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# CLAY HOUSE & MISTAL

LIGHTHAZELS ROAD | SOYLAND | HX6 4NP

A rare opportunity has arisen to purchase this historic Grade II Listed property with NO UPWARD CHAIN, located in an idyllic rural position between Soyland and Cottonstones, and enjoying fabulous rural views across adjacent farmland.

This characterful four-bedroom property dates back to 1662 and retains many original features including mullion windows, exposed timber beams and stone fireplaces.

In addition to the main house is a two-storey mistal providing spacious two bedroom accommodation and potential accommodation for a relative or an additional income opportunity.

There is a large double garage, a cobbled courtyard to the front aspect, and a fully enclosed lawn garden to the rear.

Please note: The property is now unfurnished.

## GROUND FLOOR

Entrance Hall  
Farmhouse Dining Kitchen  
Utility Porch  
Sitting Room  
Dining Room  
Study  
Cloakroom / WC

## FIRST FLOOR

Bedroom 1  
En-suite Shower  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

## MISTAL GROUND FLOOR

Sitting Room  
Dining Room  
Breakfast Kitchen  
Cloakroom

## MISTAL FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bathroom

## EPC RATING

N/A

## COUNCIL TAX BAND

Clay House G    The Mistal C

## CLAY HOUSE

The property is entered into a spacious hallway which gives access to all principal ground floor rooms including a boot room which leads through to a cloakroom housing a two-piece suite and featuring a stained-glass window.

There are two reception rooms; a spacious sitting room with mullion windows overlooking the garden, timber beamed ceiling, storage cupboard and stone fireplace housing a wood-burning stove; and a cosy dining room, again with mullion windows and timber beamed ceiling.

The superb farmhouse-style kitchen has mullion windows to three aspects and is fitted with bespoke hand-painted units with granite worktops and a central island. There is an undermounted Butler sink, an Aga and an electric oven. Integrated appliances include a dishwasher, larder fridge and freezer.

There is a rear vestibule, accessed from both the dining kitchen and dining room, with a staircase rising to the first floor and door into the rear utility porch which houses the boiler, has plumbing for a washer and space for a dryer. An external door provides access to the garden.

There are four bedrooms on the first floor, three generously proportioned doubles and a large single bedroom. Bedrooms 1, 2 and 3 all feature mullion windows and enjoy fabulous far-reaching views over the surrounding farmland. Bedroom 1 has built-in storage and benefits from a three-piece en-suite shower room. Bedroom 2 includes an extensive range of built-in wardrobes.

The first-floor accommodation is completed with a four-piece bathroom housing a heritage style suite including a free-standing claw-foot bath, shower cubicle, WC and pedestal wash basin.

## CLAY HOUSE MISTAL

Clay House Mistal is a deceptively spacious character cottage with accommodation arranged over two floors, again featuring mullion windows and exposed timber beams.

There is a spacious sitting room with open stone fireplace housing a wood-burning stove, and a dining room with understairs storage.

The stylish kitchen houses quality hand-painted units with quartz worktops and central island with breakfast bar. There is an undermounted butler sink inset into the worktop and equipment includes a double oven, four ring induction hob with filter canopy over, integrated fridge and freezer, plumbing for a washer and undercounter dishwasher.



The ground floor accommodation is completed with a two-piece cloakroom with WC and wall-mounted wash basin.

There are two spacious double bedrooms to the first floor, both with large Velux rooflights. Bedroom 1 has mullion windows and a small storage cupboard.

The first-floor accommodation is completed with a contemporary four-piece bathroom housing a free-standing bath, large shower cubicle, WC and pedestal wash basin.

#### EXTERNAL

Clay House and Mistal stands in a substantial plot with cobbled courtyard to the front aspect providing a pleasant and sheltered garden, and parking in front of the large double garage.

The rear garden is fully enclosed and largely laid to level lawn with mature trees and shrubs. There is a stone flagged patio directly outside the rear of the property, an enclosed kitchen garden to the side elevation, and sheltered seating areas. The garden abuts open fields and enjoys far-reaching rural views.

#### LOCATION

Clay House is located between Soyland and Cottonstones and is within easy reach of the extensive amenities of Ripponden and Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service.

The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) is within 25 minutes' drive.

#### SERVICES

Mains water and electric, septic tank drainage. Oil fired central heating with the boiler located in the utility porch.

#### TENURE

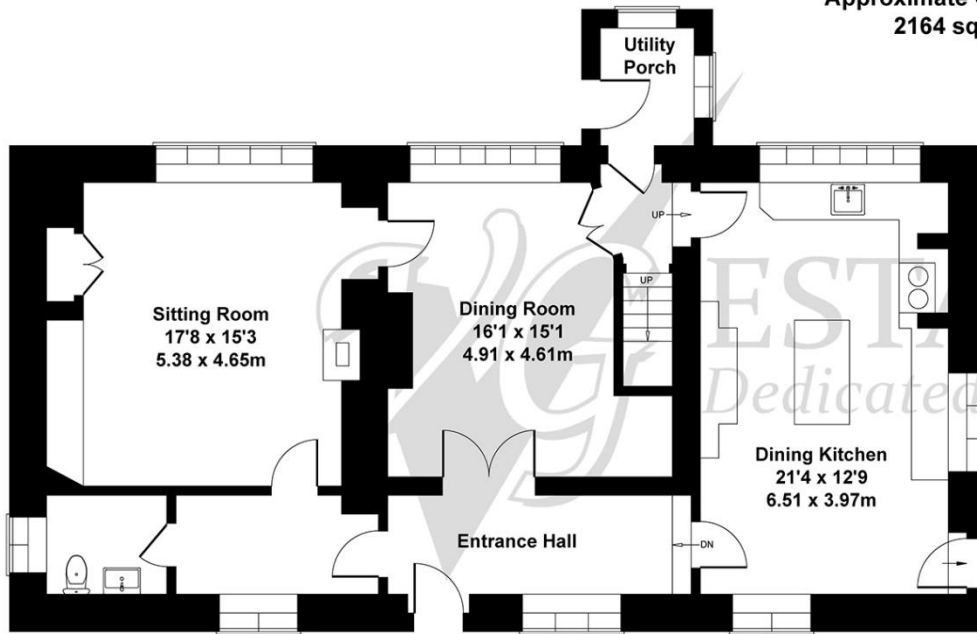
Freehold.

#### DIRECTIONS

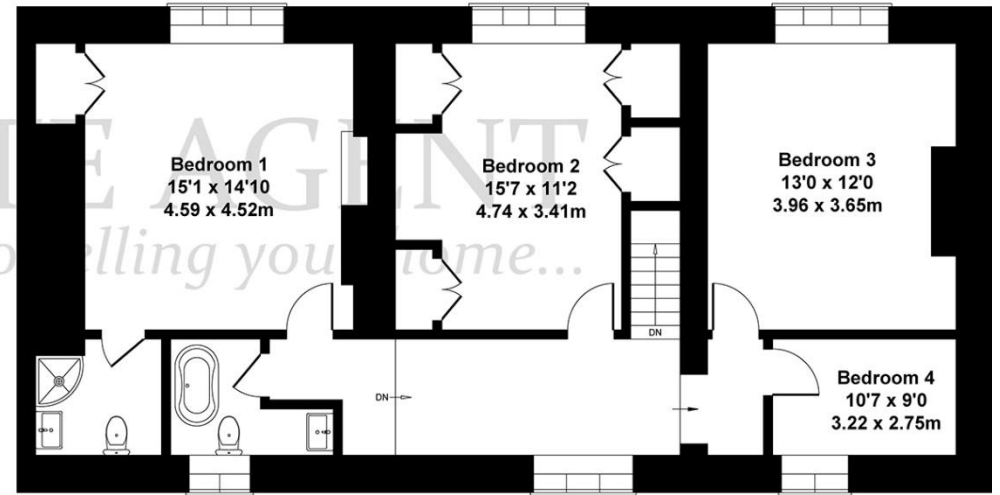
From the centre of Ripponden going towards Sowerby Bridge, turn left up Royd Lane just before the bus layby, continue to the top of Royd Lane and at the T-junction opposite the Beehive Inn turn right into Cross Wells Road. Continue along Cross Wells Road downhill into Blackshaw Clough Road passing Thurst House Farm on the right. The road becomes Lighthazles Road and Clay House can be found on the right-hand side indicated by our For Sale board.



Approximate Gross Internal Area  
2164 sq ft - 201 sq m

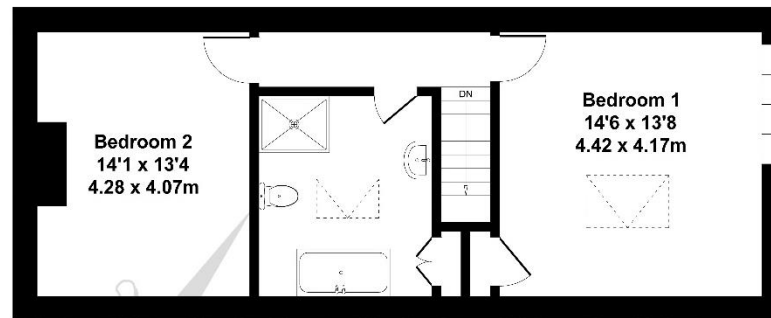


GROUND FLOOR

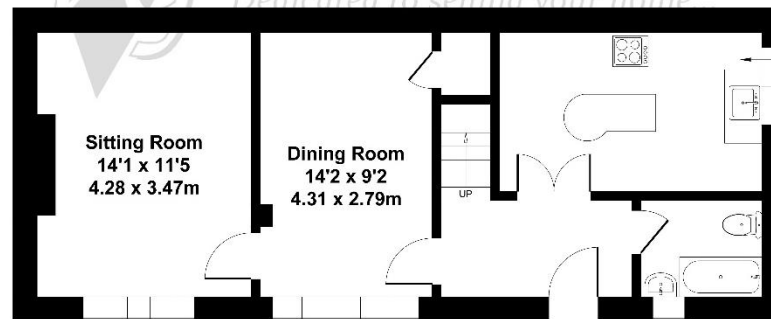


FIRST FLOOR

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



FIRST FLOOR



GROUND 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.