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CARRADALE

SOYLAND | HX6 4LU

A substantial and beautifully extended barn conversion with a self-contained annexe, Carradale offers over 4,600 sq ft of versatile living space, full of character and charm, in a peaceful semi-rural setting and offering over two acres of gardens and paddock. Tucked away yet easily accessible, this is a home that balances country tranquillity with practical family living.

Originally a traditional barn, the property has been thoughtfully converted and extended, blending rustic features such as exposed beams and stonework with bright, contemporary interiors. The flexible layout makes it ideal for family life, multi-generational living, or anyone seeking a property with rental potential, while still retaining a warm, homely feel.

Inside, there are multiple reception rooms that provide plenty of space for entertaining or relaxing, six well-proportioned bedrooms in the main house, and a detached double garage. The fully independent two-bedroom annexe offers an ideal space for guests, older children, or potential income, giving the property remarkable versatility without compromising its character.



GROUND FLOOR

- Entrance Hall
- Sitting Room
- Snug
- Open-Plan Family Room
- Kitchen
- Study
- Gym
- Bedroom
- Shower Room
- Utility / Plant Areas

FIRST FLOOR

- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom
- Jack & Jill Shower Room

ANNEX

- Living Room
- Kitchen Area
- Bedroom
- Bedroom
- Bathroom

COUNCIL TAX BAND

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EPC RATING

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INTERNAL

The main living space centres around an impressive open-plan family room and kitchen. There's plenty of room here for dining, relaxing and entertaining, with the space flowing naturally through to the kitchen and out onto the patio and garden—ideal for both everyday family life and when entertaining.

The sitting room is a well-proportioned, characterful space, perfect for quieter evenings, with a multifuel stove set within a feature stone fireplace. The adjoining snug offers a more relaxed and flexible area—an ideal second sitting room, playroom or, as it's currently used, an additional home office.

There's also a separate study for those working from home, while the ground floor gym and additional bedroom with shower room add a great deal of flexibility, whether for guests, older children or multi-generational living.

Upstairs, there are five well-sized bedrooms. The principal suite is particularly generous, offering a calm and private space, complete with a stylish en suite bathroom and far-reaching views to the front, framed by a striking double-height picture window. The remaining bedrooms are served by a family bathroom with both bath and separate shower/steam cabinet, along with a Jack and Jill shower room between bedrooms 3 and 4.

Overall, the property combines the character you'd expect from a barn conversion with the practicalities needed for modern living. Solar panels, supporting both electricity generation and hot water, help improve efficiency and offset running costs—an added benefit for a home of this size.

ANNEXE

A real advantage here is the self-contained two-bedroom annexe, which offers complete independence from the main house.

With its own living room, kitchen, two bedrooms and bathroom, it works well for extended family, guest accommodation or as a potential source of income. It would also suit anyone looking to run a business from home without impacting the main living space.

EXTERNAL

The property is approached via a generous driveway providing ample parking and access to a detached double garage.

Externally, the setting complements the scale of the home, providing ample space for outdoor dining, entertaining and family life. The grounds strike a perfect balance



between practicality and lifestyle, offering plenty of room for children, pets or further landscaping, and include two timber greenhouses and a series of raised beds—ideal for those with an interest in home growing and outdoor living.

The property also includes a paddock of approximately 2 acres, bisected by the driveway leading from Hob Lane to the house, offering potential equestrian use.

LOCATION

Positioned in the highly desirable hilltop village of Soyland, within the parish of Ripponden, Carradale enjoys the perfect balance of rural charm and everyday convenience, equidistant from both Leeds and Manchester.

Ripponden offers a range of independent shops, cafés, pubs and essential amenities, while well-regarded local schools are within easy reach.

For commuters, the M62 motorway network is just a short drive away, providing straightforward access to Manchester, Leeds and beyond. Mainline railway services are available from Sowerby Bridge and Littleborough.

SERVICES

Mains water and electricity, oil heating, drainage via a private septic tank. Solar panels and battery storage provide electricity generation and hot water. The main house and annex boast individual oil boilers.

TENURE

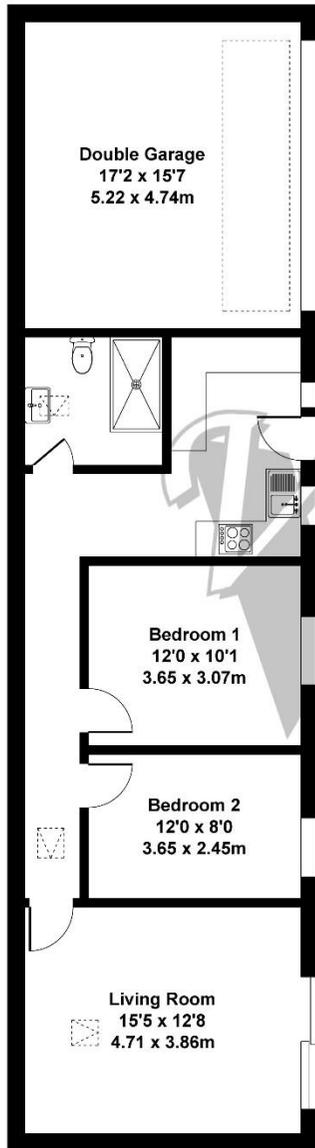
Freehold.

