







LOWER WAT ING

NORLAND | HX6 3QY

This impressive Grade II Listed country residence, dating from 1664, beautifully combines its rich heritage with a comprehensive program of recent improvements. Sympathetically enhanced throughout, the property retains an abundance of original character features, including timber doors, ornate stone fireplaces, mullioned windows, exposed beams and trusses, and stone flooring, while benefiting from a complete decorative overhaul, new plumbing, bespoke timber-framed windows, a stunning handcrafted kitchen, and extensive external works.

Offering spacious and versatile family accommodation across two floors, the property comprises three generous reception rooms, a bespoke breakfast kitchen, and a boot room with WC to the ground floor. The first floor provides five double bedrooms, two with en-suite shower rooms, together with a house bathroom.

A detached stone barn stands alongside the residence and is currently used for garaging and storage. It also houses the upgraded spring water filtration system and modern oil-fired boiler.

Approached via a private driveway and set within approximately 9 acres of gardens and grazing land, the property enjoys an enviable rural setting. The well-drained pasture benefits from separate vehicular access from Wakefield Road (A6026) via Hollas Lane.



GROUND FLOOR

Entrance Hall
Sitting Room
Drawing Room
Dining Hall
Kitchen
Boot Room
Cloakroom / WC

FIRST FLOOR

Master Bedroom
En-Suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
En-Suite Shower Room
House Bathroom

INTERNAL

A substantial oak entrance door opens into a welcoming stone-flagged hallway, offering a sense of the home's heritage and character. The elegant drawing room is filled with natural light from mullion windows to two elevations and features timber panelling, luxurious carpeting and an impressive period fireplace. The sitting room is equally atmospheric, centred around a magnificent stone fireplace with open fire, exposed timber ceiling and original carved oak doors.

The sitting room provides a further impressive reception space, featuring a stone fireplace housing a multi-fuel stove. Beyond lies the recently refitted bespoke kitchen, thoughtfully designed for modern family living. Handcrafted cabinetry, premium work surfaces, a double range cooker and integrated appliances are arranged around a substantial central island, creating an exceptional space for both everyday living and entertaining, while attractive views across the gardens enhance the room's appeal.

The dining hall remains one of the property's most striking spaces, with mullion windows to two elevations, a substantial stone inglenook fireplace and an oak staircase rising to the first floor. The ground floor is completed by useful storage areas, a large boot room and WC.

To the first floor, the master bedroom suite showcases exposed beams and trusses, together with mullion windows enjoying far-reaching countryside views. The en-suite is fitted with a generous shower, WC and wash basin.

Bedroom two is another characterful double room featuring exposed beams, an ornate stone fireplace and large mullion window. Bedroom three benefits from an en-suite shower room, while two further generous double bedrooms are served by the family bathroom, fitted with a bath, separate shower, WC and wash basin.

Significant investment has been made in recent years, including new plumbing, bespoke timber-framed windows and a comprehensive decorative refurbishment, creating a home that successfully balances period charm with modern comfort.

EXTERNAL

Lower Wat Ing is approached via a private driveway leading to extensive parking areas. Recently resurfaced, the driveway incorporates a fountain which provides an attractive focal point, practical turning circle and impressive approach to the property.

The mature grounds are beautifully maintained and enjoy a high degree of privacy, with expansive lawns, established trees and planting, and delightful views across the surrounding countryside. French doors from the kitchen open directly onto the gardens, creating an ideal setting for outdoor dining and entertaining.



BARN

The detached stone barn, believed to date from the same period as the main house, stands adjacent to the residence and provides approximately 1,500 sq ft of garaging, workshop and storage space. The building offers considerable potential for a variety of future uses, subject to any necessary consents.

LAND

Approximately 8 acres of well-drained grazing land are included within the sale, benefitting from separate vehicular access from the A6026 Wakefield Road via Hollas Lane.

LOCATION

Norland is a highly regarded and picturesque Pennine village offering a village school, church, golf club, village social club and coffee shop. The more extensive amenities of Sowerby Bridge are only a short drive away and include a mainline railway station with links to Leeds and Manchester.

The M62 motorway network (J22 and J24) is accessible within approximately 15 minutes, making the property ideally placed for commuters travelling throughout West Yorkshire, Greater Manchester and beyond.

