







27 SOYLAND TOWN ROAD

SOYLAND TOWN | HX6 4NB

Centrally located in the sought-after hamlet of Soyland Town and accessed via an attractive gated courtyard, this beautifully presented, Grade II Listed cottage is full of character with parts of the building dating back to the 17th Century.

The living accommodation is arranged over three floors and includes a spacious sitting room with multi-fuel stove, fitted breakfast kitchen, garden/dining room, three double bedrooms, family bathroom, en-suite shower room and two offices/hobbies rooms on the second floor. In addition there is a vaulted cellar currently used as a utility room.

Externally, there is a lovingly maintained garden with patio areas, large level lawn, herbaceous borders and two sheds. At the front there is a stone outhouse in the courtyard and off-road parking.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen
Garden Room / Dining Room

FIRST FLOOR

Bedroom 1
Bedroom 2
En-suite Shower
Bedroom 3
Bathroom

SECOND FLOOR

Study
Attic Storeroom
Office / Hobbies Room

LOWER GROUND FLOOR

Utility Room

COUNCIL TAX

C

EPC RATING

D

INTERNAL

The property is entered into a spacious entrance hall with beautifully restored Yorkshire stone floor, cloaks cupboard and staircases leading to both the first floor and lower ground floor.

The spacious sitting room features stone mullion windows, an exposed stone chimney breast with fireplace housing a multi-fuel stove and ornate coving to the ceiling. A door with stained glass lights leads from the entrance hall into the garden/dining room, again featuring the stone floor and benefiting from double French doors which open into the garden.

The Yorkshire stone floor continues into the dining kitchen which is fitted with bespoke oak base and wall units with granite worktops incorporating an undermounted Butler sink. Equipment includes a Bosch electric oven with matching four-ring gas hob and extractor canopy over and there is space for an undercounter fridge and dishwasher. The vaulted cellar has recently been updated and used as a utility room with sink, plumbing for a washing machine and space for a dryer.

There are three bedrooms located on the first floor, bedroom 1 is particularly spacious and benefits from built-in storage, stone mullion windows afford far-reaching rural views. Bedroom 2 boasts a three-piece en-suite shower room, while bedroom 3 has built-in storage. The family bathroom houses a three-piece suite comprising bath with shower over, WC and rectangular wash basin cleverly seated on the deep windowsill.

Accessed from the first floor via separate staircases are two second floor home offices/hobbies rooms. One is located above bedroom 1 and gains natural light from a Velux rooflight, the second study is above bedroom 3 and benefits from a window overlooking the garden. There is a useful storage room accessed from the study.

EXTERNAL

The beautiful, fully enclosed garden comprises a stone-flagged patio adjacent to the house with steps leading up to the level lawn which has been well maintained and bordered by mature shrub and herbaceous borders, a further stone flagged patio stands at the top of the garden and there are two garden sheds. There is a useful stone store in the front courtyard and three parking spaces on the stone cobbles in front of the property.

LOCATION

Soyland is located on the hillside just above Ripponden within one mile of the excellent village amenities which include schools, a health centre, dentist, veterinary practice and a selection of shops, pubs and restaurants. There is a regular bus service and mainline railway stations in the nearby towns of Sowerby Bridge and Littleborough. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Leeds and Manchester.

SERVICES

All mains services, gas central heating, boiler located in the kitchen.

TENURE Freehold.

DIRECTIONS

From the centre of Ripponden turn up the side of The Conservative Club into Royd Lane and then take the first right into Stony Lane. Proceed uphill and on entering Soyland Town the property can be found on the left-hand side in the gated courtyard. For viewing purposes park at the top of the hill before the telephone box and walk to the property.



Approximate Gross Internal Area
1647 sq ft - 153 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





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