DIRECTIONS

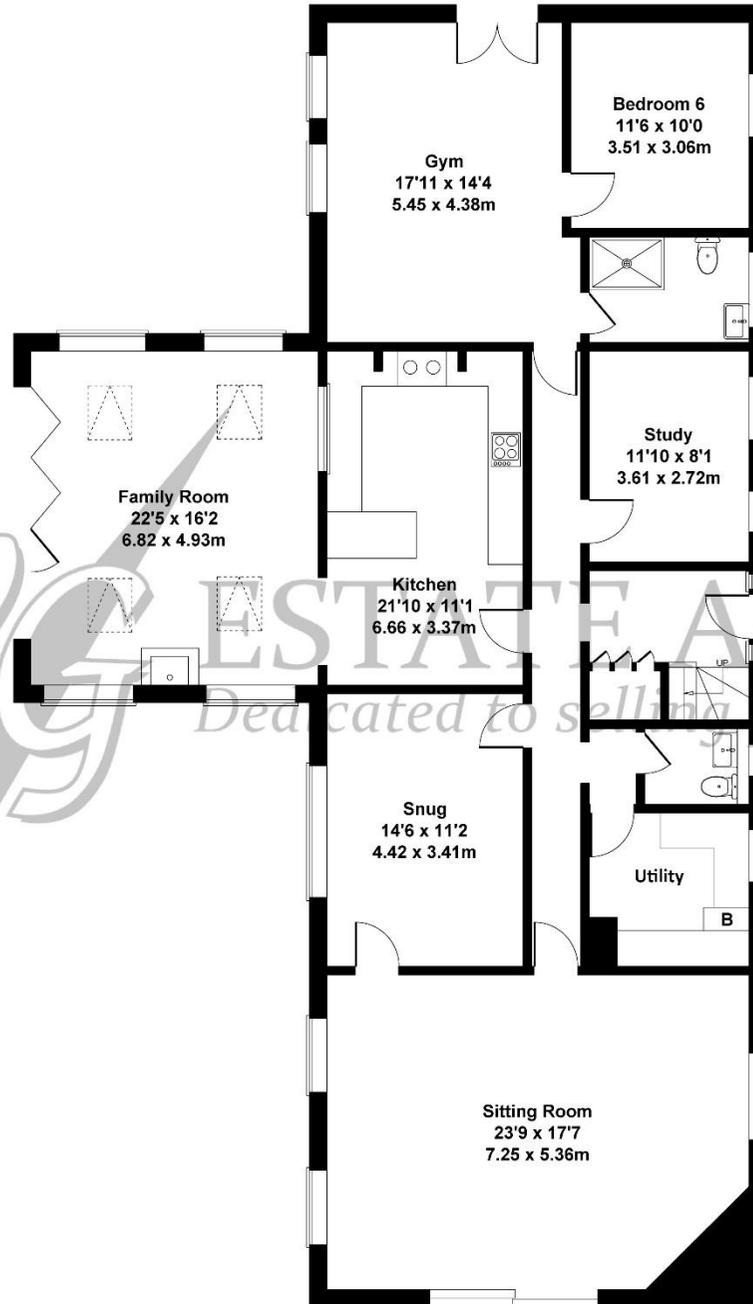
From the traffic lights in the centre of Ripponden, turn left onto Royd lane directly after the Conservative Club. Continue on Royd Lane to the T-Junction with Cross Wells Road outside the Beehive Pub, turn right and take the first right onto Hob Lane. Carradale is found on the left hand side of the lane, identified by our For Sale Board.



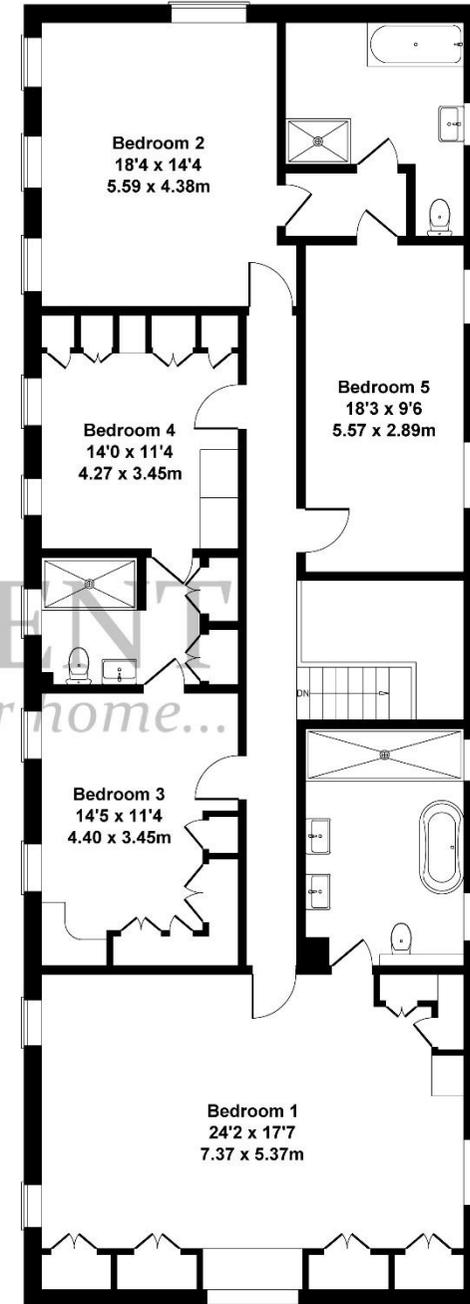
Approximate Gross Internal Area
4628 sq ft - 430 sq m



ANNEXE



GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.