



Rishworth Mill Lane, Rishworth, HX6 4QE
£200,000

E&H Edkins Holmes
ESTATE AGENTS

A Charming Grade II Stone-Built Cottage with Riverside Garden

Tucked away in the sought-after village of Rishworth, this beautifully presented stone-built cottage offers character, charm, and peaceful countryside living, with scenic rural views to both the front and rear. Set over three floors and thoughtfully laid out, this home is perfect for a professional individual or couple seeking a stylish yet tranquil retreat.

The property's unique layout adds to its appeal. On the lower ground floor, you'll find a spacious and inviting dining kitchen—ideal for cooking, entertaining, or enjoying quiet mornings. This characterful space combines rustic charm with modern convenience, with direct access to the garden offering a seamless connection to the outdoors.

The ground floor is home to a cosy and welcoming living room, complete with a multi-fuel stove set within a traditional fireplace. It's the perfect place to relax after a long day, with exposed beams and tasteful décor enhancing the cottage's warm and homely atmosphere.

Upstairs, the first floor offers two bedrooms and a bathroom. Both bedrooms enjoy lovely views over the surrounding countryside, with the second bedroom providing a great option for guests, a home office, or dressing room.

Externally, this property is truly special. The extensive garden is beautifully maintained and stretches down to a charming riverside seating area—offering a peaceful and private escape, ideal for al fresco dining, reading, or simply enjoying nature by the water's edge.

Perfectly located for access to local amenities, scenic walks, and excellent transport links to Halifax, Huddersfield, and beyond, this cottage offers the ideal balance of rural tranquillity and everyday convenience.



Lower Ground Floor:

Dining Kitchen 13'8" x 15'5" (4.168 x 4.722)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Dual fuel Range cooker. Integrated washing machine. Integrated fridge / freezer. Boiler. Radiator. Door to rear elevation. Two double glazed windows to front and rear elevation.

Ground Floor:

Lounge 13'11" x 15'6" (4.267 x 4.735)

Multi fuel stove set in inglenook. Exposed stone wall. Radiator. Double glazed window to front and rear elevation.

Landing

Stairs leading from Lounge. Loft access. Cupboard.

First Floor:

Bedroom One 9'4" x 10'1" (2.853 x 3.091)

Radiator. Double glazed window to front elevation.

Bedroom Two 4'10" x 10'2" (1.488 x 3.109)

Radiator. Double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Fully tiled. Double glazed window to side elevation.

Rear Garden

Large enclosed lawn garden with seating area next to the river.

Council Tax

B

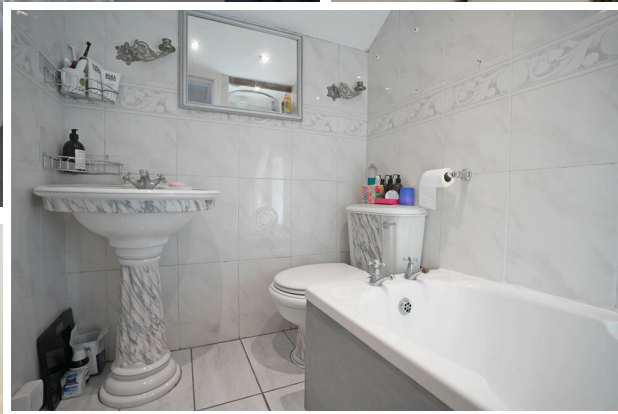
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: Pumpkin. Giants. Failed

Disclaimer

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BASEMENT LEVEL
APPROX. FLOOR
AREA 198 SQ.FT.
(18.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 201 SQ.FT.
(18.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

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