

A family residence of rare character and unspoiled charm, Birkdale Farm is a Grade II listed farmhouse set within approximately 10 acres of breathtaking rolling Yorkshire countryside. Built in the 1650s, this distinguished home blends centuries of heritage with modern comfort, inviting its next chapter to be written with space, tranquillity and quiet elegance. From the moment you arrive through the gate posts, there is a sense of privacy and arrival. A sweeping driveway curves towards the farmhouse, flanked by generous outbuildings and open fields that unfold towards the horizon. The approach is both grand and grounding, a beginning to the story told within these walls.





A WELCOMING ENTRANCE

Beyond the driveway, the farmhouse opens into a wide and welcoming hallway. With its stone floor, exposed beams and thick walls, the space instantly reflects the home's heritage. Light from the arched doorway softens the textures, creating a warm first impression that balances practicality with quiet elegance.





AT THE CENTRE OF IT ALL

Leading from the entrance hall, the Symphony kitchen is a statement of both style and function, newly renovated to an exceptional standard. At its heart stands a generous island topped with smooth quartz. Surrounding it, cabinetry in a palette of Fern Green and Chalk Walk creates a striking yet harmonious contrast, softened by the natural textures of the stone floor underfoot. Brass handles add a refined glint, catching the light that pours through the expansive windows. Next to the kitchen is a practical yet charming boot room, with access to the front of the house, the kind of everyday luxury that makes country living effortless. There is space for coats and boots after long walks, as well as room for a large fridge freezer. A generous pantry is also tucked into this space, providing ample storage for essentials.





“Cooking here feels like a joy, never a task.
You cannot help but pause, just to look
out the window and take it all in.”



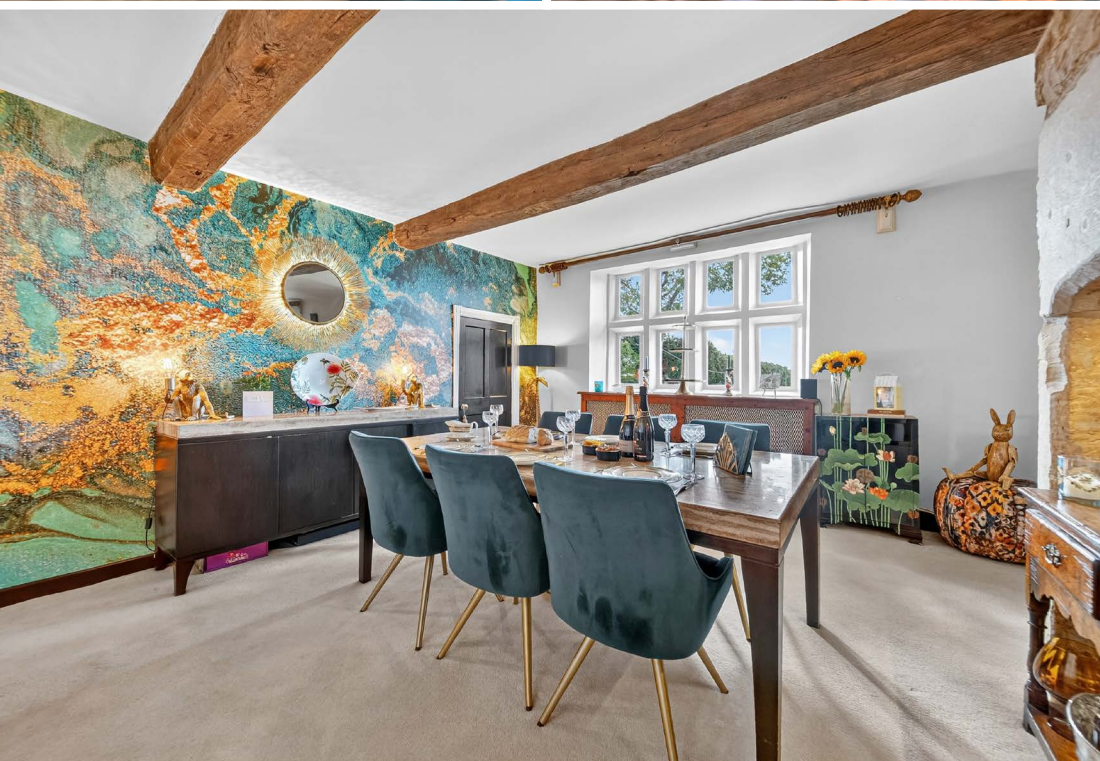
A Rangemaster cooker with induction hob sits neatly within its own alcove, balancing traditional presence with contemporary performance. Every detail has been considered, from the thoughtful storage to the flow of workspace, ensuring the kitchen works as well for busy family life as it does for entertaining. The room is bathed in light and framed by views across the rolling hills beyond, a daily reminder of the setting's beauty. The connection between indoors and outdoors is immediate. With its south-west facing aspect, the room is filled with light from late morning until sunset, capturing the warmth and glow of each day. A door leads directly onto the stone patio, where the well kept gardens and fields seem to spill into one another in a sweep of greenery.





