via a timber gate leading to a private road and substantial concrete driveway, providing parking for ten or more cars – ideal for gatherings, extended family, or those with business or equestrian interests.

A detached stone-built double garage with adjoining workshop offers secure parking for two additional cars, complete with power and lighting.

The formal gardens wrap around the property, with a flagged terrace to the front and a southeast-facing rear lawn bordered by mature planting and trees. The rear garden enjoys an excellent degree of privacy and panoramic countryside views.

Beyond the formal gardens lie two enclosed grazing fields extending to approximately two acres. A lawned pathway provides access, while mature trees – subject to Tree Preservation Orders – frame the land beautifully. Hebble Brook runs nearby, enhancing the sense of tranquillity and connection to nature.

This is a setting that invites a slower pace of life – space for children to roam, opportunities for smallholding or equestrian use, and the simple pleasure of open skies and uninterrupted views.





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.

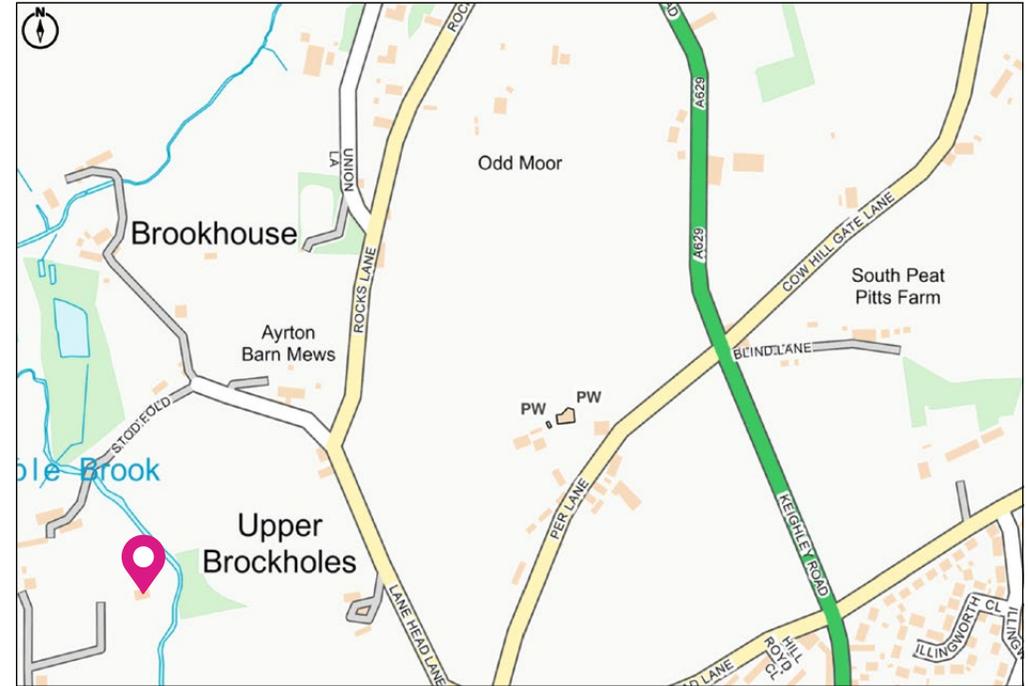
TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Gated driveway, garage and parking for approx 10 cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
EPC	E
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	BT (Plusnet)
MOBILE SIGNAL	Good outdoor (Ofcom Map Your Mobile)

Location

Ogden is a highly regarded semi-rural setting surrounded by striking Brontë countryside. Ogden Water Country Park lies close by, offering reservoir walks and nature trails, while Halifax Golf Club is also within the locality.

The property remains conveniently positioned for the amenities of Halifax, with a range of shops, restaurants, and services available. Well-regarded schools, including The North Halifax Grammar School, are within easy reach, making this an appealing location for families seeking both countryside living and everyday practicality.

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



Get in touch to arrange your private tour today.

Charnock Bates



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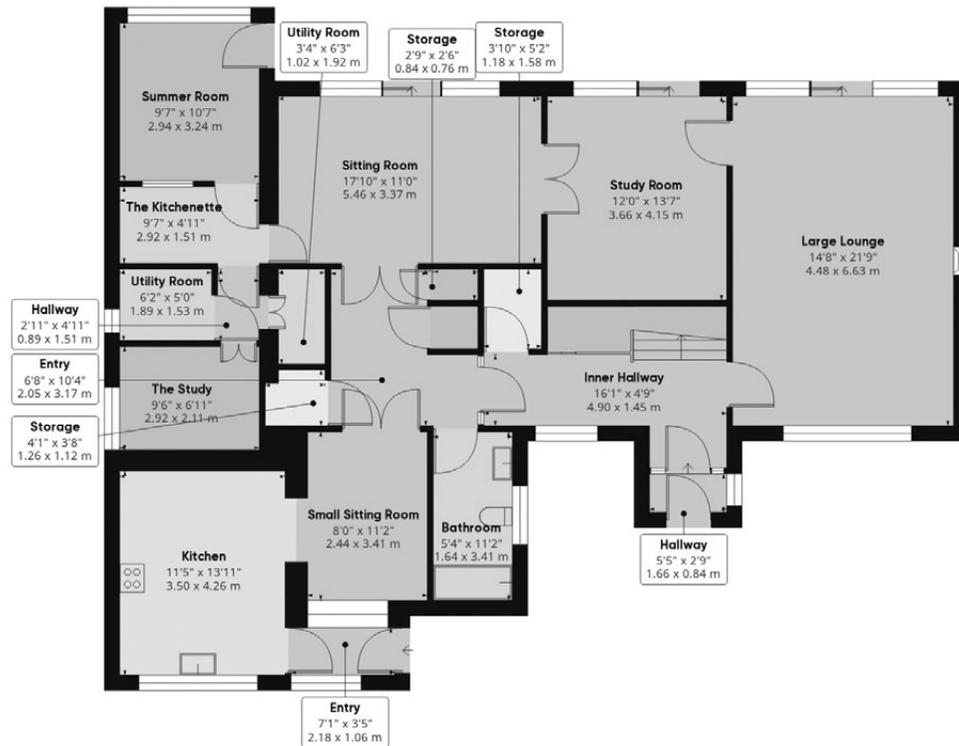
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Floor plans

Ground floor



First floor



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Total approximate floor area:
3,208.61 sqft (298.09m²)
 (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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