



MERLIN COTTAGE

OAKEN CLOUGH FARM SHAW'S LANE HUBBERTON HX6 1PA



£325,000

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. They enjoy super views and have the comfort of open stone fireplaces with multi-fuel stoves and electric heating.

The moorland heritage is evident in the naming of the cottages: Pipit's, Merlin, Tawny and Skylark 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 Barn 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.

GROUND FLOOR

Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
En-suite Shower
Bedroom 2
Shower Room

INTERIOR

Merlin Cottage is entered from the front aspect directly into the spacious sitting room which features an open stone fireplace with multi-fuel stove and open staircase rising to the first floor with useful understairs storage. The dining kitchen has windows to two elevations and sliding patio doors leading into the rear garden. The smart new kitchen has an electric oven with induction hob over, integrated fridge, freezer, microwave, dishwasher and washing machine.

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.

There are two double bedrooms on the first floor, Bedroom 1 benefits from an en-suite shower and the first floor accommodation is completed with a three-piece shower room.

EXTERIOR

Merlin Cottage has a lawn garden to the front and stone-flagged patio to the rear. There are two allocated parking spaces. There is an option to purchase a paddock, if desired.

SERVICES

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

LOCATION

Oaken Clough Farm is located on the outskirts of the rural hamlet of Hubberton, close to Sowerby and Triangle and within easy reach of the excellent amenities of 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) are within 25 minutes' drive.

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.

Approximate Gross Internal Area
721 sq ft - 67 sq m

