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3 PICKWOOD SCAR

NORLAND | HX6 3RB

This beautifully presented, extended stone-built cottage occupies a peaceful location on a quiet no-through lane on the edge of Norland and offers spacious accommodation arranged over three floors.

The property has been updated by the present owners yet still retains much character including exposed stone fireplace and timber beams to the ceilings. Accommodation is arranged over three floors and briefly comprises a living room, fitted kitchen, sitting room, two first floor bedrooms, shower room and second floor hobbies room / occasional bedroom.

Being an end terrace this delightful home benefits from gated off-road parking, superb garage/workshop with utility room and large, beautifully presented, gardens with patios and greenhouse.



GROUND FLOOR

Living Room

Kitchen

Sitting Room

FIRST FLOOR

Bedroom 1

Bedroom 2

Shower Room

SECOND FLOOR

Hobbies Room / Occasional Bedroom

COUNCIL TAX

A

EPC RATING

TBA

INTERNAL

The cottage is entered directly into the superb dual aspect living room with room for separate dining and seating and windows complemented by Velux rooflights. The cosy sitting room leads off the living room and features an open stone fireplace housing a wood-burning stove; a staircase with timber balustrade rises to the first floor.

The recently fitted kitchen is also open to the living room and houses attractive base and wall units with complementary worktops incorporating a 1½ bowl sink with mixer tap. Equipment includes a Rangemaster stove with five-ring LPG gas hob and extractor canopy, and integrated microwave, dishwasher and fridge freezer. A door gives access to a useful understairs cupboard.

There are two double bedrooms on the first floor, a spacious master bedroom being with windows to two aspects affording garden and valley views; both bedrooms benefit from built-in storage. The first floor accommodation is completed with a stylish shower room comprising large shower cubicle, concealed cistern WC and wash basin mounted in a vanity unit. A staircase from the landing rises to the second floor hobbies room / occasional bedroom that boasts built-in storage, desk and shelving; there is also useful under-eaves storage and Velux rooflights provide natural light.

EXTERNAL

Recently installed timber gates provide access to the generous parking area in front of the double garage. The garage has electric doors and as well as space for two vehicles there is additional workshop space, a secure store and a utility room with separate external access. The utility room has a sink, water heater, plumbing for a washer and space for a dryer. Adjacent to the drive is a block paved patio and a pea-gravel garden affords sheltered seating to the front aspect of the property. Steps lead up from the patio to the main garden which enjoys enviable valley views and comprises a level lawn, stone-flagged patio, timber sundeck, greenhouse and timber potting shed.

LOCATION

Pickwood Scar is convenient for the amenities of Norland, which include a village school, thriving village club, church, golf club and a regular bus service. There are plenty of footpaths close to the property providing countryside walks for the outdoor enthusiast. The nearby town of Sowerby Bridge boasts supermarkets, independent shops and restaurants, mainline railway station, health centre and leisure complex with swimming pool. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

SERVICES

Mains electric. Spring water. Septic tank drainage. Oil fired heating and LPG Gas (for hob).

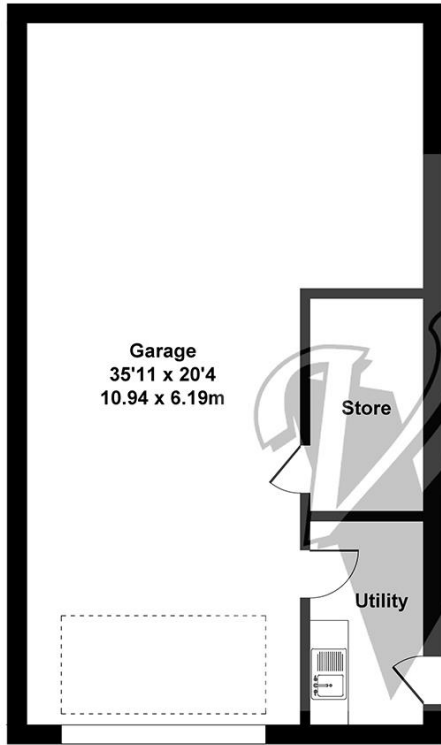
TENURE Freehold.

DIRECTIONS

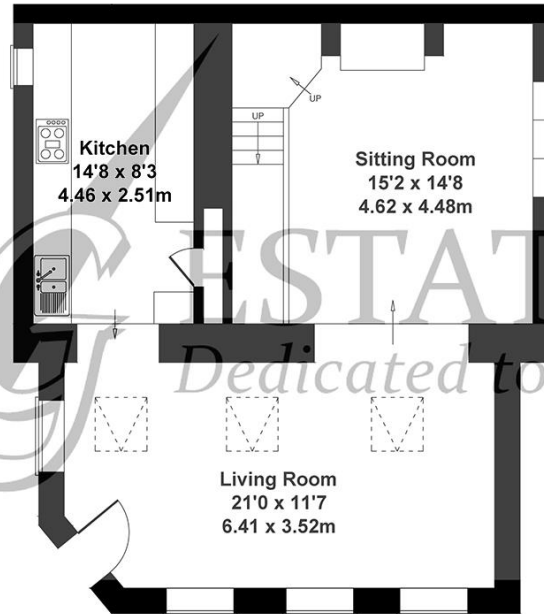
From Ripponden take the Elland Road uphill passing the Fleece Inn and at the brow of the hill at the crossroads turn left to Norland. Continue on this road, passing Norland Golf Course and on reaching the village school proceed straight on into Berry Moor Road with the school on your left and the Church on your right. At the T-junction turn left into Norland Town Road, continue downhill and at the sharp bend bear right and take the left fork. Continue along for approx. 400 yards and 3 Pickwood Scar is on the right hand side indicated by our For Sale board.



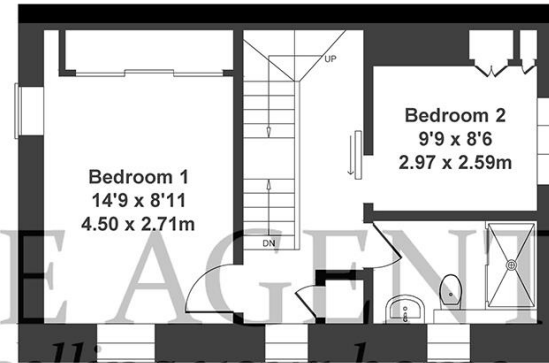
Approximate Gross Internal Area
2034 sq ft - 189 sq m



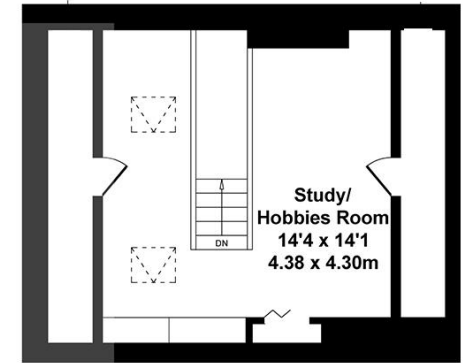
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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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.