

Charnock Bates

The Country, Period & Fine Home Specialist



Upper Flight Stack  
Sawood Lane, Oxenhope, BD22 9SP









# Upper Flight Stack

Sawood Lane  
Oxenhope  
BD22 9SP



**CHARMING STONE-BUILT COTTAGE**



**TWO BEDROOMS, TWO BATHROOMS**



**GATED DRIVEWAY PARKING**



**ENCLOSED REAR GARDEN WITH VIEWS**

Guide price: £395,000

[charnockbates.co.uk](http://charnockbates.co.uk)







## Summary

Situated in the most sought-after location of Oxenhope, part of the well-known Bronte Country, Upper Flight Stack is a charming two double bedroom stone-built cottage boasting a wealth of period fixtures and fittings and truly breathtaking and uninterrupted countryside views.

Internally, the property briefly comprises; entrance hallway, lounge, farmhouse kitchen and utility room to the ground floor and principal bedroom with en-suite, second double bedroom, house bathroom and storeroom to the first floor.

Externally, a gated driveway provides off-street parking for two cars, benefiting from an EV-charging point, and leading round to the enclosed low-maintenance garden with Yorkshire-stone flagged patio and uninterrupted views.

## Location

The small village of Oxenhope lies amid wonderful scenery and offers the chance to take advantage of the multitude of moorland walks direct from the cottage including the Bronte Way.

Ideally positioned for people wanting a rural location yet close to excellent transport links by rail with direct services to Leeds (approx 30 minutes), Manchester (approx 1 hour), York (approx 1 hour) and London (approx 3 hours).

The village, with its shops, churches and pubs, is home to the terminus for the Keighley and Worth Valley Railway, an authentic steam railway brought to prominence in the film *The Railway Children*, which runs to Haworth and on down to Keighley.

The area was made famous by the Bronte sisters, and the outstanding countryside was famously described in the novel *Wuthering Heights* as wild and rugged.

The area abounds with popular places to visit; the cobbled streets of Haworth, the Bronte Parsonage Museum, East Riddlesden Hall, the Museum of Rail and the popular tourist destination of Hebden Bridge.

The market town of Skipton, known as the Gateway to the Yorkshire Dales, is a short drive away, and also within reach are elegant Ilkley and vibrant Leeds.





## General Information

Access is gained through a handcrafted solid-wood door into the welcoming entrance hallway, finished with Yorkshire-stone flooring benefitting from underfloor heating, with an open solid-wood staircase with spindle balustrade rising to the first floor.

The first door on your left takes you through to the farmhouse kitchen, continuing the Yorkshire-stone flooring benefitting from underfloor heating, with dual-aspect stone-mullion windows enjoying an outlook into the garden and countryside beyond.

The kitchen offers a range of bespoke hand-built wall, drawer and base units with contrasting granite worksurfaces incorporating a Belfast sink with mixer-tap and hand-held attachment. Integrated appliances include a Smeg dual-fuel oven with six-ring hob and overhead extractor.

Moving through to the spacious lounge, again continuing the Yorkshire-stone flooring with underfloor heating, showcasing an exposed beamed ceiling and benefitting from built-in shelving. A door leads through to a useful cupboard.

Positioned between the lounge and dining kitchen is a beautiful, exposed stone fireplace, open to both sides, featuring a multi-fuel burning stove creating the perfect focal point and providing heat for the entire ground floor.

The utility room completes the ground floor accommodation, offering a range of wall and base units with contrasting worksurfaces and plumbing for a washer-dryer. A door accesses understairs cupboard providing further useful storage and housing the boiler.

Ascending the beautiful feature staircase to the first-floor landing, accessing two double bedrooms, the house bathroom and a further storeroom, benefiting from power and lighting.

The first door on your right takes you through to the well-presented and fully tiled house bathroom, showcasing an exposed beam and skylight window to the ceiling and boasting a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead rainfall shower.

A spacious double bedroom is positioned to the rear of the property, finished with reclaimed solid oak flooring and showcasing exposed beams and stone-mullion windows enjoying the fantastic outlook over the surrounding countryside.

Stepping through an exposed stone archway, the spacious principal bedroom benefits from dual-aspect windows enjoying far-reaching views over the Bronte countryside and has a vaulted ceiling with exposed beams forming a truss structure.

