

Charnock Bates

The Country, Period and Fine Home Specialist



Clough Side
Foxen Lane, Mill Bank, HX6 3JN





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Summary

Nestled away in a secluded and private setting with no passing traffic, sheltered by a woodland aspect. Clough Side is a traditional Edwardian-style five double-bedroom detached family home that retains a wealth of period features throughout including high ceilings and skirting, sash windows, cornice and coving. Enjoying rural countryside views while taking in the calmness of the flowing stream offering a feeling of serenity.

Internally, the property briefly comprises; entrance hallway, cloakroom, lounge, dining room, dining kitchen and porch to the ground floor, with self-contained studio with bedroom or 'hideaway' and utility/kitchen and shower to the lower ground floor. Principal bedroom with dressing area, walk-in wardrobe and en-suite, second double bedroom with en-suite, three further double bedrooms and the house bathroom.

Externally, gates access a tarmac driveway providing private parking for several cars, leading on to a generous paddock, and a double garage with electric door providing additional secure parking. Yorkshire-Stone flagged steps and pathway access the front aspect with a South-facing lawn bordered by mature plants and shrubbery with woodland aspect.



Location

Located in the premier award-winning village of Mill Bank, being a conservation area yet convenient for access to the M62 motorway network accessing both Leeds and Manchester. There is a primary school within the village and further good schools in the surrounding area. St Mary's C of E Primary School which is located approximately 0.3 miles away has an Ofsted outstanding rating. Additionally, it has easy access to the centre of Ripponden which benefits from several independent bars and restaurants, and local shops. Sowerby Bridge is also close by offering plenty of amenities with local shops, cafes, independent bars and restaurants, hairdressers, post office and chain supermarkets.

General Information

Access is gained through a solid Oak door into the impressive entrance hallway, finished with Victorian Quartz tiled flooring benefitting from underfloor heating, with a cloakroom which comprises a WC and wash-hand basin. A door leads down to the lower ground floor, and an open, grand carved, solid wood staircase with spindle balustrade rises to the first floor.



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Leading off the hallway and through to the dining room, boasting high skirting, period coving and a ceiling rose, and with a coal fire to the focal point with Adam style mantel, marble hearth and surround.

A study is accessed off the dining room with fitted work and storage units.

Following through to the spacious lounge, with dual aspect windows, a bay window and French doors leading out to the South-facing front garden, allowing for plenty of natural light to flow through and offering extensive views of the gardens and surrounding countryside. An open fire sits at the focal point with decorative mantel, hearth and surround.









Moving through to the dining kitchen enjoying an open, original, Inglenook fireplace housing a multi-fuel stove with stone mantel, hearth and surround. The kitchen offers a range of cream shaker style wall, drawer, and base units with contrasting Granite worksurfaces incorporating an inset one and a half bowl sink with drainer and mixer-tap and a Schott Ceran five-ring induction hob with canopy extractor above. Integrated appliances include; Neff oven and combination microwave oven.

There is plumbing for a dishwasher and a recess for a fridge freezer. Leading off the dining kitchen is a porch offering a second access to the property.

Located to the lower ground floor, accessed from the hallway is a self-contained studio or 'hideaway' creating the perfect place for older children/parents.



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An additional reception room, which could be used as a bedroom, with built-in storage, and a utility space, with kitchen facilities, offering a range of cream high-gloss wall, drawer and base units with contrasting Granite worksurfaces incorporating a Belfast sink with mixer-tap, plumbing for a washing machine, space for a dryer and a walk-in shower cubicle.







Leading off the first-floor landing, the spacious principal bedroom benefits from dual aspect windows, enjoying far reaching views of the surrounding countryside, with a walk-in wardrobe and dressing area with built in storage, and a part tiled en-suite comprising a WC, pedestal wash-hand basin and a panelled bath with overhead shower attachment.





A second double bedroom, set to the front aspect, benefits from built-in wardrobes and a fully tiled en-suite, boasting a contemporary three-piece suite comprising a WC, wash-hand basin and a walk-in shower.

Three further double bedrooms offer built-in wardrobes, two of which have sinks set within vanity-units.



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





Externals

A track leads up to Clough Side offering privacy and seclusion, with gated access to a tarmac driveway providing private parking for several cars. The driveway leads up to a double garage with power, lighting and an electric roller shutter door, providing further secure parking for two cars, a spacious original stone-built outhouse with power and lighting, currently used for storage, and steps leading down to a storage shed.

