



Pike End Road, Sowerby Bridge, HX6 4RG
Offers Over £900,000

E&H Holmes
ESTATE AGENTS

Pike Law Farm is an exceptional detached farmhouse occupying an enviable elevated position in the sought-after village of Rishworth, commanding breathtaking panoramic views across the surrounding Calderdale countryside. Set within approximately 4.5 acres of gardens, paddocks and grazing land, this substantial family home combines the charm and character of a traditional Yorkshire farmhouse with the comfort and specification expected of modern luxury living. Offering an ideal lifestyle purchase for families, equestrian buyers or those seeking a private rural retreat, the property enjoys a peaceful setting whilst remaining conveniently placed for access to Ripponden, Sowerby Bridge, Halifax and the M62 motorway network for commuting to Leeds and Manchester.

Internally, the property reveals beautifully proportioned accommodation extending to approximately 3,500 square feet, thoughtfully designed to retain a wealth of original character features including exposed stonework, timber beams, stone flagged flooring and feature fireplaces, whilst incorporating high quality contemporary finishes throughout. The heart of the home is the impressive farmhouse kitchen, fitted with bespoke cabinetry, quality integrated appliances and an Aga, creating a superb space for both everyday family living and entertaining. Multiple reception rooms and generous bedroom accommodation provide versatile living space ideally suited to modern family life.

Externally, the property enjoys gated access, extensive driveway parking, garaging, landscaped gardens and excellent equestrian facilities including stables, tack rooms and enclosed grazing land. Enjoying a private rural setting with far-reaching views, Pike Law Farm represents a rare opportunity to acquire a substantial countryside home in one of Calderdale's most desirable locations.



Ground Floor:

Entrance Hall

Kitchen 35'0" x 11'5" (10.670 x 3.485)

Bespoke kitchen with caesarstone worktops and hand painted units. Belfast sink with mixer taps. Dual fuel four oven Aga with two ring LPG gas hob and hotplate. Integrated microwave. Integrated dishwasher. Rangemaster drinks cooler. Larder cupboard. Baking cupboard with lighting. Granite cool shelf. Radiator. Hardwood hand painted double glazed French doors leading to garden. Hardwood hand painted double glazed window to rear elevation.

Utility Room 16'9" x 7'7" (5.111 x 2.328)

Base units. Stainless steel sink. Tiled splashbacks. Plumbing for washing machine. Space for dryer. Dog shower. Radiator. Hardwood hand painted double glazed windows to side and rear elevations.

Cloakroom

Wash hand basin. Low flush W.C.

Cellar

Barrell vaulted cellar.

Sitting Room 18'9" x 16'9" (5.721 x 5.108)

Contemporary cylinder cast iron wood burner set on stone hearth. Radiator. Hardwood hand painted double glazed windows to side and front elevations.

Dining Room 15'11" x 14'10" (4.859 x 4.534)

Wood burning stove set in stone fireplace. Stone flagged floor. Radiator. Hardwood hand painted double glazed window to front elevation.

Snug 14'10" x 10'11" (4.536 x 3.346)

Wood burning stove set in stone fireplace. Stone flagged floor. Hardwood hand painted double glazed window to front elevation.

First Floor:

Second Landing:

Stairs from Kitchen leading to Master Bedroom, Bedroom Two and Bedroom Five.

Master Bedroom 18'7" x 12'7" (5.674 x 3.838)

Radiator. Hardwood hand painted double glazed window to side elevation.

Dressing Room 14'4" x 6'5" (4.369 x 1.966)

Automatic lighting.

En-Suite

Wash hand basin vanity unit. Low flush W.C. Jacuzzi corner bath. Walk-in shower. Velux windows.

Bedroom Five 9'2" x 8'10" (2.804 x 2.706)

Radiator. Hardwood hand painted double glazed window to rear elevation.

Bedroom Two 15'1" x 14'10" (4.599 x 4.526)

Feature fireplace. Radiator. Hardwood hand painted double glazed window to front elevation. Access to Jack & Jill Shower room, shared with Bedroom Three.

Jack & Jill Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Hardwood hand painted double glazed window to rear elevation.

First Landing:

Stairs leading from Entrance Hall leading to Bedroom Four, Bedroom Three and Family Bathroom.

Bedroom Three 11'10" x 8'6" (3.607 x 2.599)

Radiator. Hardwood hand painted double glazed window to rear elevation. Access to Jack & Jill Shower room, shared with Bedroom Two.

Bedroom Four 15'0" x 10'11" (4.584 x 3.343)

Radiator. Hardwood hand painted double glazed window to front elevation.