SERVICES

Oil fired central heating with updated boiler and water tanks, private spring water supply and septic tank, mains electric.

TENURE

Freehold.

COUNCIL TAX

Band G

EPC RATING – D

LISTING

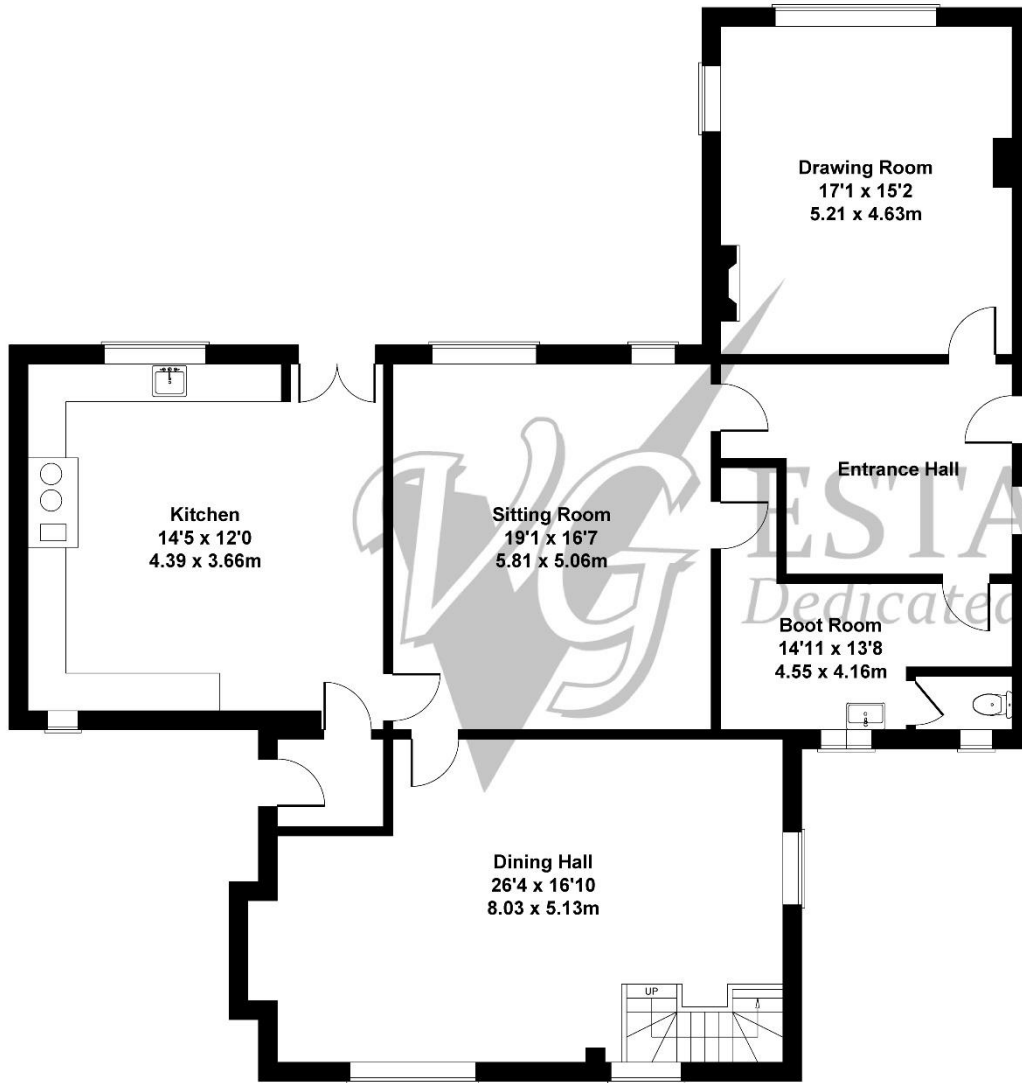
Grade II. Details of the listing can be found at historicengland.org.uk

