



SKYLARK BARN

OAKEN CLOUGH FARM SHAW'S LANE HUBBERTON HX6 1PA



£375,000

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 Bathroom
Bedroom 2
En-suite Shower Room
Dressing Room / Study / Playroom

INTERIOR

Skylark Barn is entered from the front aspect directly into the spacious dining kitchen which has windows to two elevations. The kitchen will have an electric oven with induction hob over, integrated fridge, freezer, microwave, washing machine and dishwasher. The adjacent sitting room features an open fireplace housing a multi-fuel stove and the open staircase rises to the first floor. Three windows, including the arched barn window, flood the room with light and there is a useful understairs cupboard.

There are two double bedrooms on the first floor, Bedroom 1 benefits from an en-suite bathroom and bedroom two benefits from an en-suite shower room. Completing the first floor accommodation is a large room with limited headroom, that could be utilised as a study, dressing room or playroom.

EXTERIOR

Skylark Barn has a large lawn to the front aspect as well as stone flagged patio area. There are two allocated parking spaces.

SERVICES

Mains electricity, propane gas heating with radiators, underfloor heating to ground floor, spring water, septic treatment plant drainage.

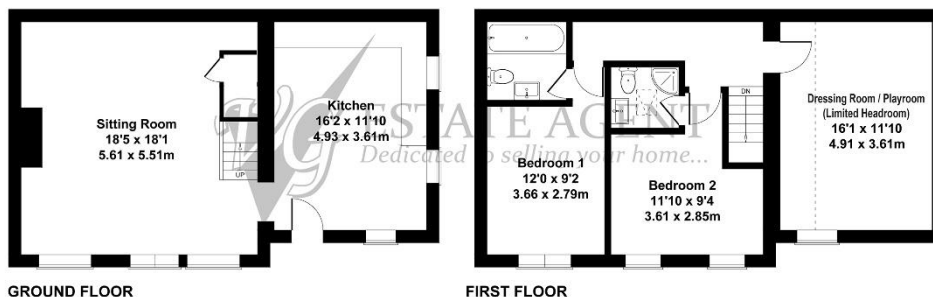
LOCATION

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
1152 sq ft - 107 sq m



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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.

