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# INGLE NOOK

JAGGER GREEN | HOLYWELL GREEN | HX4 9DE

Located in a delightful rural position and enjoying far-reaching views this immaculately presented, Grade II Listed property, which dates back to the late 17<sup>th</sup> Century, was originally two cottages with attached barn but is now a deceptively spacious and characterful home with original features such as timber beams, stone mullion windows and inglenook fireplaces.

This characterful four-bedroom property has accommodation arranged over two floors which includes three reception rooms, breakfast kitchen, family bathroom and ground floor shower room.

The pretty cottage-style garden is on three sides of the property combining a sheltered stone-flagged patio, well-maintained lawns and mature planted shrub borders. There is off-road parking for two cars in front of the large attached garage.



## GROUND FLOOR

Storm Porch  
Entrance Vestibule  
Dining Room  
Sitting Room  
Breakfast Kitchen  
Living Room  
Bedroom 4 / Study  
Shower Room

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

## COUNCIL TAX BAND

F

## EPC RATING

N/A

### INTERNAL

The property is accessed via an storm porch into an entrance vestibule. This gives access to the beautiful dining room that features mullion windows and a superb stone inglenook fireplace housing a wood-burning stove.

Adjacent to the dining room is the cosy sitting room with open staircase rising to the first floor. There are mullion windows, timber beams to the ceiling and another original inglenook fireplace housing a stove effect gas fire.

The breakfast kitchen is fitted with a range of painted and timber units with Maia Solid Surface worktops with integrated 1½ bowl sink. Equipment includes a large Stoves range inset into the chimney breast (available by separate negotiation), integrated dishwasher and space for a free-standing fridge-freezer. Adjacent to the kitchen is a utility cupboard which houses the washing machine and an external door gives access to the rear patio.

In the single storey barn section of the property is a superb dual-aspect living room, open to eaves height and featuring exposed beams and roof trusses and a timber fire surround housing a stove effect gas fire. The ground floor accommodation is completed with a double bedroom that has been utilised as a home office offering flexibility of use and a smart four-piece shower room housing a large shower cubicle, WC, bidet and circular wash basin mounted on a vanity unit.

There are three double bedrooms located on the first floor, bedroom 1 is dual aspect and enjoys fabulous views, is open to roof height and features exposed timber beams as well as benefitting from a range of fitted wardrobes. The first floor accommodation is completed with a superb family bathroom which features mullion windows and houses a four-piece suite comprising free-standing bath, large shower cubicle, WC and a pedestal wash basin.



### EXTERNAL

To the front of the property is a stone-flagged driveway providing off-road parking for two vehicles in front of the large attached garage. Adjacent to the drive is a lawn garden bordered with shrubberies with a step leading down to a pretty cottage garden to the front and side elevation of the property. There is a fully enclosed and very private, stone flagged patio garden to the rear of the property ideal for al fresco dining.

### LOCATION

The hamlet of Jagger Green lies between Halifax and Huddersfield, being within a few minutes drive of Junction 23/24 M62, yet enjoying all the rural advantages of country living with good local schools and amenities. Mainline railway stations at Halifax and Huddersfield.

### SERVICES

All mains services. Gas central heating, boiler in garage. Underfloor heating in kitchen and bathroom.

