

- Detached, Stone Built Three/Four Bedroom Cottage
- Currently Utilised as a Kennels/Cattery ● Gated Parking ● Attractive Gardens
- Rural Location with Beautiful Far-Reaching Views
- Approx. 1/3 Acre In All

## GENERAL AND SITUATION

Approximate Distances:

Sowerby Bridge 6 miles • Halifax 9 miles • Hebden Bridge 13 miles  
Bradford 17 miles • Manchester 20 miles • Easy access to M62 (J22)

A three/four bedroom detached stone cottage, currently utilised as a kennels/cattery in a rural location with outstanding countryside views

The property has potential to continue to be used as a small kennels and cattery business with income potential, or could equally be a wonderful family home in its own right. The views from the property across Spa Clough Reservoir to the surrounding countryside are outstanding. The property is now offered for sale as the current owners are wishing to downsize.

Rishworth is a small village in Calderdale, West Yorkshire. It has a church and a popular village primary school, along with the renowned Rishworth and Heathfield Preparatory Independent Schools. A good range of local facilities can be found in nearby Sowerby Bridge and Ripponden including supermarkets, shops, restaurants, healthcare etc. The M62 J22 is within easy access, making Manchester and Leeds readily accessible.

## THE RESIDENCE

A three/four bedroom traditional stone cottage benefitting from double-glazing, CCTV system and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into a **Hall** with stairs rising to the **First Floor** and a door to the right into the **Lounge**, which has an attractive brick fireplace with wooden mantle housing a multi-fuel stove, wooden flooring and wood panelling to one wall. To the left of the stairs, the **Sitting Room** has a brick feature fireplace with wooden mantle and multi-fuel stove and wooden flooring.

The **Kitchen/Dining Room** is fitted with a range of built-in units with worksurfaces and has a butler style sink with mixer tap, solid fuel Rayburn (not in use) and integral electric oven & hob with extractor over. A door leads to outside.

Off the **Kitchen**, a **Rear Lobby** has a further door to outside and leads on to a **Downstairs Shower Room** with a shower cubicle (shower not currently working) and a **Utility Room** with the oil-fired boiler, space for appliances and plumbing for washing machine.

The **First Floor Landing** has a cupboard housing the private water system. There are **Two Bedrooms** to the front of the house both having excellent views and a range of fitted furniture. To the rear of the house, there is **One Further Bedroom**, and a **Small Occasional Room**, fitted with a cabin bed, but with no window. The **Family Bathroom** is fitted with a period style suite, incorporating a roll top free-standing bath with shower over, wash hand basin, WC, wooden flooring and part tiled walls.





## OUTSIDE

The property is approached from the road onto an electric gated, private parking area.

The pleasant gardens include well-stocked flower beds and a block paved patio seating area and patio entertaining space with hot tub area, that takes in the fabulous views.

## OUTBUILDINGS

Please note that the current outbuildings do not have Planning Permission, but the vendors are prepared to offer an indemnity, or apply for retrospective planning at the Purchaser's request.

**Office/Reception/Shop** c. 5.41m x 4.36m (17'9 x 14'1) with uPVC window and door, power and light. Door to:

**Cattery** recently built, with **Five Double Pens** with uPVC window and door, two radiators, power and light. Five-star rating under current regulations.

**Boarding Kennels** with tiled flooring and uPVC double-glazed windows, comprising **Two Family Units** and **Six Larger than Standard Kennels** with indoor sleeping areas and hatches to outdoor runs. Five-star rating under current regulations and currently licensed for 18 dogs.

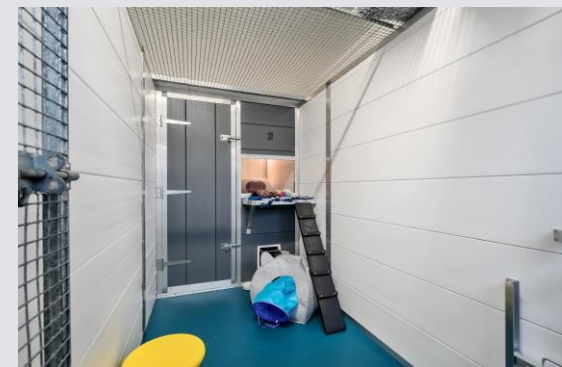
**Kennel Kitchen** c. 2.83m x 2.12m (9'4 x 6'10) with plumbing for washing machine, space for further appliances, single drainer sink unit with mixer tap and WC.

