

Charnock Bates

The Country, Period & Fine Home Specialist



Lench House Farm

Heather Moor Lane, Rishworth, Sowerby Bridge, HX6 4BS





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STONE-BUILT DETACHED WITH DETACHED BARN



FIVE DOUBLE BEDROOMS



DRIVEWAY PARKING & GARAGE



WRAP AROUND GARDENS, MULTIPLE SUMMERHOUSES & VIEWS

Guide price: £1.2 million

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Summary

Lench house farm is a Grade II listed, fully renovated, detached farmhouse which was formerly derelict and rebuilt by the current owner with a meticulous attention to detail. Originally built as a broom workshop, this home is packed with history.

The pretty front facade is South facing with uninterrupted views. The sense of stillness, watching the sunrise, with only the sound of the bird song and the stream is the perfect place to start the day.

Combining bespoke contemporary living yet retaining character fixtures and fittings throughout. The property sits within approximately 0.9-acres of grounds in open countryside enjoying complete privacy and breathtaking views. Offering a large agricultural building ideal for a multitude of uses, an outdoor office and storeroom and two bespoke outbuildings with bi-fold doors, one currently utilised as a gym and one as a hot-tub spa-room.

Internally, the property briefly comprises; entrance vestibule, dining kitchen, dining room, lounge and sitting room/sixth bedroom to the ground floor and principal bedroom with en suite, two further double bedrooms also en suite, two single bedrooms and house bathroom to the first floor.

Externally, a private track leads to a parking area and hardstanding providing off-street parking for eight cars, leading to a single garage providing further secure parking. A block-paved path leads around the side of the property should additional parking be required. A raised decking with pergola enjoys sunset views to the front. To the rear an astroturf lawn with further elevated grassed lawn area bordered by stone flagged patios enjoying views over the surrounding fields.



Location

Rishworth is a superb, rural location having excellent access to the M62 network for both Leeds and Manchester. Close to the centre of Ripponden which offers a variety of fine eateries, bars and shops. There are good local schools in the area with Rishworth School close by. Train stations in nearby Sowerby Bridge and Halifax provide direct access to the cities of Leeds, Manchester, Bradford and Halifax, which also has a direct train to London. Both Manchester and Leeds Bradford Airports are easily accessible.

General Information

Access is gained into the entrance vestibule, a useful space showcasing exposed beams and stone-mullion windows and benefitting from built-in cloak and boot storage. A second door leads through to the dining kitchen, a wonderful room boasting Yorkshire-stone flooring, exposed beams and exposed stonework.

The kitchen offers a central island with breakfast bar and a range of bespoke wall, drawer and base units with contrasting quartz worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include an AGA set within an exposed chimney breast and a dishwasher. A door leads through to a rear porch accessing the rear elevation.

Double doors from the dining kitchen lead through to the spacious dining room, continuing the Yorkshire-stone flooring, with dual aspect windows allowing for natural light and featuring panelled feature walls, exposed stonework and exposed beams. An Aga multi-fuel burner sits at the focal point within an exposed chimney breast with sandstone mantel and surround.

Moving back through the dining kitchen, steps lead down to the spacious lounge boasting dual-aspect windows with a picture window to the front elevation allowing for natural light to flood through while enjoying a pleasant outlook. A multi-fuel burner sits at the focal point within an exposed chimney breast with sandstone mantel and surround while an open staircase with glass balustrade rises to the first floor.

Steps then lead down to a further reception room/sixth bedroom. A versatile room offering the flexibility to suit a family's needs, with two windows allowing for natural light while enjoying an outlook of the rural surroundings. A door leads out to the rear elevation.

Rising to the first-floor landing, a fantastic space with exposed beams and a panelled feature wall. A step to the right takes you up to a bedroom and the house bathroom.

The first door on your right takes you through to the house bathroom enjoying a contemporary three-piece suite and fitted storage comprising a w/c, wash-hand basin and a freestanding rolled-top bath with overhead shower attachment, with a view through the bespoke bronze window.