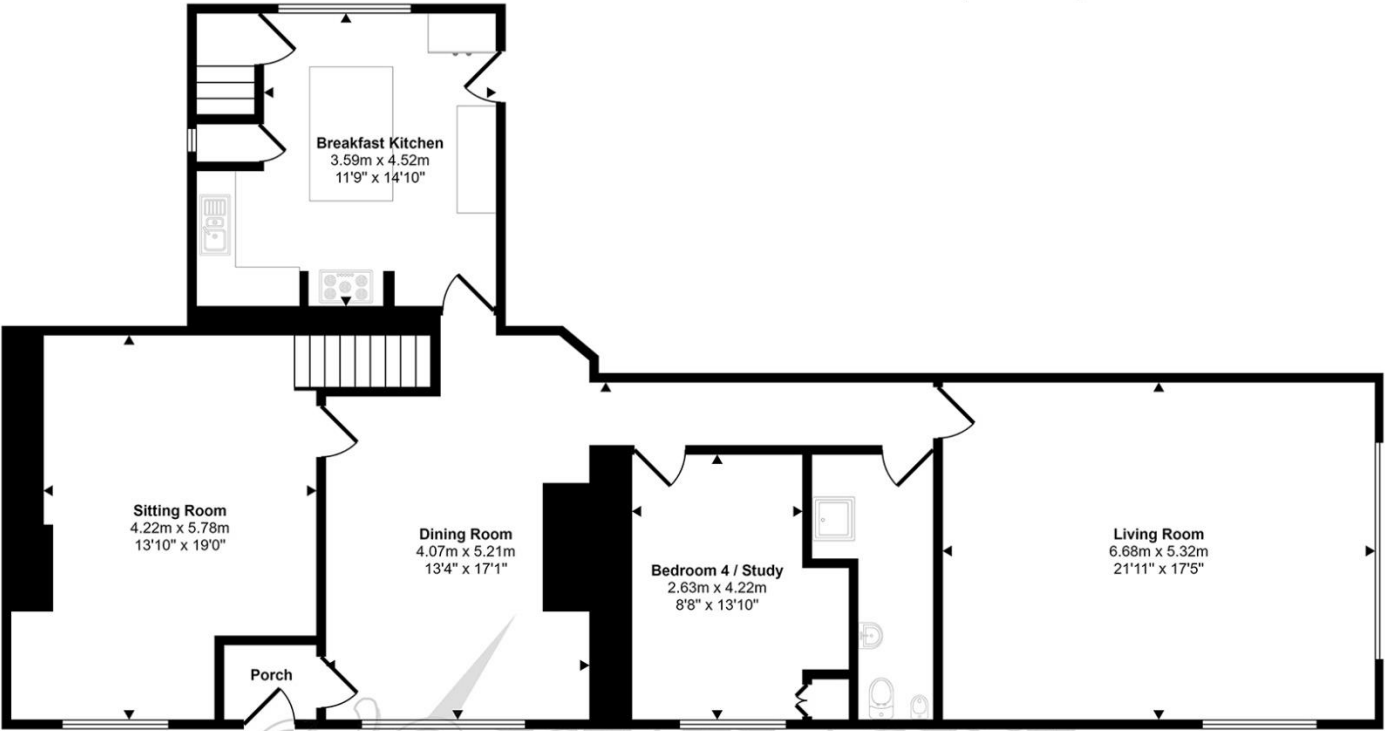
**TENURE** Freehold.

### DIRECTIONS

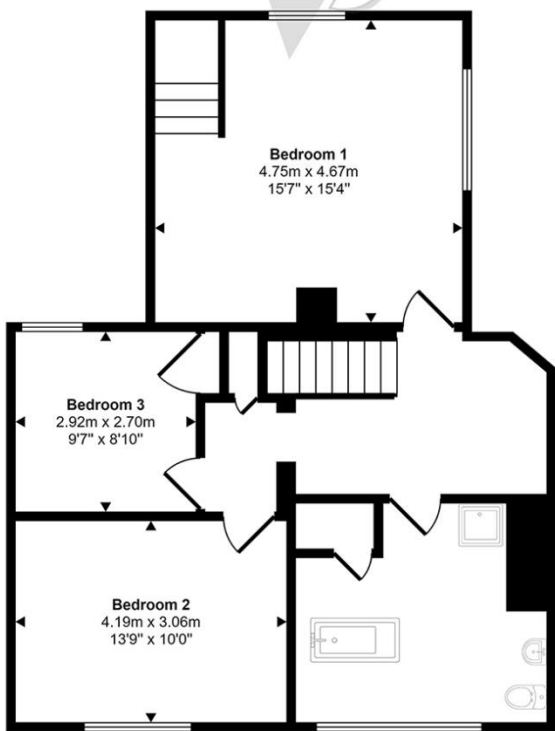
From Ripponden take the Elland Road uphill passing the Fleece Inn on the left and taking the next right turn on to Stainland Road and continue straight across both crossroads and down through Barkisland passing Barkisland Mill on the right. Continue uphill on Beestonley Lane into Stainland, bear left before Bowling Green School and then left again on to Stainland Road. Continue for a mile into Holywell Green and turn right into Station Road just before the Holywell Inn. Take the fourth right turn into Jagger Green Lane (signposted Jagger Green and Old Lindley) and continue uphill through the village and the property can be found on the right hand side opposite the Jagger Green Hall development.



Approx Gross Internal Area  
211 sq m / 2274 sq ft



Ground Floor  
Approx 140 sq m / 1506 sq ft



First Floor  
Approx 71 sq m / 768 sq ft

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119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787  
521045  
E-mail: ripponden@houses.vg

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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.