GATHER & UNWIND

The living and dining room unfolds as a generous L-shaped space, centred around an exposed stone fireplace that defines the room with quiet strength. The central feature fireplace divides the space with subtlety, creating a natural rhythm between the two areas. At one end, the dining space offers room for gatherings around a large family table that sits comfortably within the farmhouse's character.



“We love that the history of the house is right there above us in the beams,
yet the space still feels so welcoming and alive. It’s where we’ve made so many
wonderful memories with family, and it always feels perfect.”



At the other end, the atmosphere softens into the living area, where generous sofas curve in front of the fire, creating corners for conversation, reading, or simple relaxation. Light streams in from large windows, while handcrafted light fittings by David Hunt cast a soft radiance across the room. Overhead, exposed beams with original 1600s ship carvings trace the ceiling, a reminder of the home’s history.



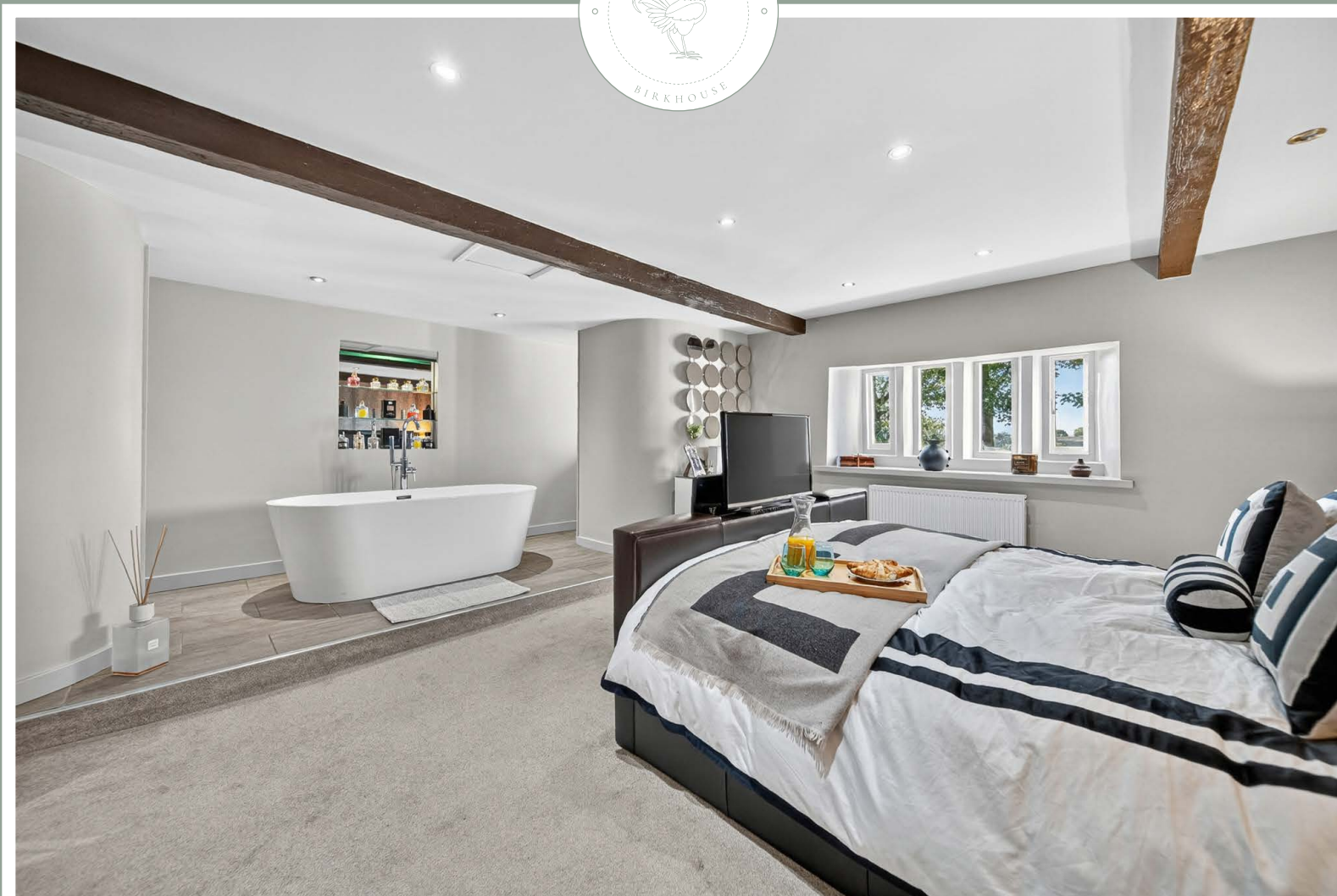


A TOAST TO CHARACTER

Just off the main reception room lies a versatile room that serves comfortably as a study, snug, cinema room or playroom. Tucked away yet connected, it is a space for retreat or creativity, designed to bend gracefully to the needs of modern life. From the window, picture-perfect views stretch across the rolling hills, a daily reminder of the home's idyllic setting. Across the hallway, a more playful side of the farmhouse emerges. The bar room is a characterful hideaway, with patterned wallpaper, exposed beams and a bespoke bar complete with mirrored shelving and built-in seating. It is a space designed for conversation, laughter and evenings that last well into the night. Adjoining the bar, the WC makes its own statement with bold Versace wallpaper, a marble-topped vanity and contemporary basin. It is a striking blend of colour and design that leaves a lasting impression.

“This room always makes people smile. It feels like a hidden surprise that instantly lifts the mood.”





THE PRINCIPAL SUITE