Family Bathroom

Wash hand basin. Low flush W.C. Free standing roll top bath. Shower cubicle. Radiator. Hardwood hand painted double glazed window to rear elevation.

Second Floor:

Landing

Stairs from First Landing.

Attic Room One

Undereaves storage. Storage cupboard. Velux windows.

Attic Room Two

Undereaves storage. Hardwood hand painted double glazed window to side elevation. Velux windows.

Gardens

Yorkshire stone patio with Oak gazebo, outdoor kitchen, oak table, power, lights and speakers.

Landscaped gardens with lawn, mature trees, shrubs, raised vegetable beds, herb garden and potting shed.

Paddocks / Fields / Stables

4.5 acres over five paddocks.

Stable block with four stables, tack room and store room with electric roller door. WIFI.

Duck pond.

Detached Garage

Two electric doors. Alarm system. Sink. Power. Light. Hot water storage cylinder.

Parking

Electric gated driveway leading to large parking area.

Other Information

Over 150mbs internet connection.

LAN and WIFI access points in each room.

All rooms lit with Philips Hue bulbs for mood lighting controlled via the iPads on the walls.

Grounds covered by 4k CCTV with night vision.

Gardens and stable block also benefit from WIFI coverage.

Solar panels that assist with running / heating the water system.

Oil fired central heating system. Tank located to the rear of the garage.

Spring water with a filtration system in the garage.

Septic tank drainage.

Council Tax Band

E

Location

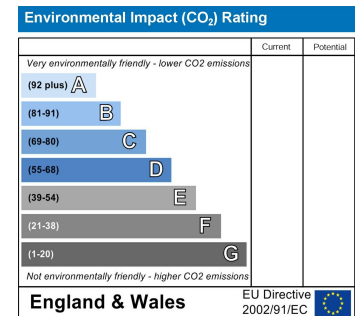
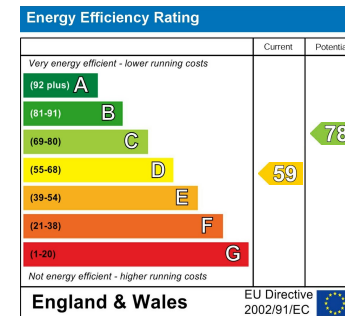
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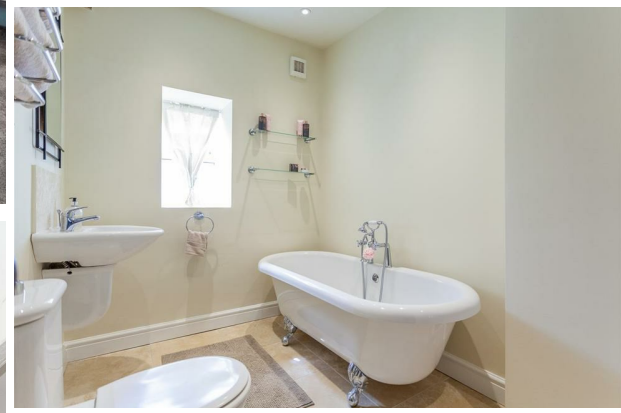
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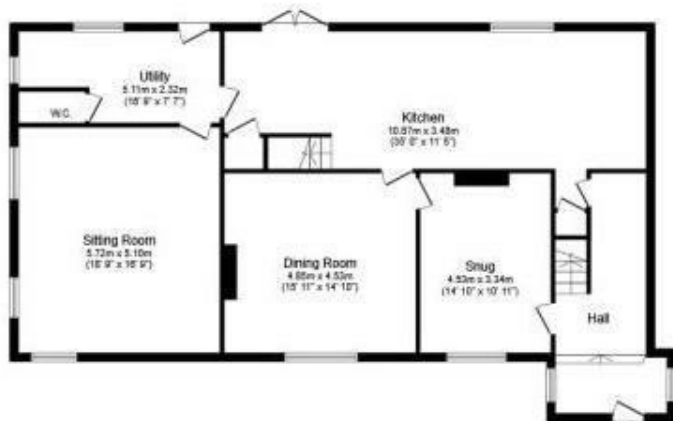
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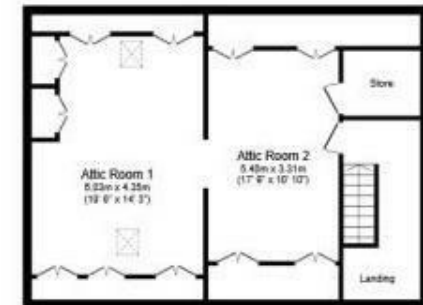




Ground Floor



First Floor



Second Floor