

# SAXON RISE

BARKISLAND • HALIFAX



Charnock Bates  
The Country, Period & Fine Home Specialist







# SAXON RISE

Barkisland  
Halifax  
HX4 0FQ

Price: £925,000





## Space to grow

Each home within this unique rural scheme of just five detached properties offers generous accommodation extending to approximately 3,500sqft (325m<sup>2</sup>) split over two floors.

Boasting four generous double bedrooms, each home benefits from a principal suite with varying layouts to include en-suite bathrooms with generous four-piece suite, along with either a walk-in wardrobe or dressing area.

The remaining three generous bedrooms all incorporate en-suite shower rooms. The flexibility of the accommodation continues on the ground floor where the layout is adaptable to suite modern needs, including the option of creating a fifth bedroom with en-suite, or study allowing a pleasant work environment for homeworkers.

The hub of the home is undoubtedly the large open plan sitting and dining kitchen, whilst a separate reception room provides a good-sized snug/lounge area. Useful additions to the layout include a utility room, WC and plantroom. Externally each home provides a generous paved parking area that can accommodate four cars.





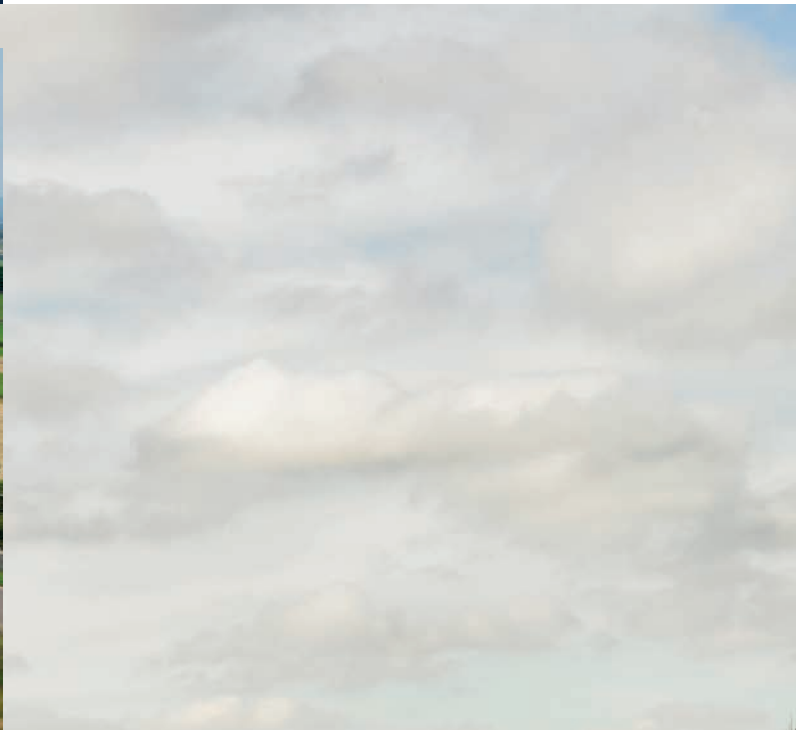
## Designed to endure

Stand out design is the theme the moment you first set eyes on Saxon Rise. Built on the site of former agricultural buildings and surrounded by greenbelt farm and moor land the development is sympathetic to both its immediate surroundings and previous uses. Built from traditional blockwork with timber cladding the development sits seamlessly in its position on the edge of Ringstone Reservoir.

The flow of the accommodation promotes a clear and simplistic design that is amplified by the amount of natural light and interchanging scenic views that can be enjoyed throughout the ground and first floors.

Internally the properties enjoy high quality fixtures and fittings throughout, including underfloor heating to the ground floor, integral 'Neff' appliances, CCTV and alarm systems along with external lighting.

Each home benefits from private parking for four cars and each of the remaining properties have varying sizes of paved terrace areas, ideal for entertaining, alfresco dining and taking in the stunning views. Additionally, each has a lawn garden with one of the remaining plots having the benefit of a small paddock area.







## Country living

Set on the hills above Ripponden on the edge of Ringstone Edge Moor, Saxon Rise offers purchasers the chance to own a modern new build home within a stunning rural location with views extending out over the stunning Pennine scenery with the picturesque Ringstone Reservoir right on the doorstep.

The area is popular with walkers, cyclists and those with equestrian interest who are looking to explore the many bridleways and public footpaths the area has to offer. The area benefits from access to local amenities and is situated approximately 1 mile (1.6 km) east of Ripponden, 2 miles (3.2 km) south of Sowerby Bridge and 4 miles (6.4 km) south-west of Halifax town centre.

Barkisland village is in the Ryburn ward of Calderdale. Barkisland has a school, a church, a post office and a cricket club along with several public houses including The Fleece Countryside Inn.

## City reach

For those purchasers looking to enjoy rural living yet remain within commutable distance of the business centres in the north of England, Saxon Rise is ideally positioned for road, rail and air travel.