Ascending to the first floor, the principal suite reveals itself as a true retreat. Soft neutral tones create a calming palette, while exposed beams add depth and a gentle nod to the farmhouse's heritage. Its scale accommodates a super king-sized bed with ease, while a walk-in wardrobe ensures ample storage. A freestanding bath sits elevated in the room inviting long moments of quiet relaxation. Curved walls lead discreetly to a hidden walk-in shower and separate basin and WC, creating a sense of privacy and design sophistication. From the windows, views stretch across the fields and rolling hills beyond, grounding the room in its setting and ensuring every morning begins with a reminder of the landscape. The balance between luxury and comfort is achieved with grace, a sanctuary that feels at once expansive and deeply personal.

“Even with the chaos of family life, this room gives us space to pause and enjoy being together. It feels like having a private spa at home.”





“Growing up here was magical, with fields to explore, cosy corners to retreat to, and space for every season of life. Now, owning it ourselves, it still feels every bit as special, just in new ways.”

ROOMS MADE FOR REST

Further along the corridor, a second king-sized bedroom combines generous proportions with character. A rustic stone fireplace and exposed beam anchor the room, while a patterned feature wall adds depth. Light floods through a row of stone-mullioned windows with views across the gardens and hills, creating a space that feels both restful and uplifting. Fitted wardrobes provide ample storage while preserving the room's sense of openness. Next door, the family bathroom provides a practical space that suits every day living and serves every bedroom. A third single bedroom, smaller but equally welcoming, is currently used as a children's room. At the far end of the corridor, set apart from the rest of the house, a fourth spacious king-size bedroom with ensuite occupies its own position above the garage, creating a sense of independence that makes it ideal for older children, guests or extended family. Each bedroom carries its own character yet remains tied to the farmhouse's overarching sense of light, warmth and proportion.