Leading back out to the landing and through to the bedroom, a spacious double with barn high level windows and benefitting from a mezzanine providing further living accommodation. A part tiled en-suite comprises a w/c, wash-hand basin with storage beneath and a walk-in rainfall shower.

Moving back through the hallway, the first door on your left takes you through to a double bedroom, showcasing exposed beams and stonework, and boasting an en-suite comprising a w/c and wash-hand basin. The next two doors take you through to two single bedrooms with exposed feature chimney breast and stone-mullion windows enjoying an open outlook.

Completing the accommodation, the spacious principal bedroom benefits from dual aspect windows allowing for natural light to flood through while enjoying an outlook into the garden and beyond and boasts bespoke wardrobes and a fully tiled en-suite wet room with w/c and wash-hand basin.















Externals

A private gated track leads to a tarmac parking area and hardstanding providing off-street parking for eight cars, leading to a lean-to car port and a single garage with power and lighting, providing further secure parking.

The driveway also leads up to a large, stone built detached barn with power, lighting, electric up-and-over door and mezzanine level home office and an outbuilding currently used as a home-office with power and lighting and a log-store.

A Yorkshire-stone pathway leads round the side of the property to the rear where there is a Yorkshire-stone patio and turfed South-facing garden, bordered by mature plants and shrubbery. A summerhouse with power and lighting provides a covered space to sit and relax, benefitting from a hot-tub, and with bi-fold doors leading out to the garden, creating the perfect entertaining space.

A block paved pathway leads then round to the side elevation with an outbuilding, currently used as a gym, with power and lighting. The block-paved pathway leads back round to the front driveway should additional parking be required.



Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

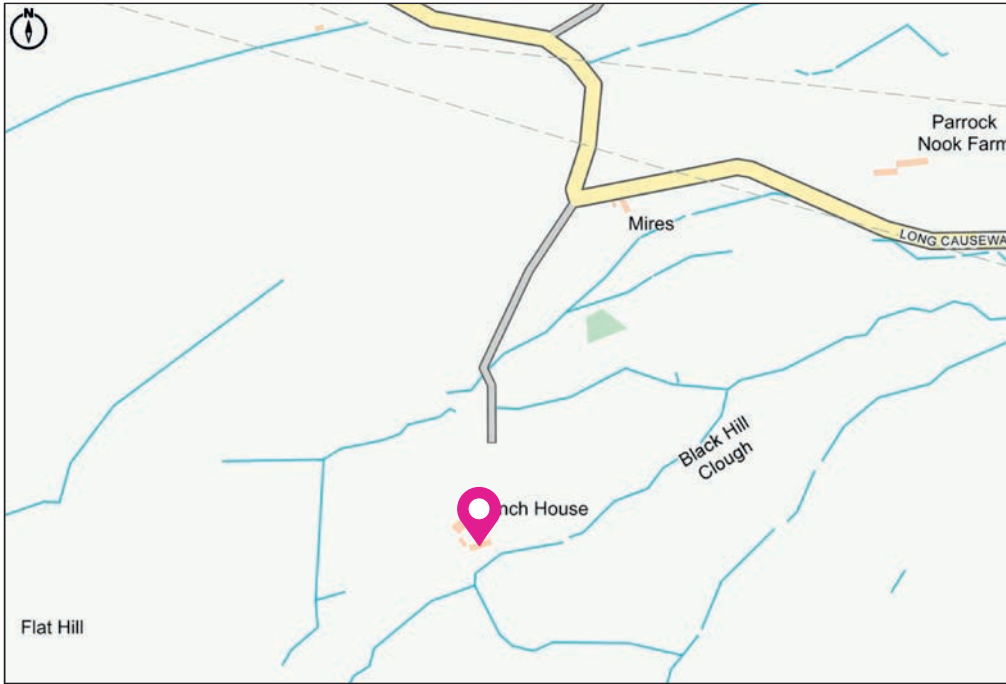
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from mains electrics, spring water supply, LPG gas and drainage via a septic tank. 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.







