



Ogden Lane, Ogden
Guide Price £1,195,000

* ONCE IN A LIFETIME HOME ON THE EDGE OF THE MOORS *
* FOUR BEDROOMS * FOUR ACRES * DIRECT MOOR ACCESS * STABLES & BARN *

Tucked away at the end of a private access track, this exceptional home offers total privacy, unrivalled views, and direct access to the stunning moors.

With 4 acres of land, including an acre of beautifully landscaped perennial gardens, this is more than a home – it's a lifestyle!





Key Features:

- Breath-taking Views – Panoramic Outlook Across The Rolling Hills and Moorland
- Four Double Bedrooms – Three With En-Suite Bath/Shower Rooms
- Family Bathroom – Well-Appointed With Quality Finishes
- Three Reception Rooms – Perfect For Entertaining Or Relaxing
- Country Kitchen – Spacious, Warm and Inviting
- Utility Room & Hobby Room – Space To Work, Play or Create
- Furnished Option Available – Ready To Move In

Outside:

- Planning Permission For A Conservatory And A Triple Garage/Gym/Office
- Private Gated Entrance – A True Sense Of Seclusion
- Mature Gardens & Lawns – Thoughtfully Landscaped and Lovingly Maintained
- Private Path To The Reservoir – A Hidden Gem For Tranquil Escapes
- Direct Moorland Access – Walk Out Of Your Gate And Into Nature
- Two Greenhouses & Kids' Play Gym
- Stables, Barns & Stores – Ideal For Equestrian or Hobby Use
- Charming Summer House – The Perfect Retreat





* This is a forever home, with breath-taking surroundings, no neighbours, and boundless outdoor freedom. Whether you're seeking sanctuary, space or a unique family lifestyle, this property delivers it all! *

* Opportunities like this don't come up often. Contact us today to arrange your private viewing – this special place won't be available for long!!! *

TENURE

FREEHOLD

Council Tax Band

G / Calderdale

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644, turn left onto Perseverance Rd, continue onto Ned Hill Rd, right onto Syke Ln, take the slight right to stay on Syke Ln, right onto Causeway Foot/A629, turn left onto Ogden Ln, take the slight right onto Back Lane and Mount Pleasant will shortly be found.



Mount Pleasant HX2

Approximate Gross Internal Area = 311.9 sq m / 3357 sq ft

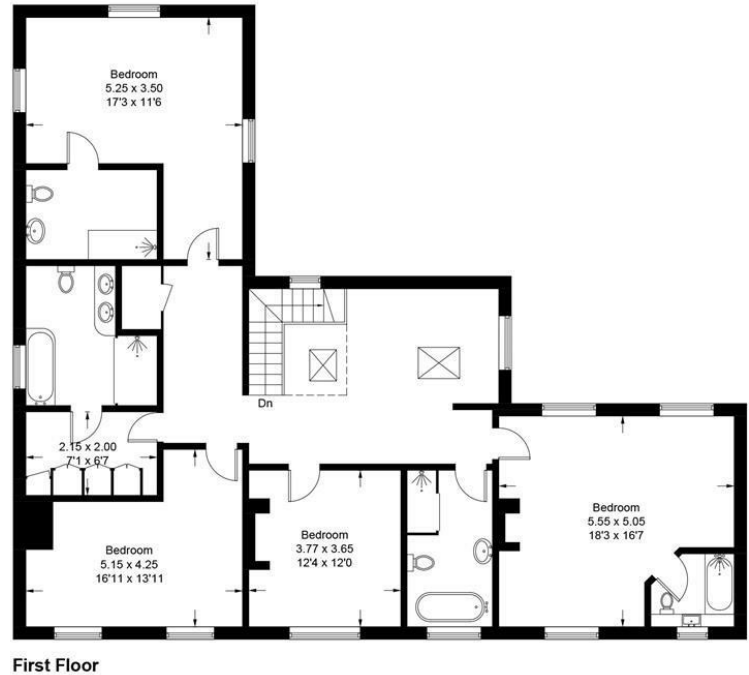
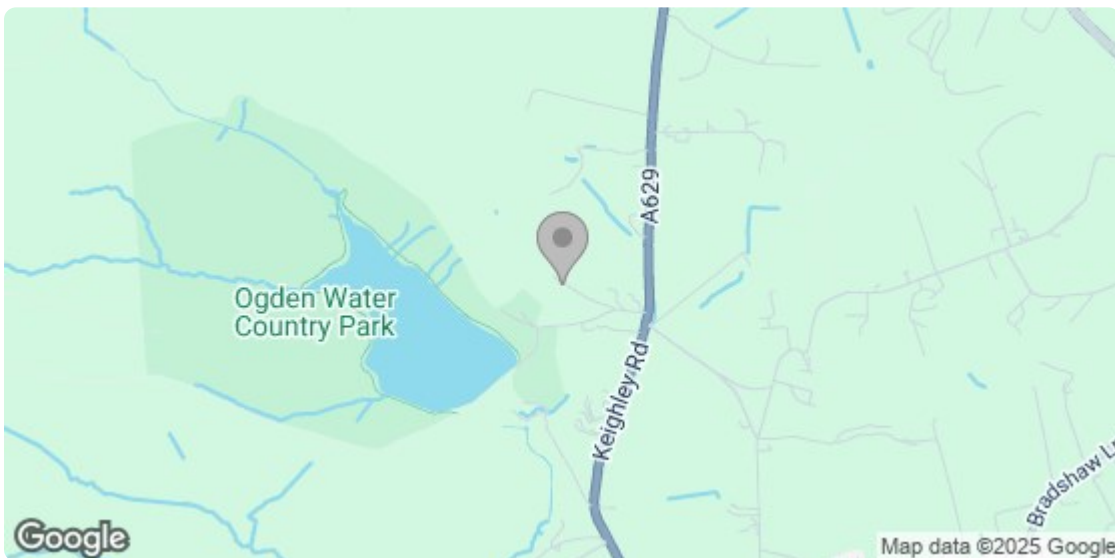


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212215)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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