A small lawn and stone steps lead up past a greenhouse to a Yorkshire-Stone flagged terrace accessing the main entrance door and side porch. There is a South-facing lawn to the front aspect, bordered by mature plants and shrubbery with woodland aspect sheltering the property from the west boundary, and with a flagged seating area taking in the rural countryside views. To the side aspect is a generous paddock with duck pond, bordered by fencing and currently used as a hen-pen.

Fixtures and Fittings

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

Local Authority

Calderdale – Band G.



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 proceed along the A58 Rochdale Road towards Sowerby Bridge. Continue through Sowerby Bridge on the A58 until reaching Triangle where you should take a right-hand turn up Oak Hill to Mill Bank just before the former Triangle Inn. Turn left off Mill Bank Road on to Lower Mill Bank Road and then take a right just as the street changes to Foxen Lane (as indicated by a Charnock bates board) Clough Side is located at the top of the track on your left-hand side.

For satellite navigation: **HX6 3JN**

Local Information

Nearest Station

Sowerby Bridge	2.4 miles
Mytholmroyd	4.5 miles
Halifax	5.0 miles

Nearest Schools

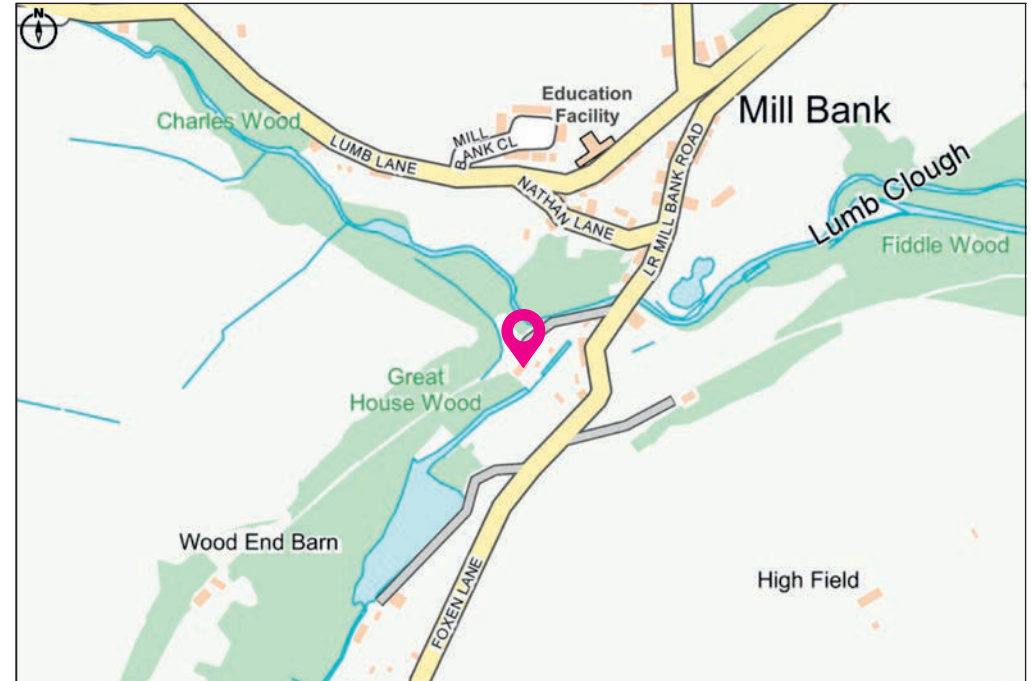
St Mary's C of E School	0.2 miles
Ripponden Junior & Infant School	1.3 miles
Rishworth School	1.9 miles