Directions

From Halifax Town Centre proceed up King Cross Street (A58) and then keep left to continue on Rochdale Road (A58) following signs for Sowerby Bridge and Ripponden. At The Lion pub keep right and continue up Rochdale Road (A58) for approximately 2.6-miles before taking a left-hand turn on to Baitings Gate Road. Continue to follow the road for approximately 0.7-miles before taking a right-hand turn on the bend on to the track. Continue down the track to the very end where you will find Lench House Farm

For satellite navigation: **HX6 4BS**

Local Information

NEAREST STATIONS	Littleborough	5.5 miles
	Sowerby Bridge	5.8 miles
NEAREST SCHOOLS	St John's School	1.7 miles
	Heathfield Junior School	1.9 miles
	Rishworth School	2.0 miles
MOTORWAY NETWORK	Junction 22, M62	5.3 miles

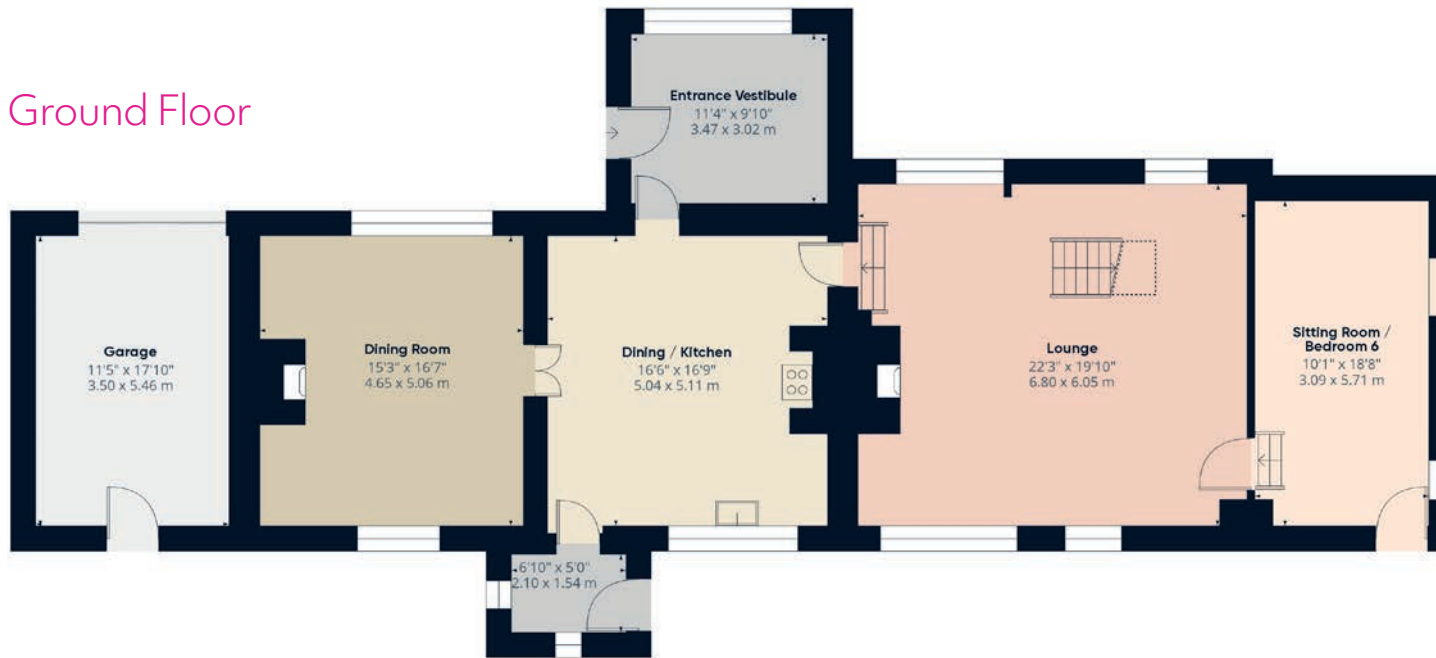
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	Avanti Gas
WATER SUPPLY	Spring Water Only
HEATING	Gas central heating (LPG)
BROADBAND	TBC
MOBILE SIGNAL	Good coverage