DIRECTIONS

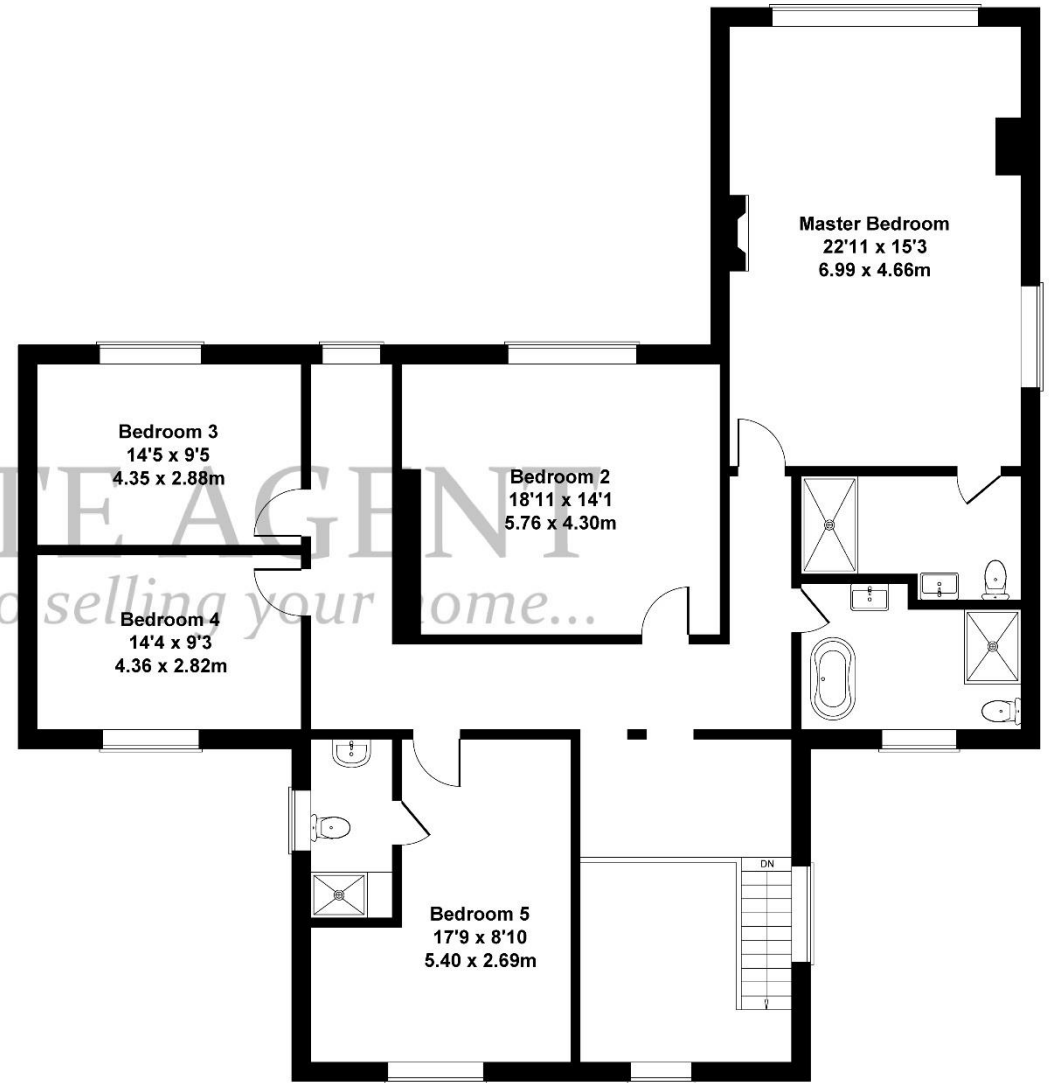
From Ripponden take the Elland Road uphill passing the Fleece Inn and at the brow of the hill at the crossroads turn left to Norland (signposted). Keep on this road, passing the Moorcock Inn and turn left on to Hob Lane passing the New Hobbit Inn on the right. Go straight on at the crossroads into Spark House Lane and continue along this road for approximately one mile. Pass the left turn on to Fall Lane and the entrance to Milner Royd, take the next gated entrance Upper Wat Ing continuing downhill past that property and through the gate for Lower Wat Ing. The property is at the bottom of the hill.



Approximate Gross Internal Area
3353 sq ft - 312 sq m



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.