Access to the M62 motorway network from junction 22 is approximately 6.5 miles from the development, whilst regular rail services run from stations in Sowerby Bridge and Halifax. Leeds Bradford Airport (LBA) is approximately 24 miles away and Manchester Airport (MAN) is located approximately 39 miles away.

## Local information

NEAREST STATIONS	Sowerby Bridge	3.8 miles
	Halifax	6.5 miles
NEAREST SCHOOLS	Barkisland CE School	1.1 miles
	Rishworth School	2.8 miles
	Holywell Green Primary	3.5 miles
	Greetland Academy	3.8 miles
MOTORWAY NETWORK	M62, Junction 23	7.0 miles

## Property information

TENURE	Freehold	
CONSTRUCTION	Block Work/timber cladding	
SAP RATING	1: 88C   3: 80C   4: 80C	
ENVIRONMENTAL RATING	1: 77C   3: 77C   4: 77C	
LOCAL AUTHORITY	Calderdale MBC	
COUNCIL TAX	TBC	
ELECTRICITY SUPPLY	TBC	
GAS SUPPLY	Bottled LPG	
WATER SUPPLY	Yorkshire Water	
HEATING	Gas LPG	
BROADBAND	TBC	
MOBILE SIGNAL	Limited	
MANAGEMENT COMPANY	Shared cost for maintenance of attenuation tanks, water treatment plant and road surface	



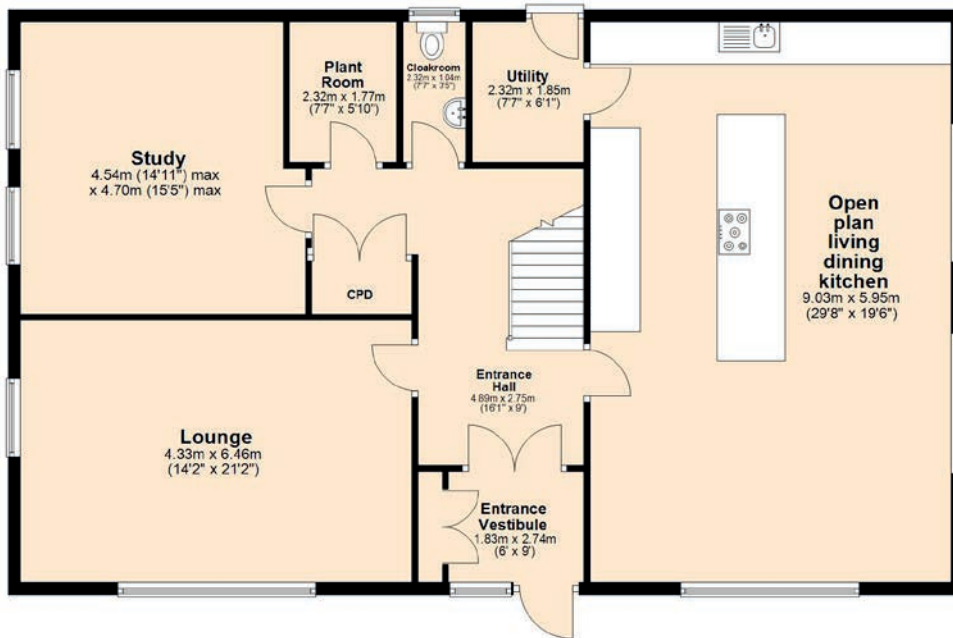
## Directions

From Halifax proceed down Skircoat Road (A629) for approximately 1.6 miles before keeping right to head on to Stainland Road (B6112). At the roundabout, take the second exit to continue on Stainland Road (B6112) and then at the second set of traffic lights take a right-hand turn on to Saddleworth Road (B6114) and proceed through Barkisland Village continuing along Saddleworth Road until reaching Ringstone Reservoir on the right where Saxon Rise can be seen on the right.