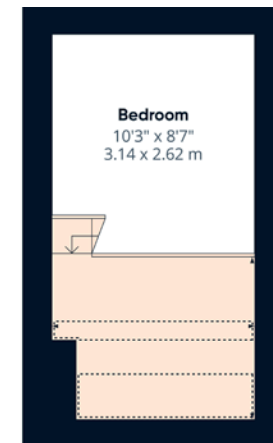
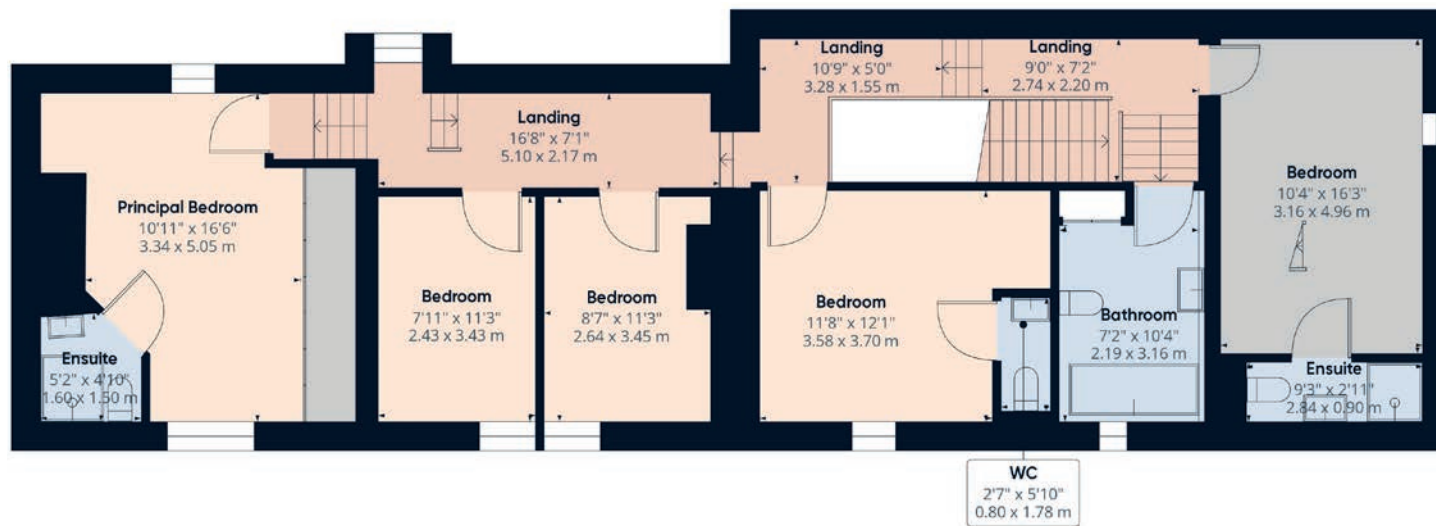
Floor Plans

