











# BAITINGS COTTAGE

RIPPONDEN | HX6 4LL

Converted from a former coaching inn, this Grade II Listed, middle property of three residences, offers exceptionally spacious and attractively presented accommodation ideal for the busy family wanting a rural, yet accessible location. The property is full of character with exposed beams, rustic brick and natural stone.

The generously proportioned accommodation is arranged over three floors and briefly comprises a spacious sitting room with open fireplace, newly appointed dining kitchen, plus three double bedrooms, family bathroom and en-suite shower room. There is lapsed planning permission to create a fourth bedroom with en-suite in the second loft space.

Wonderful open views are enjoyed from the front elevation across Baitings Dam and to the rear is a delightful garden with patios, timber sundeck and lawn abutting open fields. There is a substantial garage with loft – ideal for storage or even a home office, and generous parking.



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Kitchen  
Rear Entrance Porch  
Cloakroom

## FIRST FLOOR

Bedroom 1  
En-Suite Shower  
Bedroom 2  
Family Bathroom

## SECOND FLOOR

Bedroom 3  
Study Area

## COUNCIL TAX

E

## EPC RATING

N/A



### INTERNAL

The property is entered via an entrance vestibule into the spacious sitting room which features a superb exposed brick fireplace with stone mantel housing a multi-fuel stove, large windows afford views over Baitings Reservoir and beyond.

The generously proportioned dining kitchen has a large window overlooking the garden, door leading to the rear entrance vestibule and open staircase rising to the first floor. The kitchen has been recently fitted with a range of hand painted units with silestone work surfaces incorporating an undermounted Belfast sink and the exposed brick chimney breast houses the large Stoves range with 7-ring gas hob. Integrated appliances include a dishwasher, fridge, freezer, washing machine, wine cooler and microwave. The rear entrance vestibule gives access to a two-piece cloakroom and external door to the rear garden.

The first floor accommodation comprises two spacious double bedrooms, each with built-in wardrobes. Bedroom 1 enjoys far-reaching views over Baitings Reservoir and the hillside beyond and benefits from a three-piece shower room housing a double-shower cubicle, WC and wall-mounted wash basin. Completing the first floor accommodation is the family bathroom comprising bath with shower over, WC and wash basin mounted on a vanity unit.

Bedroom 3 is located on the second floor, another spacious double bedroom with Velux rooflight, generous eaves storage and an adjacent study area on the landing. There is lapsed planning for a fourth bedroom with en-suite in the second loft space.

### EXTERNAL

The property has a pavement frontage with stone steps to front door. To the rear there is a terraced garden comprising of stone flagged patio with raised flowerbeds and stone steps leading to a timber-decked area, ideal for al fresco entertaining and featuring a 'waterfall' water feature and raised pond. Further steps give access to a sheltered stone-flagged patio and the large lawn that abuts open fields and affords fabulous rural views. There is a single garage with remote controlled timber door with staircase giving access to a useful loft area, providing generous storage or the potential to create a home office or studio.

### LOCATION

Located within 2 miles of Ripponden village which has excellent local amenities including a village school, health centre with pharmacy, dental surgery, vets' practice, church, library, and a selection of shops, bars and restaurants.

### TRANSPORT LINKS

The M62 is within 15 minutes' drive, providing excellent commuter links to the business centres of Leeds, Bradford and Manchester and there is a mainline station in the nearby towns of Littleborough and Sowerby Bridge.

### SERVICES

Mains electric, water and drainage, LPG Gas. Gas central heating, boiler located in Kitchen. Ultrafast broadband.

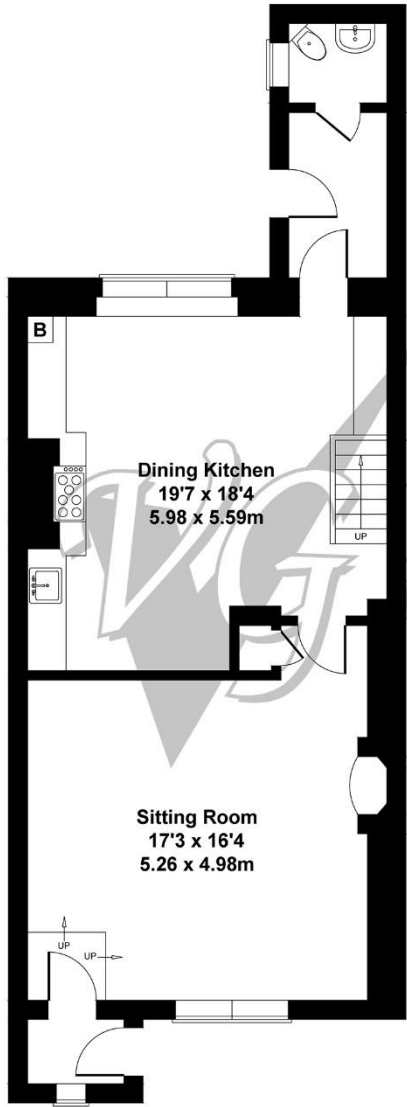
### TENURE Freehold

### DIRECTIONS

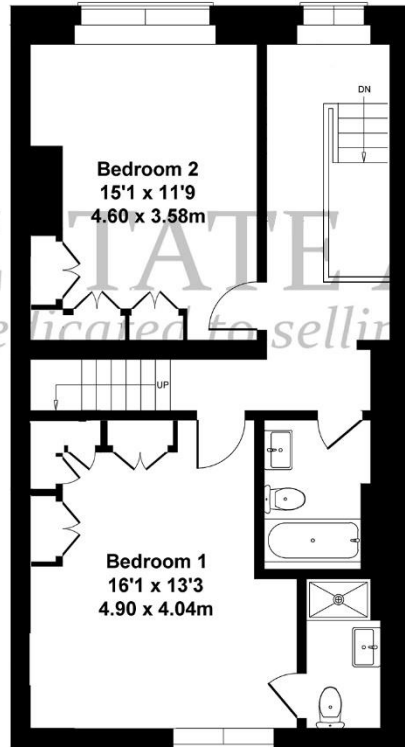
From Ripponden take the Rochdale Road uphill for approximately two miles, pass the entrance to the car park for Baitings Reservoir on your left and Baitings View is directly opposite the middle of the three properties.



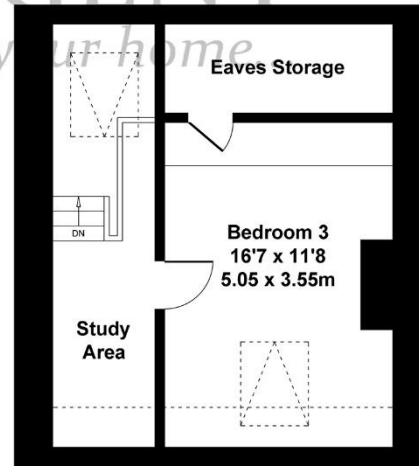
Approximate Gross Internal Area  
1658 sq ft - 154 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







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