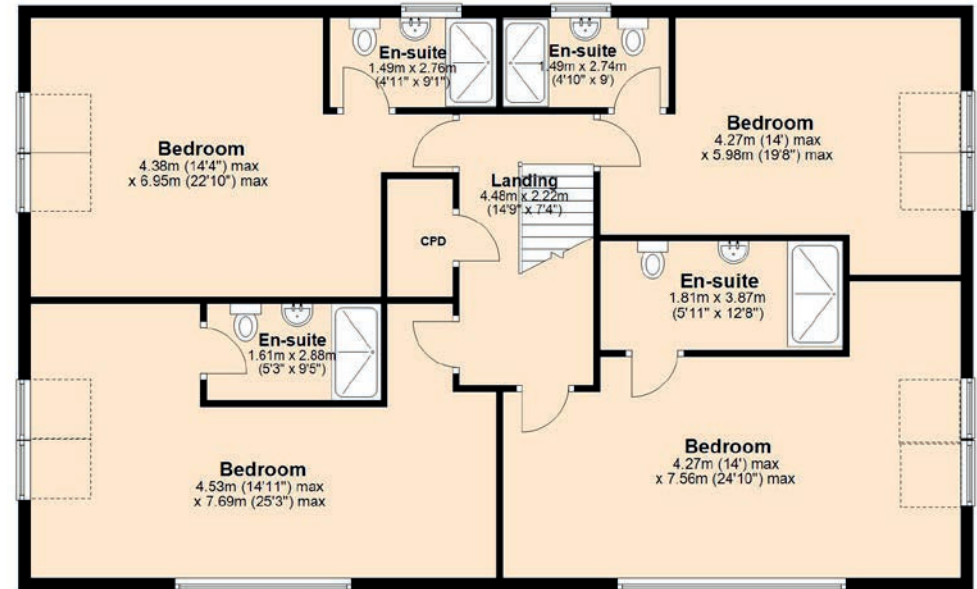


# Floor plans

## Ground Floor



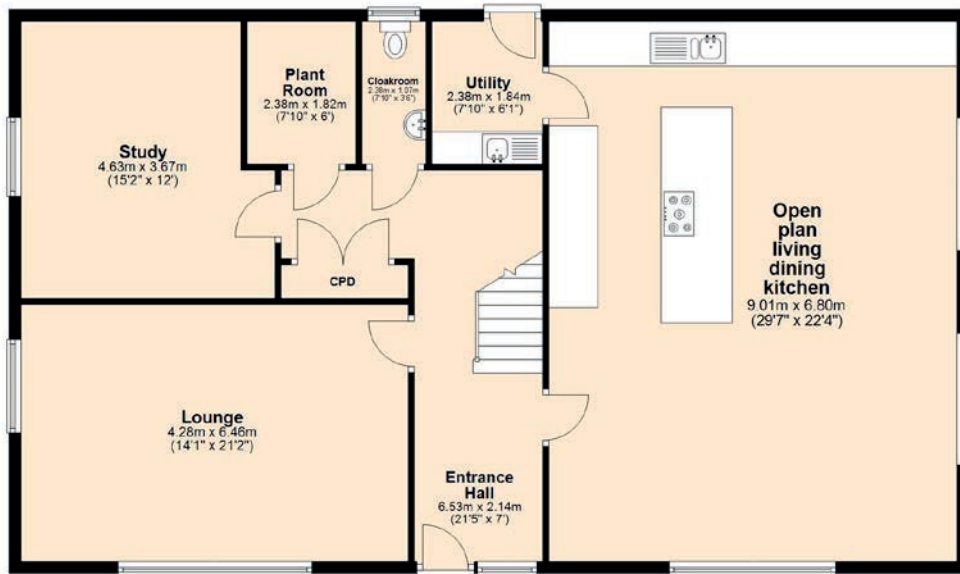
## First Floor



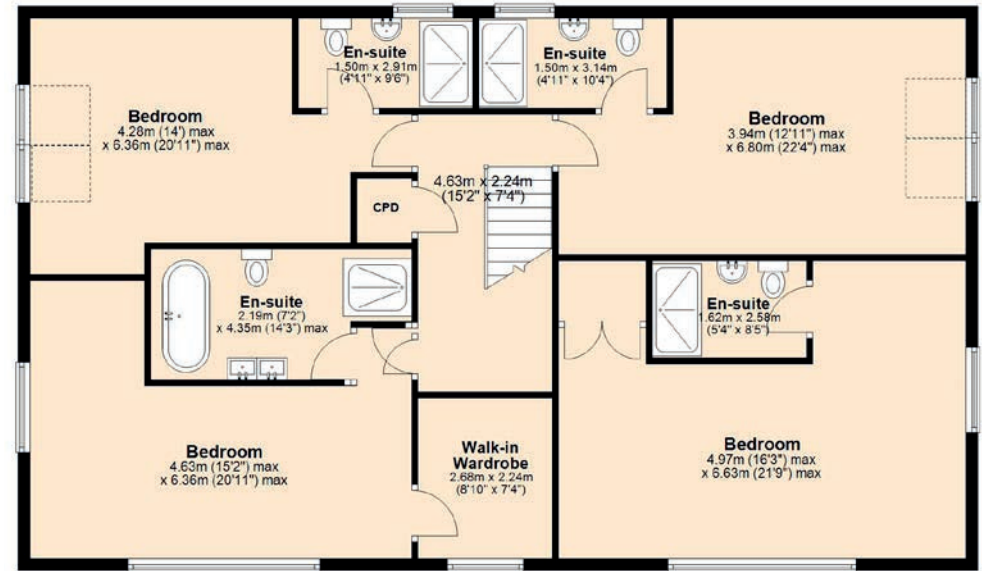
Floor plans are 1 and 3 Saxon Rise

# Floor plans

## Ground Floor



## First Floor



Floor plans are 4 Saxon Rise

# Charnock Bates

The Country, Period & Fine Home Specialist



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**

[charnockbates.co.uk](http://charnockbates.co.uk) • [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk) • [rightmove.co.uk](http://rightmove.co.uk)