**Enclosed Astroturf Dog Run**, professionally installed by K9

To the other side of the house there are a number of further outbuildings including a **Stable** with **Internal Kennels**, **Whelping/Nursery Kennel**, **Isolation Kennel**, **Stone-Built Storage Shed**

**IN ALL APPROX. 0.3 ACRE**  
(About 0.1 Hectare)

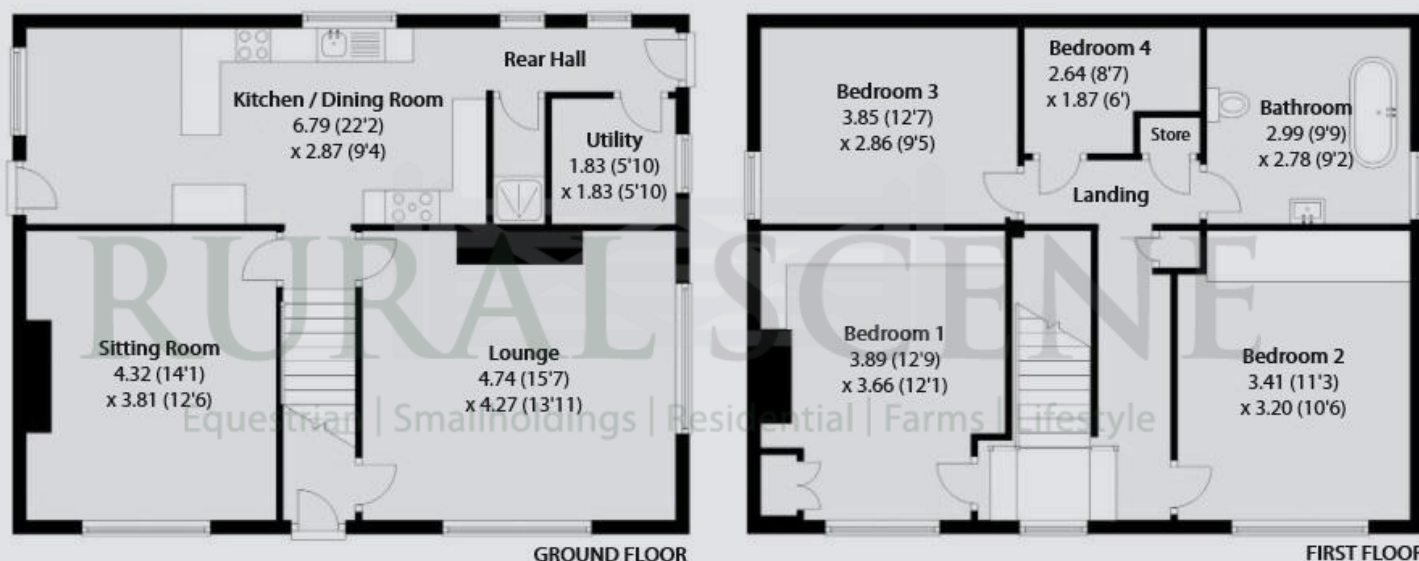
Nb. The vendors currently rent a **Small Paddock** that adjoins the property from the Water Board and it may well be possible for a new owner to continue this agreement.



# RURAL SCENE

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CALDERDALE METROPOLITAN BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER,  
PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING

TENURE Freehold ENERGY RATING E  
COUNCIL TAX E

## DIRECTIONS

Exit the M62 at Junction 22 and take the A672 exit, towards Saddleworth. Continue on the A672 Oldham Road and the property will be found on the right-hand side. There is no For Sale board, but the property has its own signage.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited SPA CLOUGH COTTAGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition,

size and acreage of the property and also any planning, rights of way and all other matters relating to it.

