

Charnock Bates

The Country, Period and Fine Home Specialist



Coppy Nook Barn
Sowerby Bridge, HX6 1NN





Coppy Nook Barn

Well Head Lane
Sowerby Bridge
HX6 1NN



  
charnockbates.co.uk





Summary

Coppy Nook Barn is a characterful four-bedroom semi-detached family home benefitting from private parking for several cars, generous gardens and uninterrupted views of the surrounding fields of the Calder and Ryburn Valley. The property is in need of general updating and modernising throughout and has the opportunity to extend subject to the relevant planning consents.

Briefly comprising; hallway, lounge, sunroom, dining kitchen, utility room and WC to the ground floor and principal bedroom with en-suite shower room, three further double bedrooms and the house bathroom to the first floor.

Location

A superb rural location having excellent access to the M62 network accessing both Leeds and Manchester. Close to the centres of Ripponden and Sowerby Bridge which both offer a variety of fine eateries, bars and shops. Train stations in nearby Sowerby Bridge and Halifax provide access to the cities of Leeds, Manchester, Bradford and Halifax has a direct train to London. Both Manchester International Airport and Leeds Bradford Airport are accessible.



General Information

Access is gained through a timber door into the dining kitchen. The kitchen offers a range of wall, drawer and base units with contrasting work surfaces incorporating a sink and drainer with mixer-tap, integrated Bosch dishwasher and Rangemaster double oven surrounded by exposed stonework. Leading off from the dining kitchen is a utility room benefitting from wall and base units with contrasting work surfaces and space and plumbing for a washer and a dryer.



charnockbates.co.uk







Moving through to the hallway with an open timber staircase rising to the first floor and benefitting from a cloakroom with WC and wash-hand basin.

Leading off from the hallway is the spacious lounge with a multi-fuel burner to the focal point with stone hearth, and French doors leading out to the sunroom with exposed stonework and French doors leading out to the garden.





The first-floor landing is full of character with high ceiling and beams which continues throughout the first floor. There is a Velux window allowing for natural light.



Leading off from the landing is the spacious principal bedroom with dual aspect windows enjoying a beautiful outlook on to the surrounding fields and benefitting from an en-suite which is fully tiled and comprises a WC, wash-hand basin and a walk-in rainfall shower cubicle.

Moving through to the house bathroom which is part tiled and comprises a WC, pedestal wash-hand basin and a panelled bath with overhead shower attachment.





Completing the first-floor accommodation are three double bedrooms, one with a beautiful outlook over the rear garden and one with views towards the Calder Valley.

Externals

To the front of the property is a driveway providing private parking for several cars which then leads up to a large, stone-built detached garage which is currently used as a workshop with multi-use shelters on either side. Accessed from the sunroom is a Yorkshire stone flagged seating area with Yorkshire stone flagged stairs leading to a raised lawn bordered by mature plants and shrubbery and containing a summerhouse, home office with uninterrupted views over the surrounding fields and three secure storage containers.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

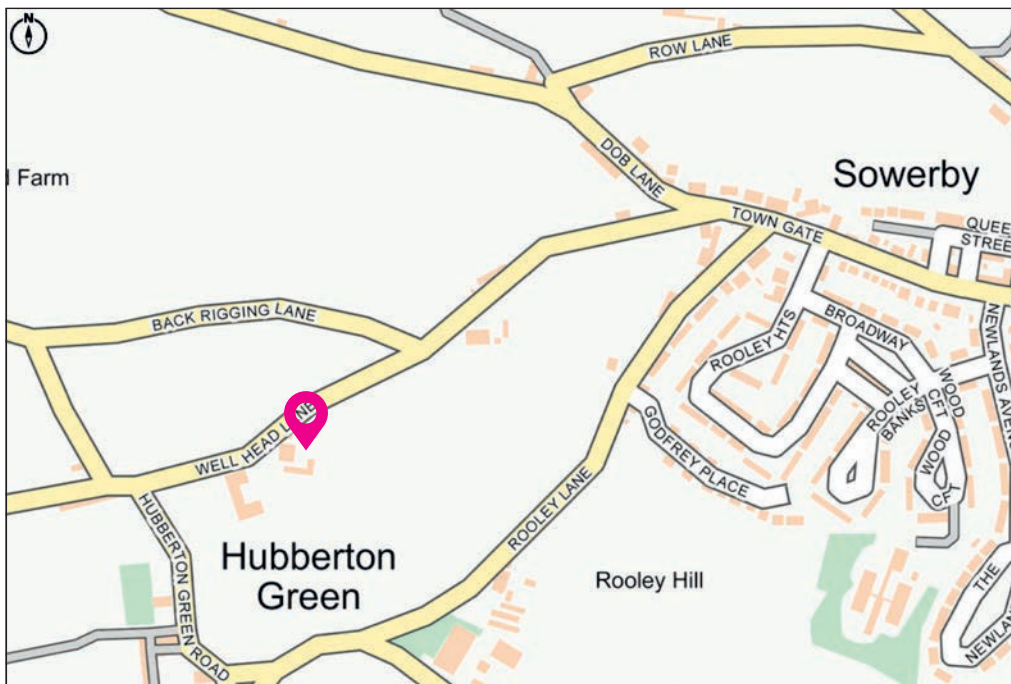
Local Authority

Calderdale, Band E.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.





Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.