A fully tiled en-suite to the principal bedroom has an exposed beam and skylight to the ceiling and boasts a three-piece suite comprising a w/c, wash-hand basin and walk-in rainfall shower.























## Externals

A gated driveway provides off-street parking for two cars, benefitting from an EV-charging point and leading round to the front door and enclosed low-maintenance garden with Yorkshire-stone flagged patio and south-facing aspect with uninterrupted views.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

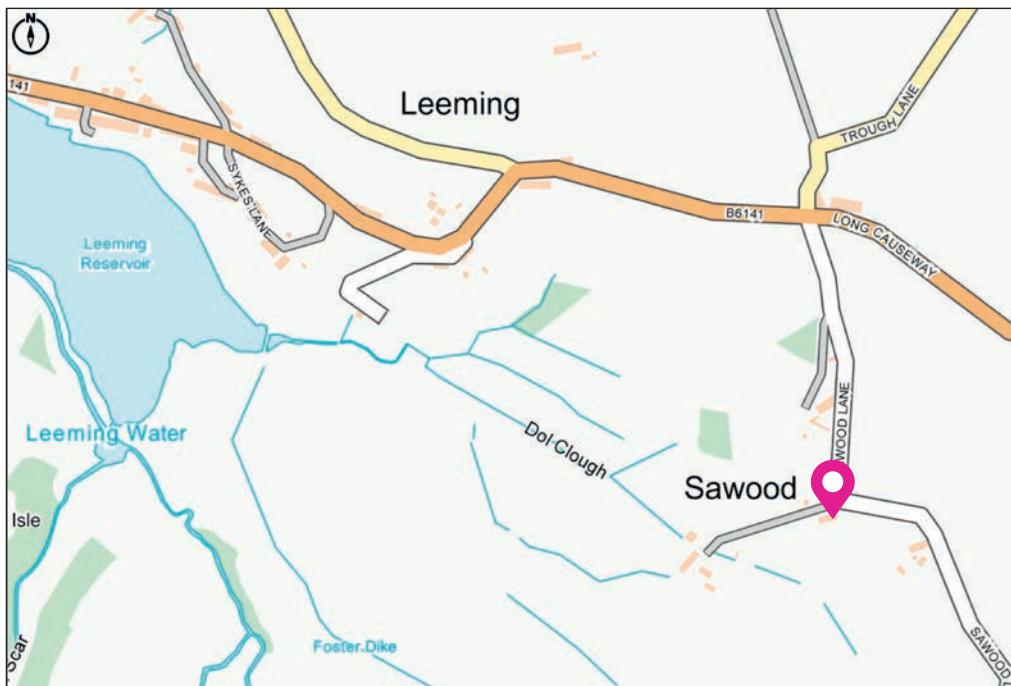
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from mains electric and water, 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 head towards Orange Street roundabout and take your second exit on to Ovenden Road (A629). Follow the A629 for approximately 5.9 miles until reaching Denholme and then take a sharp left-hand turn on to Long Causeway (B6141). Follow the B6141 and then take a left-hand turn on to Sawood Lane, continuing straight ahead where you will find Upper Flight Stack on your right-hand side.

For satellite navigation: **BD22 9SP**

## Local Information

NEAREST STATIONS	Halifax	8.0 miles
	Hebden Bridge	8.2 miles
	Shipley	8.6 miles
	Bradford	8.8 miles
NEAREST SCHOOLS	Oxenhope Pre-School	1.6 miles
	Oxenhope CE Primary School	1.8 miles
	Haworth Primary School	3.4 miles
	Parkside School	2.7 miles
MOTORWAY NETWORK	Junction 25, M62	11.5 miles