Ground Floor

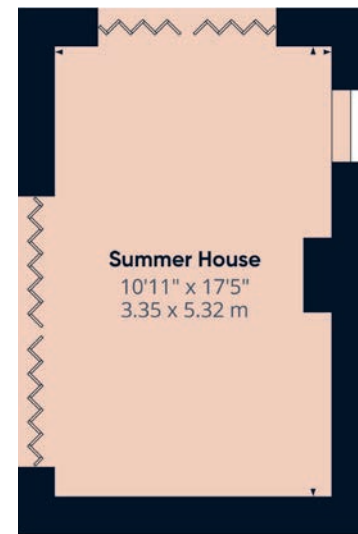
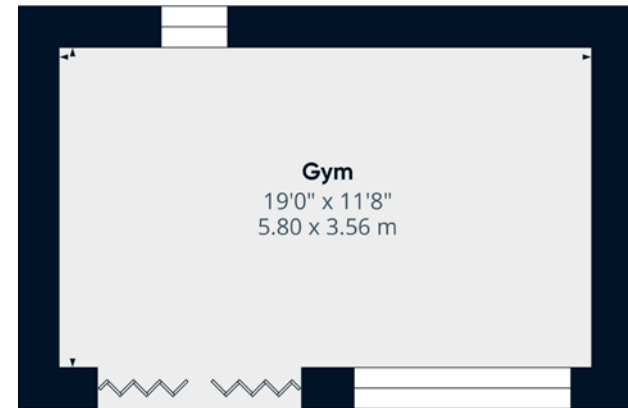
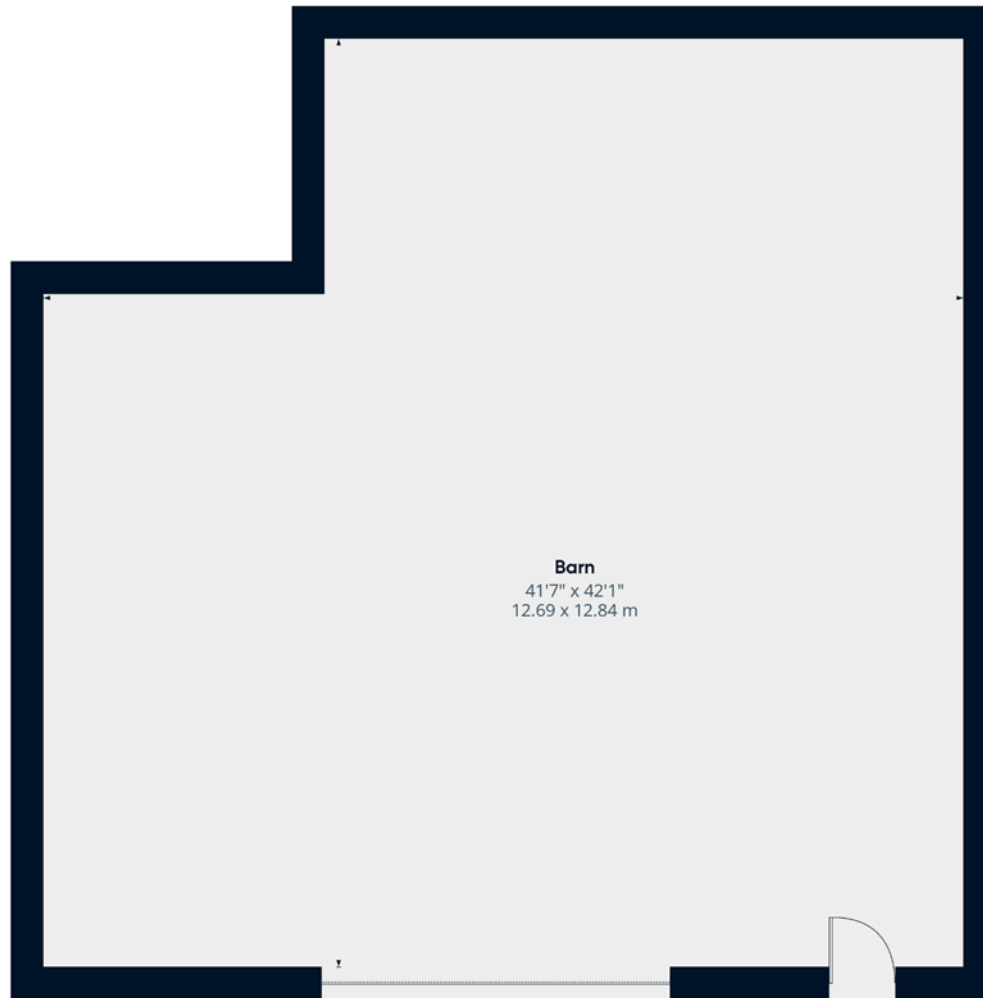


Total approximate floor area:
2,683.12 sqft (249.27m²)
 (excluding external buildings)

First Floor



Floor Plans



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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
New North Road
Huddersfield HD1 5LG
01484 903000

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