



# OAKEN CLOUGH FARM

SHAWS LANE HUBBERTON HX6 1PA



From £275,000

Created from the former Oaken Clough Farm, this beautifully located development comprises of three cottages, a converted barn and to the rear, a huge three storey barn currently being renovated into a five bedroom residence with 15 acres of land.

The cottages were converted from the former farmhouse and have the advantage of being newly built with brand-new fitted kitchens and bathrooms. The cottages enjoy super views and have the comfort of open stone fireplaces with multi-fuel stoves and electric heating.

Outside, all the cottages have a walled garden, two with a rear patio and all with parking for two cars.

#### DOVE TAIL COTTAGE - £395,000

Dove Tail Cottage has gardens to front, side and rear in addition to an adjacent 1 acre paddock. Electric heating with radiators.

#### MERLIN COTTAGE - £350,000

Merlin Cottage has a walled front garden and patio doors from the dining kitchen lead out to a paved rear patio. There is an option to purchase a paddock, if desired. Electric heating with radiators.

#### TAWNY COTTAGE - £300,000

Tawny Cottage is the smallest of the properties but still spacious and including a walled front garden. Electric heating with radiators.

#### LAPWING BARN - £395,000

Lapwing Barn is located at the end of the row and is the largest of the cottages offering two double bedrooms, study/dressing room and two bathrooms. Electric underfloor heating and radiators.

The moorland heritage is evident in the naming of the cottages: Dove Tail, Merlin, Tawny and Lapwing Barn, all named after the indigenous birds found in this stunning natural habitat. The Barn to the rear of the farm has taken the name of Oaken Clough in memory of the original farmstead.

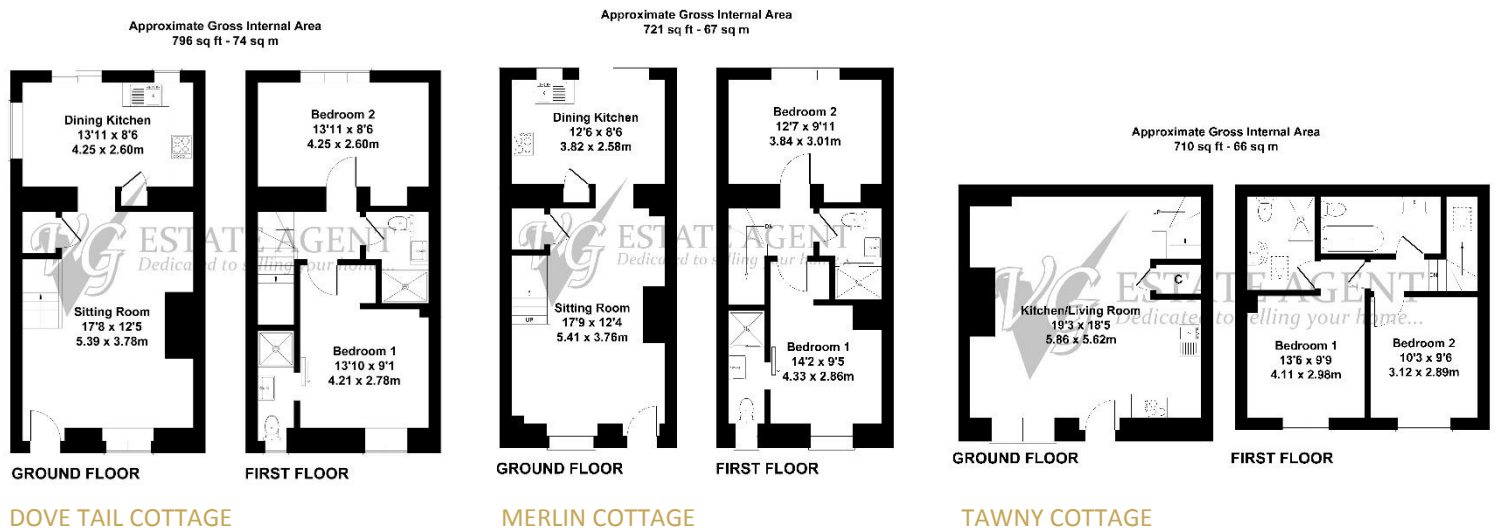
A rare opportunity to purchase a Freehold cottage property in a peaceful unspoiled location, yet only 10 minutes from shops, schools and transport connections. The best of both worlds.

#### SERVICES

Mains electricity, electric heating, spring water, septic treatment plant drainage.

#### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight ahead into Upper Field House Lane. At the T junction, turn left into Rooley Lane take the first right into Hubberton Green Road and after the sharp left bend proceed straight ahead into Red Brink Lane. Continue until the road becomes Shaws Lane, after passing a farmhouse on the right hand side (opposite the left hand turn down Toot Hill Lane) the entrance to Oaken Clough is on the right hand side, indicated by our For sale board.



#### IMPORTANT NOTICE

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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.