## Property Information

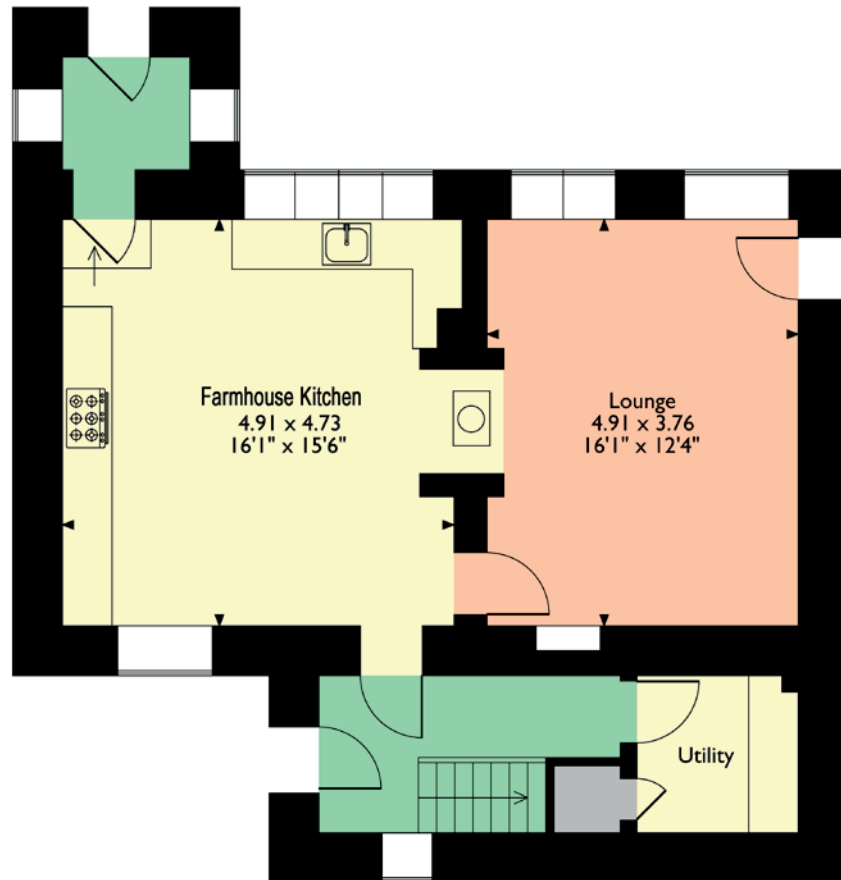
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Extra Gas (LPG)
WATER SUPPLY	Yorkshire Water
HEATING	LPG heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage



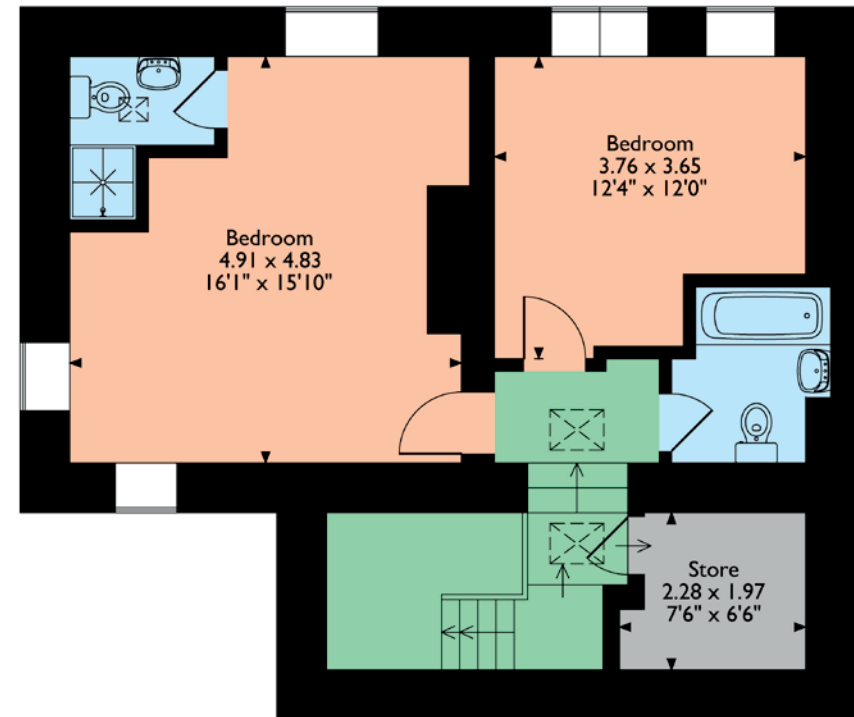


# Floor Plans

Ground Floor



First Floor



Total approximate floor area:  
**1,281 sqft (119m<sup>2</sup>)**



# 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)