Motorway Network

Junction 23, M62	6.2 miles
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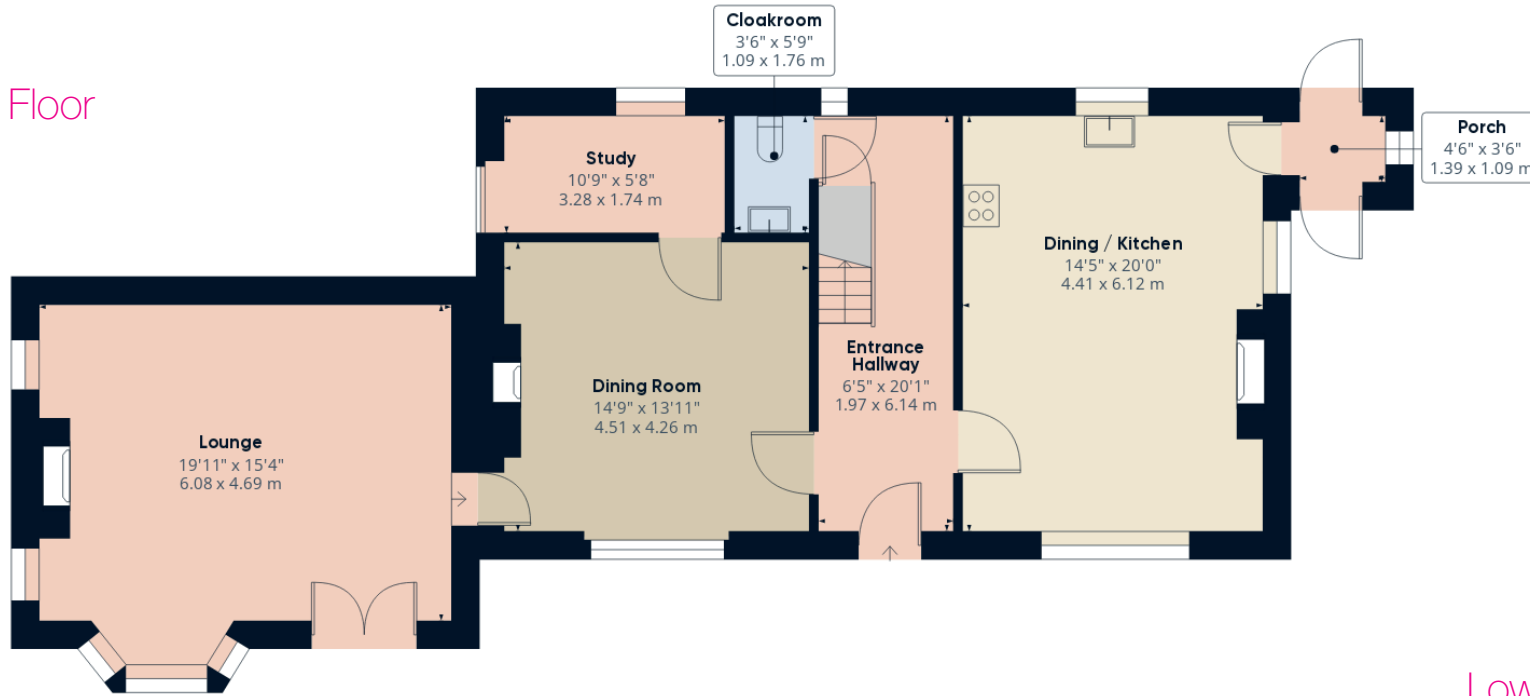


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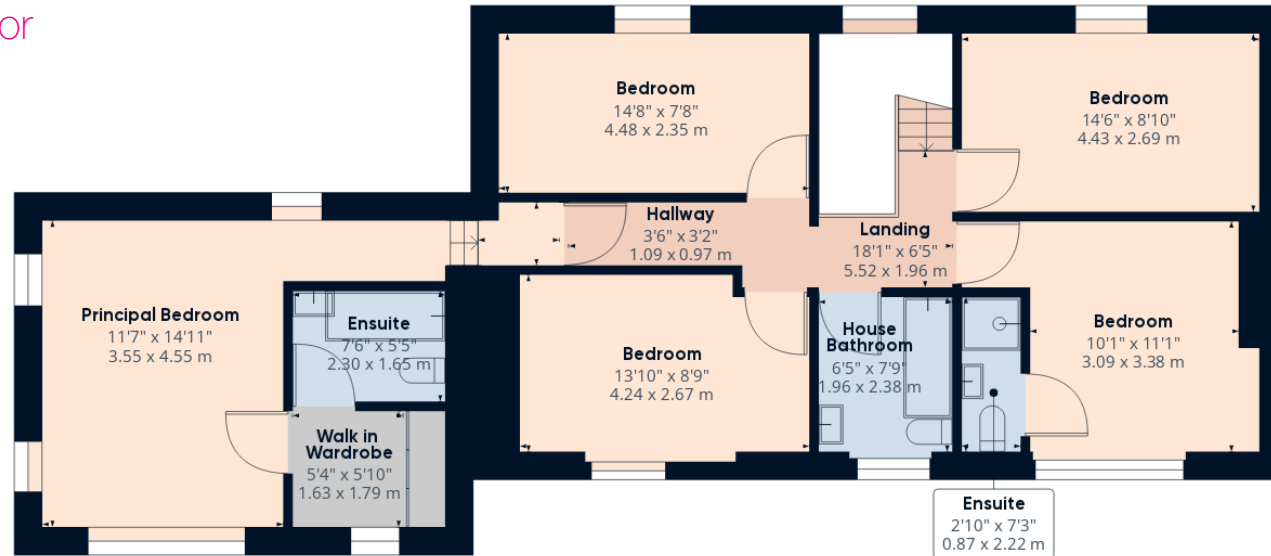