Directions

From Halifax town centre proceed on King Cross Street (A58). At King Cross keep right and continue on to Rochdale Road (A58) and then at the mini roundabout take the second exit on to Bolton Brow. Continue under the tunnel and then take your next right on to Sowerby Street. Follow the road round to your right on to Sowerby New Road and then continue on until you get to The New Rushcart Inn where you need to take a left on to Well Head Lane. Continue past the turning Back Rigging Lane and then the property will be on the left-hand side.

For satellite navigation: **HX6 1NN**

Local Information

Nearest Station

Halifax	4.5 miles
Sowerby Bridge	1.6 miles

Nearest Schools

Triangle C of E Primary School	1.1 miles
Ryburn Valley high School	0.7 miles
Trinity Academy St Peters	0.5 miles

Motorway Network

Junction 24, M62	8.0 miles
------------------	-----------

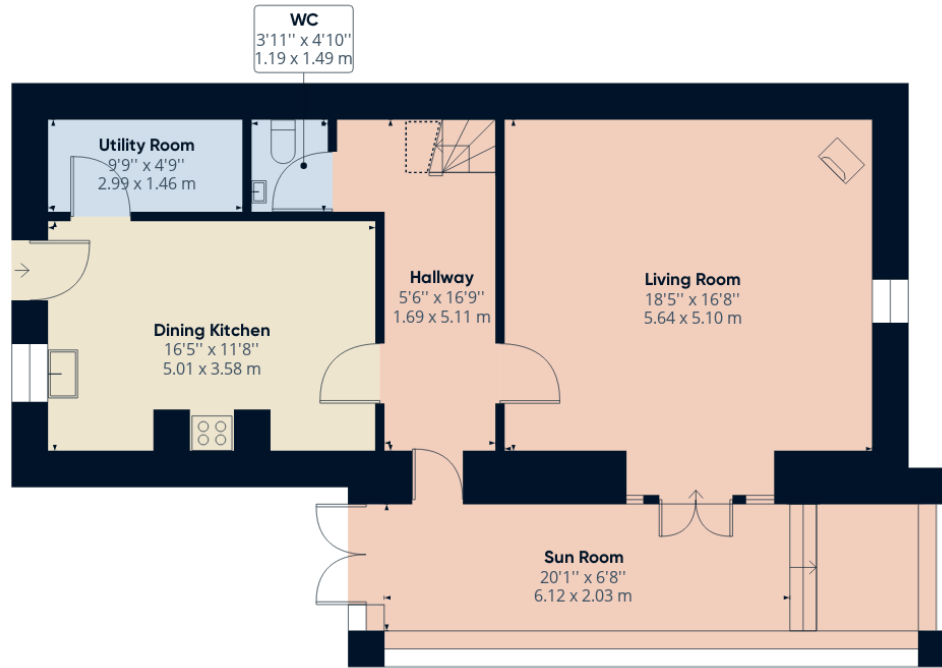


charnockbates.co.uk

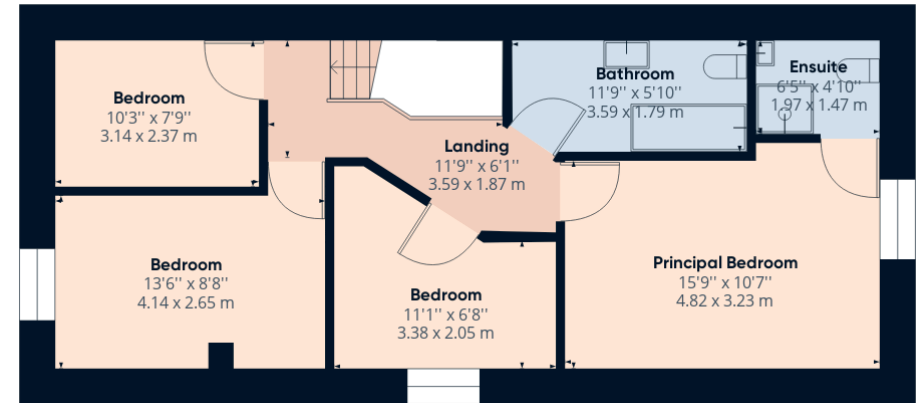


Floor Plans

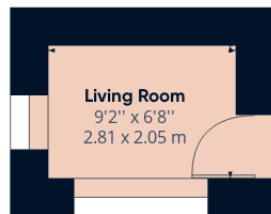
Ground Floor



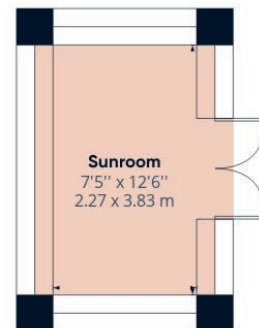
First Floor



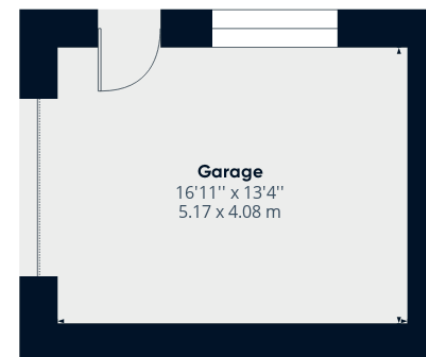
Office



Summerhouse



Garage



Approximate floor area =
1,934.07 sqft (179.68m²)
Inc Office, Summerhouse and Garage

Charnock Bates

The Country, Period and Fine Home Specialist



Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk