

Charnock Bates

The Country, Period & Fine Home Specialist



Mill House Barn

8 Ringstone, Barkisland, Halifax, HX4 0EU





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STONE-BUILT DETACHED FAMILY HOME



FIVE BEDROOMS



DRIVEWAY & DOUBLE GARAGE



**BEAUTIFULLY LANDSCAPED REAR GARDEN
WITH ADJOINING 0.8-ACRE Paddock**

Guide price: £995,000

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Summary

Situated in the much sought-after location of Ringstone, surrounded by the stunning Pennine countryside, Mill House Barn is a beautifully presented stone-built detached family home occupying a generous plot of approximately 1.25-acres including landscaped gardens and adjoining 0.8-acre paddock.

Internally, the property briefly comprises; dining hall, cloakroom with w/c, spacious lounge, and kitchen/diner to the ground floor and principal bedroom with en-suite, four further bedrooms and house bathroom to the first floor.

Externally, to the front of the property, a cobbled driveway provides off-street for six cars, leading to a double garage with power, lighting and two electric up-and-over doors. Adjacent, a generous lawn continues round the front and side of the property to the beautifully landscaped rear garden with further 0.8-acre adjoining paddock.

Location

Mill House Barn is located in Barkisland, a stunning rural location surrounded by stunning Pennine scenery with the picturesque Ringstone Reservoir a stones-throw away. 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.



General Information

Access is gained through a feature solid-oak arch door with glass surround into the welcoming dining hall, finished with solid-wood flooring and benefiting from a cloakroom with w/c and pedestal wash-hand basin. French doors access the rear garden while an open staircase with decorative balustrade rises to the first floor.

Double doors to the left take you through to the impressive and spacious lounge with dual-aspect windows allowing for natural light to flood through. A gas fire sits at the focal point with decorative Adam-style surround.

Back across the open dining-hall is the kitchen/diner with French doors accessing the rear garden creating the perfect entertaining space. The kitchen offers a range of bespoke wall, drawer and base units with contrasting granite worksurfaces incorporating a Belfast-sink with mixer-tap. Integrated appliances include a dual-fuel Falcon cooker with five-ring gas hob and extractor above, dishwasher and fridge-freezer.

Rising to the versatile first floor landing, an open space finished with solid wood flooring and accessing five bedrooms and the house bathroom. A pull-down ladder accesses the part-boarded loft.

The spacious principal bedroom enjoys an outlook over the beautiful rear garden and benefits from built-in wardrobes and a part-tiled en-suite with under-floor heating and contemporary three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Four further bedrooms and the house bathroom complete the internal accommodation. The recently fitted house bathroom is part-tiled, benefitting from underfloor heating and boasting a contemporary four-piece suite comprising a w/c, wash-hand basin, walk-in rainfall shower and panelled bath.















Externals

A cobbled driveway provides off-street parking for six cars, leading up to a double garage benefiting from power, lighting and two up-and-over electric doors. Adjacent to the driveway is a generous and enclosed lawn which continues round the side of the property to the rear garden.

The beautifully landscaped rear garden features a generous Yorkshire-stone flagged patio accessed from the French doors of the kitchen/diner and dining hall creating the perfect entertaining space for BBQs and alfresco dining.

Steps from the flagged patio access a generous south-west facing lawn, bordered by mature planting and shrubbery. A path and gates then access a paddock of approximately 0.8 acres, with separate roadside access from Saddleworth Road, and spectacular views, offering opportunity for a variety of uses including; recreation, siting of a home office, and keeping livestock.

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.

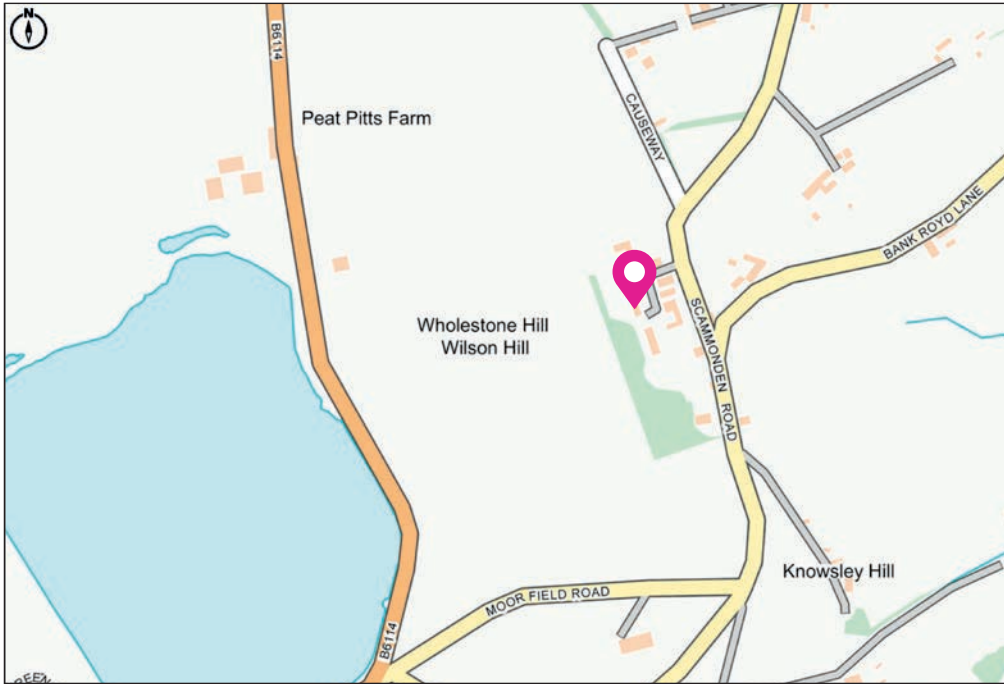
Services

We understand that the property benefits from 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.









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). Proceed on Saddleworth Road for approximately 2.8 miles before taking a left-hand turn on to Scammonden Road, following Scammonden Road for approximately 1.0 mile and then taking a right-hand turn on to Ringstone where No. 8 will be on your right-hand side as you go round the bend.

For satellite navigation: **HX4 0EU**

Local Information

NEAREST STATIONS	Sowerby Bridge	3.8 miles
	Slaithwaite	4.6 miles
	Halifax	6.6 miles
NEAREST SCHOOLS	Barkisland CE School	1.1 miles
	Ripponden Pre-School	1.7 miles
	Ripponden Junior & Infant School	2.0 miles
MOTORWAY NETWORK	Junction 23, M62	3.9 miles

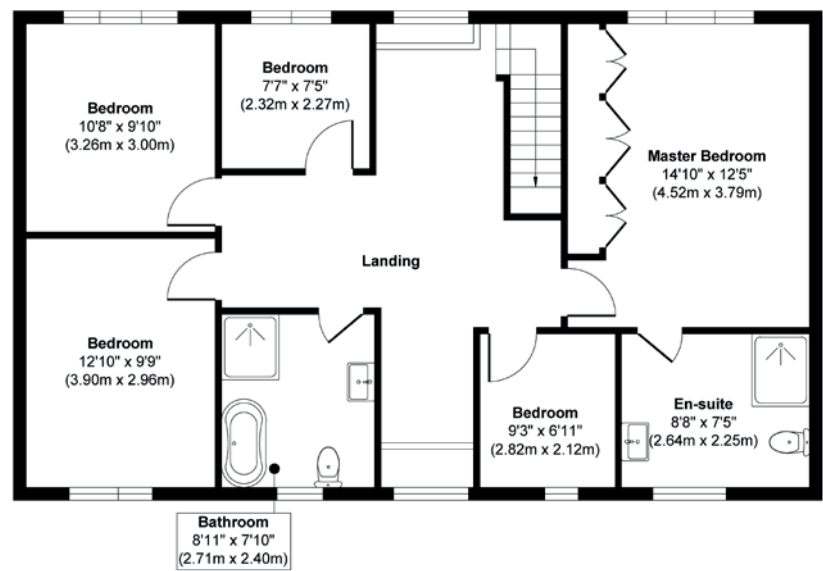
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	TBC
GAS SUPPLY	TBC
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	TBC
MOBILE SIGNAL	Good coverage

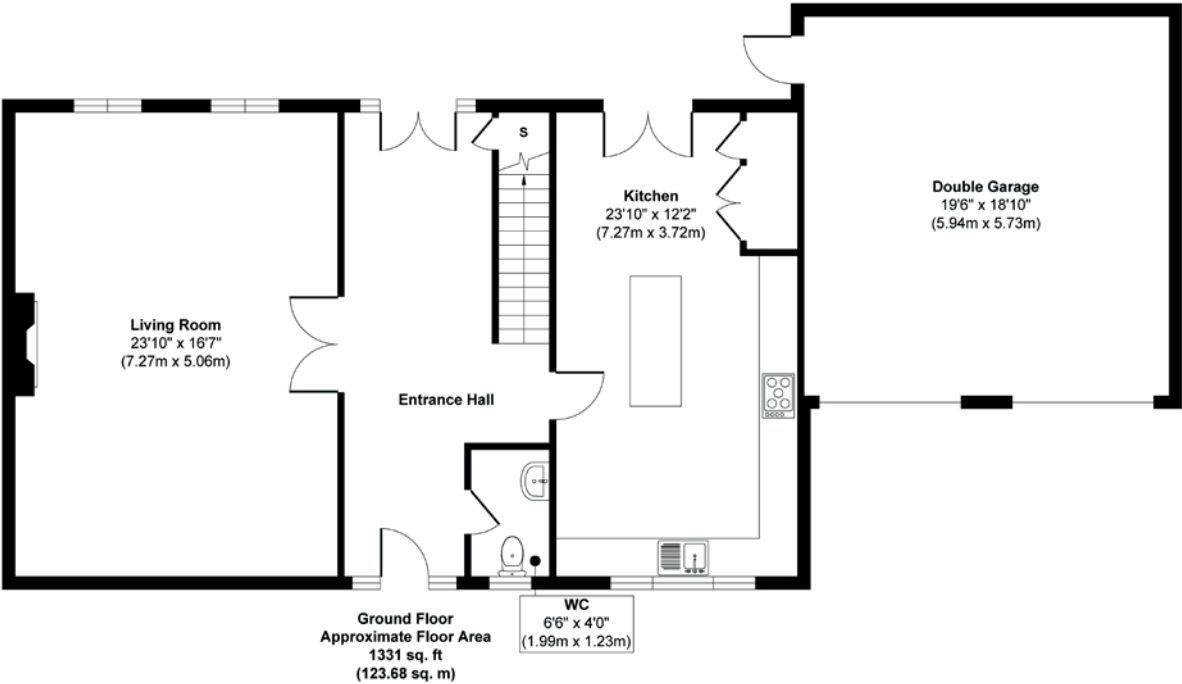


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
2,289 sqft (212.76m²)
(inc Garage)

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