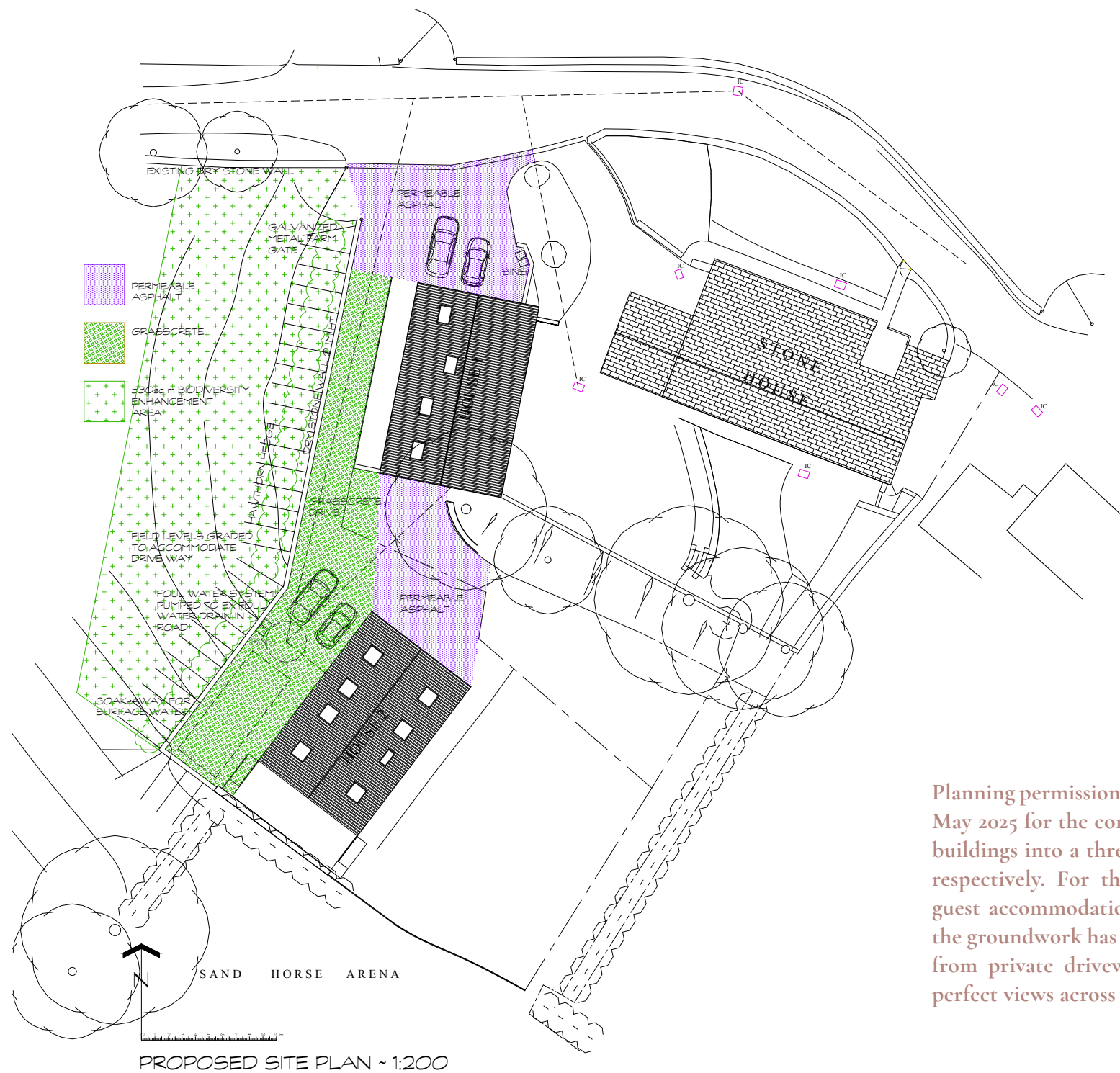
“Every walk outside reminds us why we love this place. It is freedom, right on our doorstep.
We sit on what our children have named the ‘thinking-wall’ and feel on top of the world”



