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# 1 IVY HOUSES

BARKISLAND | HX4 0DH

This beautiful Grade II Listed country cottage is tucked away from the road between Ripponden and Barkisland and enjoys far-reaching countryside views from the upper floors.

This beautifully presented home provides spacious accommodation arranged over three floors and briefly comprises a spacious sitting room, dining room, fitted kitchen, three bedrooms, smart bathroom and cloakroom.

Externally there is a well-loved cottage garden with mature herbaceous borders, level lawn and beautiful elevated patio as well as generous off-road parking.



## GROUND FLOOR

Entrance Vestibule  
Sitting Room  
Dining Room  
Kitchen  
Kitchen  
Cloakroom

## FIRST FLOOR

Bedroom 1  
Bedroom 3  
Bathroom

## SECOND FLOOR

Bedroom 2

COUNCIL TAX

B

EPC RATING

E

### INTERNAL

The cottage is accessed via the entrance vestibule with period tiled floor and useful cloaks cupboard. The spacious sitting room features a large window affording views over the garden, and an exposed stone chimney breast houses a multi-fuel stove. There is a useful understairs cupboard.

Adjacent to the sitting room is a dining room, opening directly into the galley-style kitchen, which has French doors opening onto the patio and window overlooking the garden. The kitchen houses contemporary units with granite worktops and a 1½ bowl sink with mixer tap. Equipment includes an induction hob, electric oven with warming drawer, integrated microwave, dishwasher, Qooker Tap (currently not used), fridge and freezer. Completing the ground floor accommodation is a two-piece cloakroom with WC and pedestal wash basin.

There are two bedrooms on the first floor, a double and large single, both enjoying far-reaching views over the garden and beyond. The beautifully presented bathroom houses a bath with shower over, WC and pedestal wash basin.

There is a further double bedroom on the second floor, with Velux rooflight affording far-reaching views. The landing provides space for a reading or study area.

### EXTERNAL

There is a large block paved driveway providing parking for several vehicles, separated from the garden by a laurel hedge. The delightful garden has been well-maintained and comprises a stone-flagged elevated patio which is partially covered to provide a sheltered seating and outdoor entertaining area. Below the patio is a level lawn, a block paved footpath accesses the front door from the parking area and is bordered with mature herbaceous shrubberies and natural hedge boundaries.

### LOCATION

The cottage is tucked away from the main road above Ripponden, just a short walk from the heart of the village and all the local amenities, which include a church, village school, health centre, vets, dental practice and a selection of shops, pubs, and restaurants. The M62 is only 10 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct lines to Manchester and Leeds in Sowerby Bridge and Littleborough. There is also a regular bus service.

### SERVICES

All mains services. Gas central heating. The boiler is located in the kitchen.

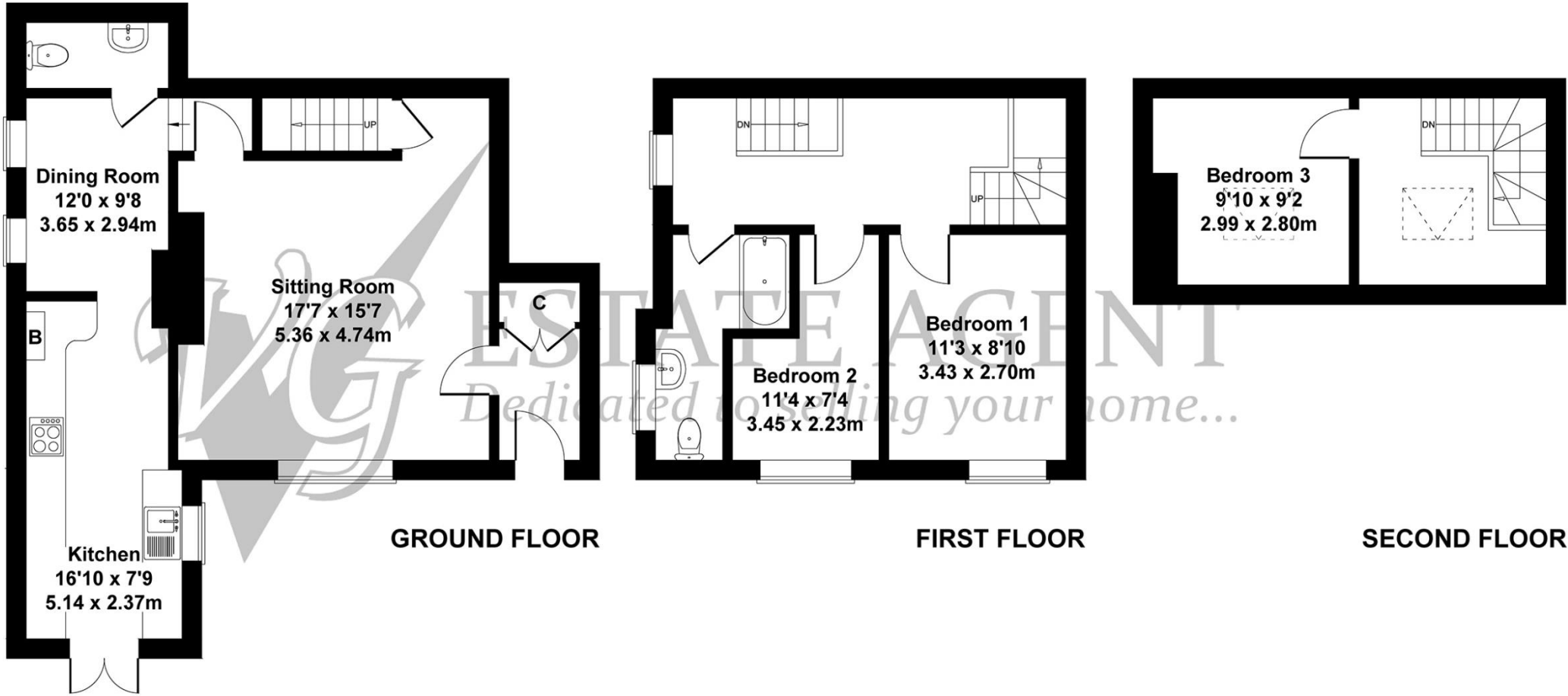
**TENURE** Freehold.

### DIRECTIONS

From Ripponden proceed up Elland Road/Ripponden Bank until reaching The Fleece Inn. Immediately opposite The Fleece Inn, turn right between the red bus stop and North View cottages and the parking area is immediately on the right. For viewing purposes park on Elland Road and continue to the property on foot.



Approximate Gross Internal Area  
1098 sq ft - 102 sq m





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