Floor Plans

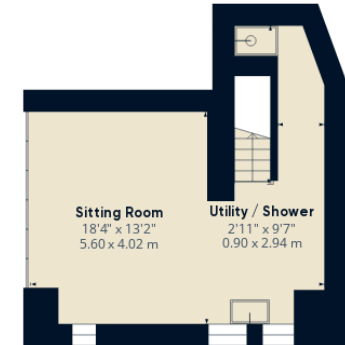
Ground Floor



First Floor

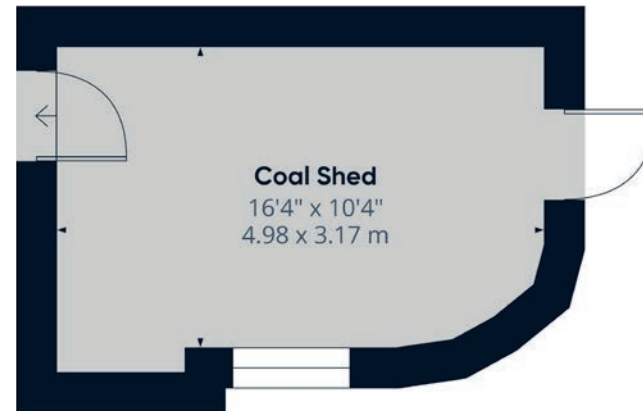
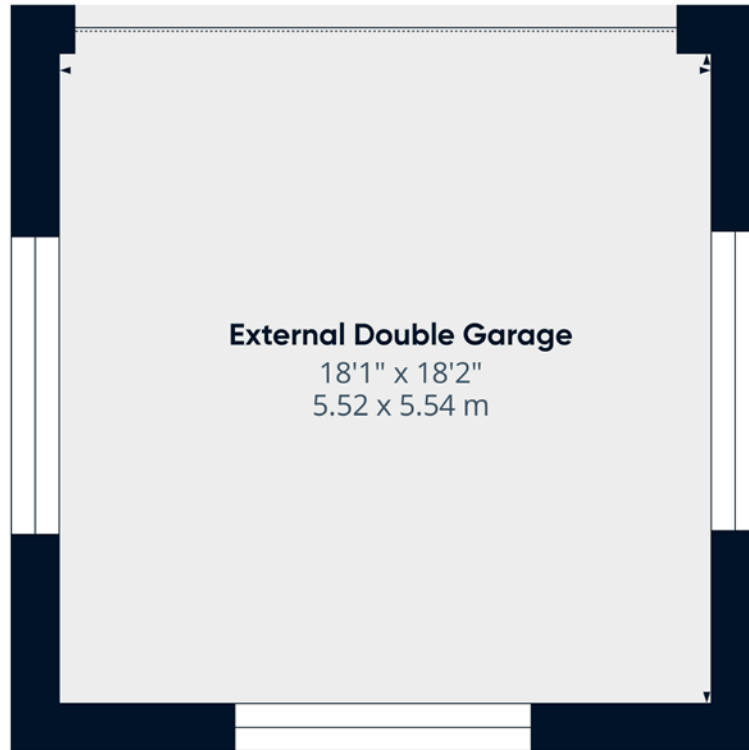


Lower Ground Floor



Approximate floor area = 2,274.15 sqft (211.28m²)

Floor Plans



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