A CANVAS OF GREEN

Stepping outside, Birkdale Farm's 10 acres unfurl in a sweep of green. From the sunlit patio, views tumble across the valley, shifting in mood with every season. A gate from the patio leads to a neatly kept front lawn and well-tended garden that frames the home beautifully. Beyond the patio, gardens open onto fields, meadows and paddocks, creating an unbroken connection with the landscape. The farmhouse is accompanied by a large single integral garage conveniently positioned alongside expansive barns and stable buildings. The driveway allows for multiple vehicles, ensuring ease of arrival and security. For equestrian or agricultural enthusiasts, the stables, fields, paddocks and animal shelter offer ready facilities, while a large barn stands as both a practical asset and an opportunity for further development. Planning permission has already been granted to convert the barn and stables into two additional residences though they remain equally suited to agricultural or leisure use.





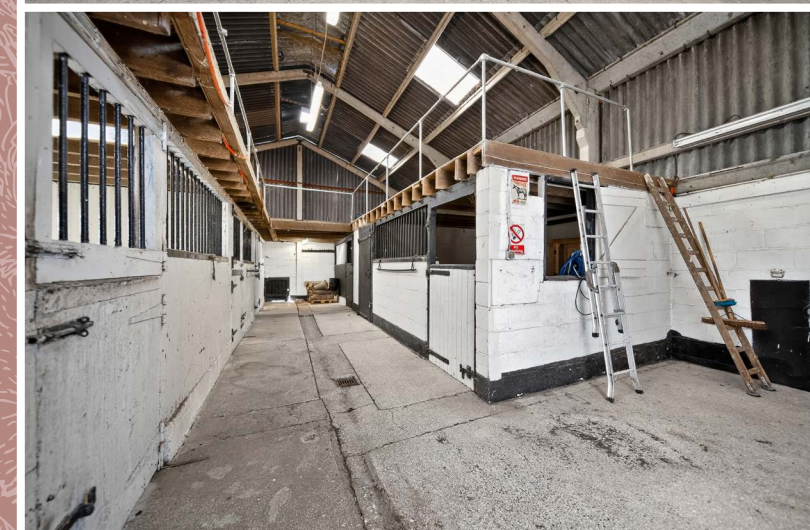
Planning permission (ref. 24/01315/FUL) was granted on 20th May 2025 for the conversion of the existing barn and stable buildings into a three-bedroom and a four-bedroom home, respectively. For those seeking multi-generational living, guest accommodation or even an investment opportunity, the groundwork has been prepared. Both homes will benefit from private driveways, landscaped settings and picture-perfect views across the rolling fields and hills beyond.

POSSIBILITY TO SHAPE THE FUTURE

The conversion of the barn into a three bedroom home has been thoughtfully designed to combine generous proportions with practical comfort. On the ground floor, an open-plan kitchen and dining area will create a natural hub for family life while a separate lounge shall offer a more private space to unwind. Practicality has been carefully considered with a WC shower room, utility and cloakroom as well as a spacious entrance hall that will give an immediate sense of openness. Upstairs, three well-proportioned double bedrooms shall provide flexibility for family and guests, one with its own en-suite. A large family bathroom and additional storage will complete this well-balanced home.

The conversion of the stables into a four bedroom home has been designed with a larger footprint, offering an exceptional sense of scale and flow. The ground floor shall feature a generous open-plan kitchen and dining area that will open through doors to a large patio, creating the perfect setting for indoor outdoor living. A separate lounge will provide a calm retreat while a utility and pantry shall sit conveniently beside the kitchen. A spacious hallway and a WC shower room will add further practicality. Upstairs, the home will include a study, a generous landing, a large family bathroom and four double bedrooms including a beautifully appointed en-suite principal suite.

Equally, the barns remain perfectly suited for equestrian or leisure use, allowing Birkdale Farm to offer not only a distinguished home today but also the promise of an exciting future shaped to individual vision.



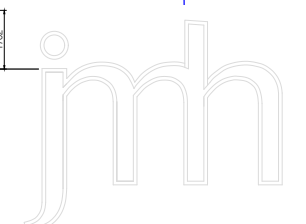
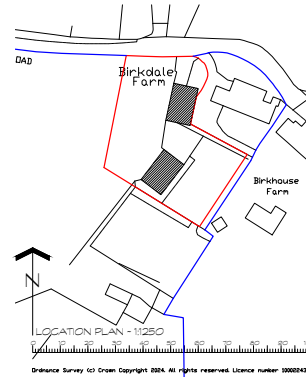
THE BARN

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CONTRACTOR TO COMPLY FULLY WITH THE BUILDING SAFETY ACT 2024



B LOCATION PLAN RED 25/04/25 MH
A LINE AMENDED PLAN / ELEVATION 09/04/25 MH
AMENDMENTS

REV	DETAILS	DATE	INITIAL
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PROJECT CONVERSION OF BARN & STABLES TO TWO DWELLING HOUSES AND FORMATION OF NEW ACCESS
CLIENT MRS L COLLINS
BIRKDALE FARM BIRKHOUSE ROAD
BALUFF BRIDGE HD6 4JL

TITLE BARN - AS PROPOSED

DRG No. BFO6B SCALE 1:100 @ A2

DRN BY MH DATE 27/1/24

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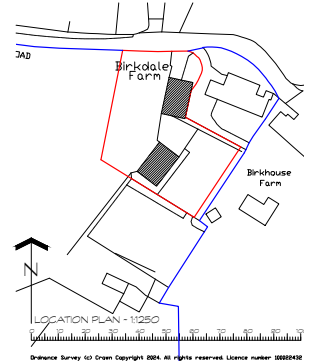
THE STABLES

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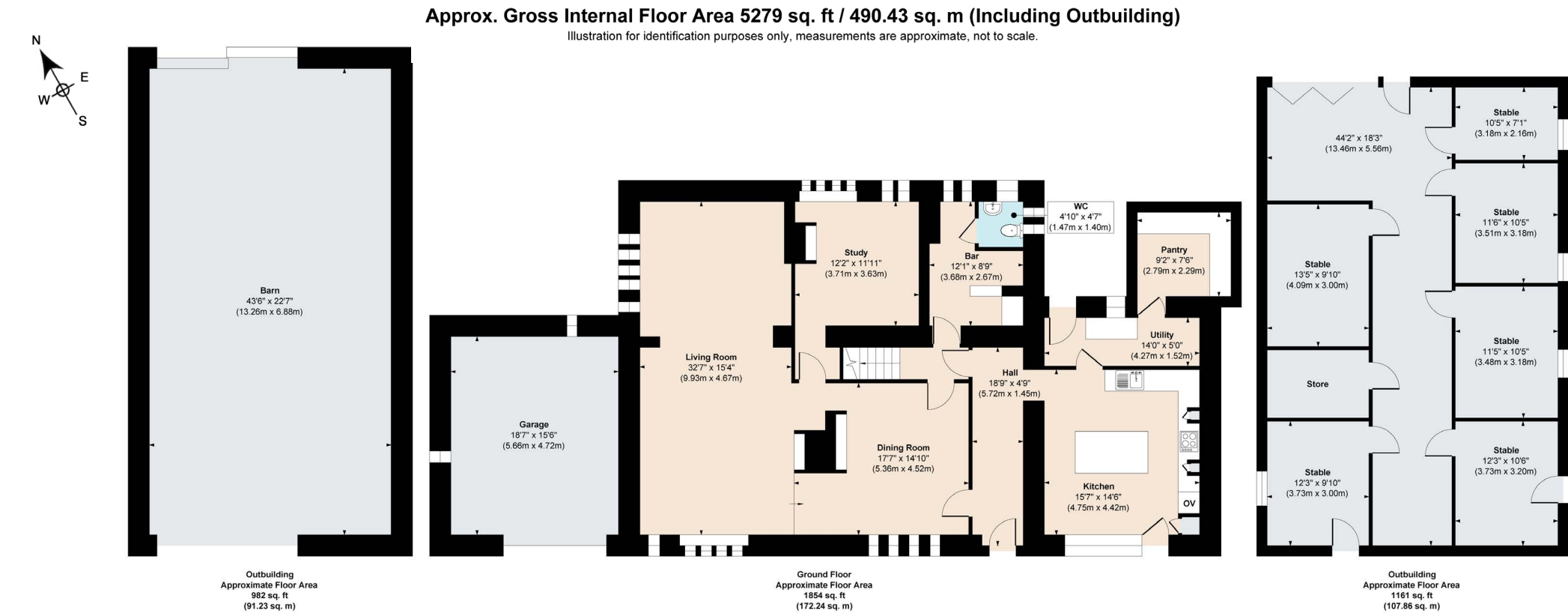
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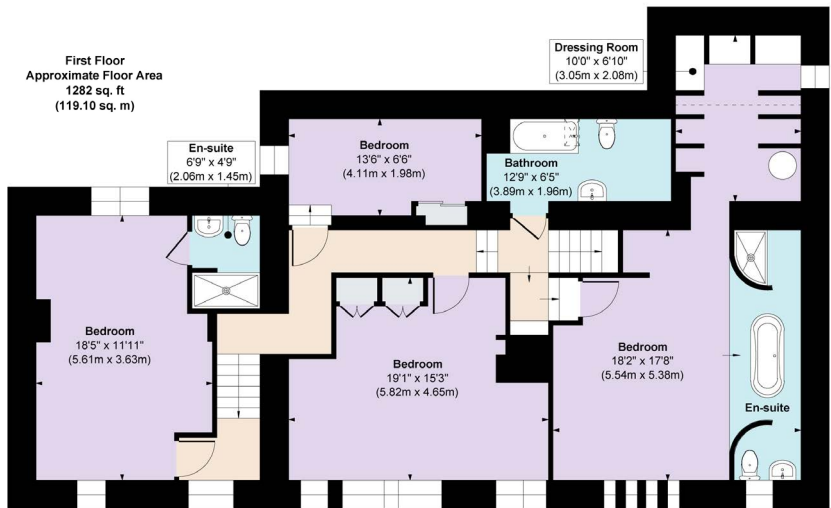
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FINER DETAILS

- Grade II Listed Farmhouse
- 4 bedrooms
- 3 reception rooms
- 3 bathrooms (2 en-suites)
- Newly refurbished kitchen with Rangemaster Cooker
- Characterful entertaining space with bespoke fitted bar
- Approx. 10 acres of garden, riding arena & land suitable for equestrian or small-holding use
- Opportunity to convert barn and stable to housing with benefit of granted planning permission
- Private large driveway & garage
- Mains services, Oil heating



Ask the Owners

WHERE DO YOU GO WHEN YOU NEED...

Schools
St Andrew's CE (VA) Junior School (Outstanding)
Brighouse High School

Place to Eat
The Brick Yard (15 min walk)

Takeaways
Wokever, Pizza Palace Scholes and even Capri, Mirfield all deliver. Plus every Wednesday Mr Beck delivers the best fresh fish from Grimsby!

Pint of Milk
Milkman delivers daily or the Co-op (13 min walk)

Public Transport
Bus: services run regularly into Halifax, Huddersfield & Leeds (6 min walk); Train: Leeds, Manchester & direct to London (10 min drive)

Best Walk
Our fields and early morning along the canal in Brighouse

Gym
Bridges Fitness Centre (9 min walk)

Local Pub
The Stafford Arms (5 min drive)

Chemist
Bailiff Bridge Pharmacy (15 min walk)

Local Places of Interest
Shibden Hall, Brighouse Library regularly holds events and Brighouse Town



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 WHAT3WORDS: ///gold.awards.sting



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